

**MINUTE BOOK XXX, PAGES 104-113
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
November 10, 2021**

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Wednesday, November 10, 2021 at 7:00 p.m. with the Mayor Pro Tempore W. Paul Henkel presiding.

Councilmembers Present: Mayor Pro Tem W. Paul Henkel; Sally P. Williams; George W. Harris; Edward R. Nau; Felina L. Harris

Absent: Mayor Teross W. Young, Jr.

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Gary Thomas, Town Attorney; Josh Watson, Police Chief; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

I. MAYOR PRO TEM HENKEL CALLED THE MEETING TO ORDER

MAYOR PRO TEM HENKEL WELCOMED VISITORS AND GUESTS

INVOCATION – Delivered by Josh Watson, Police Chief

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND APPROVAL OF THE AGENDA (Adjustments)**

**Agenda Items 15 & 16 under New Business – Town Manager Ron Wyatt requested that Item 15-pertaining to the annexation request (AX-21-08); and Item 16-rezoning request (CZ-RM-21-05) for Project-Rocky Creek be continued to Council’s December 09, 2021 meeting as the Planning and Zoning Board was unable to hear the rezoning case at their last meeting, therefore Town Council is unable to take official action tonight.

Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved agenda amendment to continue Agenda Items 15 & 16 for project named Rocky Creek to Council December 9, 2021 meeting.

II. CONSENT AGENDA: *Consent Agenda Items are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

- ITEM 1. Approval of Agenda Briefing Meeting Minutes of October 11, 2021**
- ITEM 2. Approval of Closed Session Meeting Minutes of October 11, 2021**
- ITEM 3. Approval of Regular Meeting Minutes of October 14, 2021**
- ITEM 4. Approval of Closed Session Meeting Minutes of October 14, 2021**
- ITEM 5. Approval of Special Meeting Minutes of October 22, 2021**
- ITEM 6. Approval of Closed Session Meeting Minutes of October 22, 2021**

ITEM 7. Budget Amendments:

- Purchase of Radar Trailer (\$15,800)
- Roof Replacement for Wagner Street Building (\$18,000)

ITEM 8. Annexation Request AX-21-09 (Non-Contiguous) Applicant: Michael Nelin-NREM NC, LLC; 6.386(+/-) acres; PIN(s) 4730341291 located at 134 Honeycutt Road

- a. Adoption of Resolution 28-21 Titled: *“Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A”*
- b. Approval of Certificate of Sufficiency
- c. Adoption of Resolution 29-21 Titled: *“Resolution Fixing Date of Public Hearing On Question of Non-Contiguous Annexation Pursuant to Article 4A Of G.S. 160A”* (Setting Public Hearing Date of December 9, 2021)

Upon motion by Councilmember George Harris, seconded by Councilmember Sally Williams, and unanimously carried, approved Consent Agenda as presented.

(Copied in full, Resolution 28-21 is filed in Resolution Book IV, Page 29)

(Copied in full, Resolution 29-21 is filed in Resolution Book IV, Page 30)

(Copied in full, Resolutions 28-29, Certificate of Sufficiency, Annexation and Rezoning Applications, site map, and Budget Amendments is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated November 8th and 10th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

III. INTRODUCTION(S) / RECOGNITION(S) / PRESENTATION(S)

ITEM 9. Introduction of Town of Troutman Police Chief Josh Watson

Town Manager Ron Wyatt introduced and welcomed 3rd generation Police Chief Josh Watson to the Town. Chief Watson has over 20 years of law enforcement in various capacities specializing in community policing with over 8 years of supervision experience. In answering questions during the assessment process, he showed himself as a leader and as a Town of Troutman resident his passion for the community also showed. He stated that in his official capacity Chief Watson has hit the ground running. He is not only a husband and father but also a positive example in the community.

Chief Watson thanked the Town for giving him this opportunity and the citizens for the trust they have placed in him. Troutman is lucky that there are not a lot of major crime problems but what problems we do have are his problems too because he lives here and trying to solve them makes it personal because it makes his life, his family’s life, and everyone’s life better. He is looking forward in working with the department and becoming partners with the community to where everyone is working together to make life better. Chief Watson encouraged people to reach out to him if and when needed.

Council members individually welcomed Chief Watson to the Town agreeing that he was the best candidate for the position.

ITEM 10. Presentation of Proclamation 03-21 Declaring November as “National Diabetes Month”

In the absence of Mayor Young, Town Manager Ron Wyatt read aloud Proclamation 03-21 Declaring November as “National Diabetes Month” in awareness and support of all battling the disease and in the hopefulness that everyone can lead a healthy life.

(Copied in full, Proclamation 03-21 is filed in Proclamation Book 1, Page 32)

(Copied in full, Proclamation 03-21 is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated November 8th and 10th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 11. Recognition of Career Academy Technical School (CATS) Annual Domestic Violence Program

In awareness of October being Domestic Violence Month, Town Manager Wyatt shared that School Resource Officer (SRO) Kerry Baker- program coordinator, CATS facility and students sponsor an annual domestic violence program that pampers and caters to women and children that reside at the counties local shelter that fall victim to this act. Officer Baker presented a detailed description of the program stating that the residents were provided a home cooked meal by the Culinary class, manicures and pedicures were given, how to effectively use a fire extinguisher was taught by the Fire Academy class, basic CPR training was provide by the EMS Class, and racks of clothes that held over 2000 hangers were provided for shopping. He stated that every day in the month of October there were donations brought in. Officer Baker explained how the day that became a confidence raiser for the women also became a powerful moment for the students from seeing and learning first-hand about domestic violence and how they can make an impact. He feels it is important to have the program at CATS so that the kids can see the importance of an education/vocation where they can get gainful employment and help to break the cycle. The Culinary class made desserts and Mi-Pueblo's in Statesville donated 30 meals for the families to take home with them that evening. CATS Photography class took professional pictures (with a Christmas backdrop) printed them out and framed them; giving them to the ladies as a reminder to keep fighting. Officer Baker stated that his favorite part was at the end of the day to see the ladies hugging and thanking the students.

Mayor Pro Tem Henkel shared that Officer Baker provided him with a tour on the day of the event and that he was very impressed and thankful for Officer Baker taking the lead with the program commenting that he is sure that Officer Baker has changed many lives. Councilmember George Harris address Chief Watson stating that this is the kind of employees he has working for him.

IV. PUBLIC COMMENTS

The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: "Policy Governing Comments from the Public at Town Meetings". Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, live stream chat of no more than 350 words, or email kdavis@troutmannnc.gov (emails can be received up to 5:00 pm the day of the meeting).

- Chris Ellis, owner of the body shop located on the corner of US Hwy 21 and Barium Lane addressed the Council regarding a citation from Code Enforcement. He commented that the carports are not located on the property line as cited. He stated he was originally informed by Planner Jonathan Wells that the carports were ok to go on the property as long as they were not in the line of sight. He chose to put them on the side of the property to maximize space. Mr. Ellis admitted that he missed a meeting with the Town to discuss the issue due to a family emergency. He commented that if he has to move the carports, they would block the line of sight. He needs the buildings to maintain his business and will work with Andrew Ventresca, Associate Planner to arrive at a solution.

Town Manager Wyatt reminded Council that Council has already provided direction that the buildings are to be moved off the property line to be in compliance and that direction has been relayed to him. Once he is compliance with Council's directive, the Town will gladly work with him regarding a solution. Mayor Pro Tem Henkel advised Mr. Ellis to contact Town Manager Wyatt for clarification.

No public comments submitted via live stream, email, or hand written.

V. NEW BUSINESS

ITEM 12. Economic Incentive Request by Iredell County Economic Development Corporation (ICEDC) for “Project LF”, (Jenn Bosser, ICEDC President/CEO)

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opens the Public Hearing

- Jenn Bosser, ICEDC President/CEO, accompanied by Chad Thomas Director of Business Recruitment, and Matthew Pierce, Director of Existing Industry and Expansion, addressed Council with an incentive quest for “ Project LF” stating that there is an existing industry looking to expand in the Town of Troutman otherwise known as CR Onsrud. She stating that CR Onsrud is a manufacturer of high quality routers who began production in Troutman in 1976, and moved to their present location on Technology Drive in 2006 and have expanded their facility twice growing their workforce from 27 employees to 180 employees. Ms. Bosser explained that the expansion has two parts; the expansion of the existing building to make space for new equipment and the second part includes constructing a new building on Technology Drive along with the purchase of additional equipment. She continued by stating that incentive grant requested is in the amount of \$334, 421 based on a capital investment of 17.2 million dollars and the creation of up to 25 jobs with an average wage at or above the current average county wage which is \$51,130 yearly. The investment would be made by December 31, 2023. The grant is performance based and would be payable over 5 years. Iredell County will also hold a Public Hearing on an incentive offer on the project on November 16th. She stated that in addition the Department of Commerce has confirmed the project qualifies for a Rural Building Reuse Grant for an estimated total of \$125,000. In order for the company to qualify for the Rural Building Reuse Grant, they are requesting a Resolution from the Town of Troutman authorizing execution of an application for the grant in support of the proposed expansion. On behalf of ICEDC, Ms. Bosser thanked Council for their consideration.
- Seth Fargher asked for clarification of the requested amount, number of jobs, and the total capital investment. Ms. Bosser provided Mr. Fargher with a fact sheet regarding the request.

No public comments submitted via live stream, email, or hand written.

Mayor Pro Tem Henkel Closed the Public Hearing

b. Consider Approval of Economic Incentive and Resolution 30-21 Titled: “Resolution in Support of Execution of an Application for a Rural Building Reuse Grant for an Existing Industrial Expansion”

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved support of Resolution 30-21 Titled: “*Resolution in Support of Execution of an Application for a Rural Building Reuse Grant for an Existing Industrial Expansion*” and economic development incentive grant to C.R. Onsrud for expansion.

(Copied in full, Resolution 30-21 is filed in Resolution Book IV, Page 31)

(Copied in full, Resolution 30-21 is filed with these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated November 8th and 10th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 13. Annexation Request AX-21-06 (Contiguous) Project Name: Wagner Street Townhomes; Applicant: Mary E. Tolbert; 13.6 (+/-) acres; PIN(s) 4731825159; (located between Quail Haven Drive and Era Street), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opens the Public Hearing

Planning Director Lynne Hair presented annexation request AX-21-06 Wagner Street Townhomes, applicant and property owner is Mary Tolbert. The property is 13.6 acres located on the east side of Wagner Street between Quail Haven Drive and Era Street. The next agenda item is the rezoning request for the property.

No one spoke in favor or opposition of the annexation.

Mayor Pro Tem Henkel Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 18-21 Titled: “An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Contiguous)”

Councilmember George Harris asked if the applicant does not get approval for the rezoning request, do they still want to be annexed into the Town. Project Engineer Matt Grant responded that the current owner will not want to annex if the rezoning does not pass. Mr. Grant asked if annexed and the rezoning does not pass, can the annexation be withdrawn. Town Attorney Gary Thomas replied that de-annexation can only occur if it goes to the North Carolina General Assembly. Town Manager asked for clarification of the Town’s process/protocol; is it annexation first or can rezoning take place first. Attorney Thomas stated that you cannot rezone unless the property is annexed, but since the property is in the Town’s Extraterritorial Jurisdiction (ETJ), therefore it could be rezoned first.

Council made the following motion:

Upon motion by Councilmember George Harris, seconded by Eddie Nau, and unanimously carried, approved to consider rezoning request CZ-RM-21-06 prior to this annexation request.

(Copied in full, proposed annexation Ordinance 18-21 is filed in Ordinance Book 9, Pages 47-49)

(Copied in full, proposed Ordinance 18-21 and public hearing notice is filed with these minutes and is filed with the annexation petition, site map, and plat on CD titled: “Town Council Supporting Documents” dated November 8th and 10th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 14. Rezoning Request (CZ-RM-21-06) Project Name: Wagner Street Townhomes; Applicant: Mary E. Tolbert; 13.6 (+/-) acres; PIN(s) 4731825159; (located between Quail Haven Drive and Era Street) from Suburban Residential (RS) to Conditional Zoning-Mixed Residential (CZ-RM) for the purpose of a 72-unit Townhome Development, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opens the Public Hearing

Planning Director Lynne Hair presented rezoning request CZ-RM-21-06 for 13.6 acres, project name Wagner Street Townhomes, located on the east side of Wagner Street between Era Street and Quail Haven Drive. The property is currently zoned Suburban Residential (RS); the requested zoning is Conditional Zoning-Mixed Residential. She stated that there is a development proposed on the site of a 60 unit townhome community pointing out that the total number of units has been

reduced by 12 units. When the Planning Board heard the request the development was at 72 units reducing the units per acre from 5.2 to 4.4 units per acre. Ms. Hair stated that the majority of the lots surrounding the property is zoned Town Residential (RT). This request is a higher density residential district with a minimum lot size of ¼ acre; current zoning is a minimum lot size ½ acre. She provided a definition of Mixed Residential per the Town's Unified Development Ordinance (UDO) stating that it is a district intended for the location diverse higher density housing and along with their customary accessory uses and limited neighborhood friendly commercial uses to support a vibrant walkable community within new neighborhoods. Any RM developments should have access to public or community water and sewer. The request is based on the submitted concept plan and the conditions provided by the applicant. Ms. Hair stated that the Town's Future Land Use Map shows the subject property and surrounding property are similarly shown as medium density residential. She continued to stated that the definition of medium density residential prior to the Town's Land Use Plan is primarily intended for single family residential developments and is in close proximity to commercial areas as well as arterial transportation corridors, and that public water and sewer provision is required. There are minimum requirements for screening from the roadway and adjacent properties and larger lot sizes on a percentage of all parcels. Densities with the medium density residential land use classification are typically 3 to 4 units per acre designed with conservation and clustering. Ms. Hair presented a new concept plan presented by the applicant with the changes made since the Planning and Zoning Board meeting which include: reduction of total units from 72 to 60; reduction of units per acre from 5.2 to 4.4 which is very close to the medium density residential definition; removal of walking path of the western side of the property, and an addition of a dog park and playground on the northwestern quadrant of the proposed development. If this conditional zoning is approved, the development will be constructed based on the submitted concept plan and the approved conditions that the applicant has provided to Council. Engineered documents are required to be submitted and approved by the Towns Technical Review Committee prior to any work being done on the site. She advised that a Traffic Impact Analysis (TIA) was required and provided by Davenport Consultants that resulted in the following recommendations for Access 1 and Access 2 into the development on Wagner Street each requiring that a southbound left turn land be provided on Wagner Street with 100' of storage and appropriate taper; and provide a wide northbound right turning radius. Ms. Hair advised that the property is located within the protected area of the Catawba Watershed commenting that Council can approve a development that does exceeds 2 units per acre within the watershed, it is considered a high density option. There are two criteria that have to be met. One is that the development does not exceed a maximum density of the underlined district (RM). That underlined district if rezoned would be 12 units per acre. This development is proposed at 4.4 units per acres making the proposed density well under the maximum density of the RM district, therefore this condition is met. The second criteria is that developments utilize engineered storm water controls (BMP's). BMP's are provided that meet ordinance standards and is also a requirement under the high density option. BMP's are shown on the concept plan which will be reviewed and approved by the Town Engineer's at the time of engineering document submittal so this condition has been met as well. Therefore, as part of this conditional rezoning request, Council could approve the high density option. Ms. Hair advised that a community input meeting was held for this proposed rezoning on September 16th with roughly 40 in attendance, most of whom were in opposition of the request. Concerns centered around traffic, storm water runoff, and the need for additional buffering and landscaping. Ms. Hair highlighted items within the Town's Strategic Plan that address this particular property and project stating that the map does show the property as medium density residential that is typically 3.4 units per acre. The current proposal requests 4.4 units per acre which is a reduction since the Planning Board heard the request of 5.2 units per acre. She stated that transportation corridors is something that the Strategic Plan addresses that specifically talk about pedestrian corridors along Wagner Street. If approved this project will provide approximately 500' of sidewalk along Wagner Street stating that staff feels this is addressing the concerns and goals of the Strategic Plan and providing additional pedestrian accessibility in that pedestrian corridor. The Strategic Plan also suggests that the Town reconsider residential and provide a mix of lots sizes in Town to allow for quality multi-family infill development. Due to the location of the property and its proximity to downtown, staff feels this is really considered an infill development. Ms. Hair stated that staff recommends that Council consider approval of the request based on the following: there was a reduction in units to 60; the current density is 4.4 units per acre which meets the intent of medium density residential per the Strategic Plan. The applicant has agreed to orient the units to front Wagner Street creating a more traditional neighborhood feel fitting in with the residential homes that are already facing the street. Staff feels it would provide for infill development supporting downtown businesses and provide alternate housing for those who looking to downsize. Adding 1200' of sidewalk along Wagner Street promotes the Town's goal of providing pedestrian connectivity. Ms. Hair stated that the Planning Board heard this request at their last meeting recommending that Council deny their request because they felt it did not meet the

medium density designation on the Future Land Use Map in the 2018 Strategic Plan. She pointed out that Planning Board recommendations are advisory and Council is not bound to follow their recommendation.

On behalf on the applicant, project engineer Matt Grant address Council pointing out that the number of units were reduced to get closer to medium density. The Traffic Impact Analysis (TIA) is based on the higher/original number of units, but they will maintain the recommendations of the TIA. Amenities were changed in efforts to add variety to the project by removing the walking trail and adding a dog park and playground. He addressed the concern of storm water runoff stating that they have created (as required by law) storm water B&B's to catch and treat the flow and pollutants and will not create a greater flow into the creek. State and Town requirements regarding pollutant removal have been met. Councilmember Sally Williams inquired for clarification that the creek will not be disturbed. Mr. Grant commented "that it correct", there is a 50' undisturbed stream buffer. Mr. Grant also assured that the pond will not be affected by storm water runoff explaining that North Carolina regulations are very specific that ponds are designed to meet requirements. Councilmember Eddie Nau asked that with the decrease in the number of units, how much will that decrease traffic on Wagner. Mr. Grant responded it will decrease by roughly 17%. Councilmember George Harris asked if the developer is going to install a fence to prevent access to the lake owned by Quail Haven. Mr. Grant commented that there is no intention of installing a fence and they are not promoting the lake within the proposed development. Councilmember George Harris also brought up adjacent property owners concerns regarding the proposed dog park. Developer, Richard Denzler commented that the dog park could be moved. Councilmember Harris inquired about possibly increasing the 50' buffer next to Quail Haven. Mr. Denzler stated that there is not enough room for a buffer on that side commenting they tried to address all the concerns/issues that they could. For clarification purposes Councilmember Felina Harris asked Planning Director Hair that when the request was presented to Planning Board the project was different and a recommendation to deny was made because it did not meet the town's code, but it does now with the changes made. Ms. Hair stated that is correct. Mr. Grant commented that they took Planning Boards suggestion in lowering the density by reducing the number of units. Councilmember Sally Williams asked the price range of the proposed townhomes. Mr. Denzler stated the range will be in the upper \$200,000 to lower \$300,000. They will be for sale units, not rental property. Mr. Denzler addressed Planning Board's concern of using vinyl siding stating that the materials will be hardy board with a mix of concrete with stone accents on the front.

Citizens Tony Consalvo, Michelle Stewart, Eric Williams, Michael Hobson, Anthony Branch, Rick Torrance, Seth Fargher, Ray McGowen, Brian Turnipseed expressed concern regarding growth, impact to traffic, road infrastructure, impact to emergency services and schools, decrease in property value, privacy, children's safety, storm water runoff, noise from proposed dog park, density, and deviation from the Town's Land Use Plan in regards to proposed zoning and density.

Mayor Pro Tem Henkel Closes the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

a. Adoption of Ordinance 19-21 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Town Of Troutman Suburban Residential (RS) To Conditional Zoning-Mixed Residential (CZ-RM)"

In commenting that he was elected to represent the people, Councilmember George Harris voiced concerns of the citizens regarding the pond and lake safety issues, buffering, changing the plan with the addition of the dog park. He stated that the Land Use Plan clearly shows the property as residential and is not sure the project technically meets the town's Strategic Plan. The proposed sidewalk fits the long range goal of the Strategic Plan but not immediate goal with the current sidewalk on the opposite side of the road. He stated that infill/multi-family residential was mentioned specifically from Church Street to Main Street. Council member Harris recounted the number of already proposed homes from approved developments stating that Troutman is getting ahead of infrastructure and need to do something regarding traffic issues first.

Councilmember Sally Williams asked the developer if he would be accommodating to put a fence up for residents on Covey Lane. Mr. Denzler commented that they have made a lot of concession as a result of the community meeting and the Planning Board meeting. They could increase the buffer and move the dog park to a different location. He also informed Council that the property does not buffer to the pond they are referring, there is property located in between the two. The land is steep with approximately 100' elevation drop. Councilmember Williams express that she is a little disappointed that

the townhomes are not more affordable housing asking for staff's recommendation. Planning Directed Hair responded that staff is recommending approval based on the four points made in the presentation. Councilmember Williams expressed that she is conflicted and also frustration with traffic/lack of retail, and the need for an additional grocery store while stating that documents/plans have to change in order to grow and the Town cannot have those things without growth. Mayor Pro Tem Henkel stated he is also conflicted, but the Town has to grow to get the retail/shops and restaurants. He addressed road infrastructure stating that NCDOT is reactive, not proactive. He continued by stating that this project could be proposed in the wrong place/wrong time.

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and carried, denied approval of Ordinance 19-21 Titled: "*An Ordinance Changing the Zoning Classification of the After Described Property from Town of Troutman Suburban Residential (RS) to Conditional Zoning-Mixed Residential (CZ-RM)*" leaving the current zoning in place.

Yeas: Paul Henkel, George Harris, Felina Harris

Nays: Eddie Nau, Sally Williams

Due to Council denying the conditional rezoning request, Mr. Grant withdrew annexation request AX-21-06.

(Copied in full, proposed rezoning Ordinance 19-21 is filed in Ordinance Book 9, Pages 50-51)

(Copied in full, proposed Ordinances 18-21 and 19-21 and public hearing notice is filed with these minutes and is filed with the rezoning application, location map, current zoning map, future land use map, table of uses, Planning Boards recommendation, concept plan, proposed conditions, adjacent property owner notification, community meeting notice, and community meeting report is filed on CD titled: "Town Council Supporting Documents" dated November 8th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

~~****ITEM 15. Annexation Request AX-21-08 (Non-Contiguous) Project Name: Rocky Creek; Applicant: Adelaide Horton & et.al; 54.66 (+/-) acres; PIN(s) 4740586774; located on the Southwest Side of Charlotte Hwy (US21/NC115) North of Ostwalt Amity Road**~~

~~**a. Hold Public Hearing**~~

~~****ITEM 16. Rezoning Request CZ-RM-21-05: Applicant: BBC Troutman, LLC; Project Name: Rocky Creek; 54.66 (+/-) acres; PIN(s) 4740586774, 4740687765 (portion), and 4740688665 (portion); located on the Southwest Side of Charlotte Hwy (US21/NC115) North of Ostwalt Amity Road from Iredell County Residential Agriculture (RA) to Town of Troutman Conditional Zoning-Mixed Residential (CZ-RM)**~~

~~**a. Hold Public Hearing**~~

ITEM 17. Consider Acceptance of Lots 11 & 12 located on Watering Trough Road PIN(s) 4732885353 and 4732884133 donated by John McCormick, Developer of Troutman Crossing, (Wyatt)

Town Manager Ron Wyatt stated that the two lots offered to the Town are located on rough terrain but could benefit the Town for future expansion commenting that the property could possibly be used for pocket parks. If accepted, the property would become the Town's northern most boundary of Town limits. Councilmember Sally Williams asked the acreage. Manager Wyatt responded that the acreage is a little over 2 acres combined. He recommended that Council accept the proposed donation.

Upon motion by Councilmember Felina Harris, seconded by Councilmember Sally Williams, and unanimously carried, approved to accept the 2 lots donated by Mr. John McCormick to the Town.

(Copied in full, GIS map is filed on CD titled: "Town Council Supporting Documents" dated November 8th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 18. Approval of ABC Board Reappointment of Layton Getsinger term expiring December 10, 2021 for 3 Year Term, (Wyatt)

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved reappointment of Layton Getsinger to the Town of Troutman ABC Board for a three (3) year term.

(Copied in full, application for reappointment is filed on CD titled: "Town Council Supporting Documents" dated November 8th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

VI. ELECTED / OFFICIALS REPORTS AND COMMENTS

- **Councilmember Eddie Nau**
 - . Thanked outgoing Councilmember Sally Williams for her service and commitment over the last 8 years. Wished her luck in her future endeavors.
 - . Thanked Lt. Darrin Payne for the great job as Interim Police Chief during the timeframe of hiring the new Chief.
 - . Commented that New Life Missionary Church sign is up and running and looks beautiful.
 - . In honor of Veterans Day he thanked all Veterans for their service and happy Marine Core Day.
 - **Councilmember George Harris**
 - . Recognized all Veterans for their service, commenting that he is a Veteran himself.
 - . Reminded everyone when out in the sun, the importance of wearing sunblock to prevent skin cancer.
 - . Spoke in regards to Diabetes stating that it is a serious issue that can be controlled with weight loss and diet sharing that a family member that is close to being pre-diabetic.
 - . Commented that he has enjoyed working with Councilmember Sally Williams.
 - **Councilmember Felina Harris**
 - . Wished everyone a happy Marine Core Day and Veterans Day.
 - . Thanked Councilmember Sally Williams for her service and everything she has assisted her with since her appointment. She commented that people do not realize how much Councilmember Williams loves this town.
 - **Mayor Pro Tem Paul Henkel**
 - . Thanked Councilmember Sally Williams for her service commenting that she will be missed. He requested that she consider staying involved in the Town in some fashion.
 - **Councilmember Sally Williams**
 - . Commented that the garland and the bows on the greenway fence look really nice.
 - . Expressed appreciation for Council's comments regarding her service to the Town.
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- **Town Manager Ron Wyatt**
 - . Commented that it has been a busy week at Town Hall. It is great to have Chief Watson on Board and he is looking forward to all he can do for the Town.
 - . Informed Council that working is coming along on the house next door and soon will house the Town's Planning Department which will free up space at Town Hall.
 - . Spoke to inclement weather and re-implementation of a program for senior citizens and/or citizens with disabilities to sign up for senior and special needs program who may need help in times of inclement weather or other situations. He stated that the Town takes the program serious and has already placed information on social media of how to get on the Town's list. He requested that reporter Debbie Page place a reminder in Iredell Free News
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VII. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the November 10, 2021 Town Council meeting at 9:25 p.m.

Teross W. Young, Jr., Mayor

Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda