

**TOWN OF TROUTMAN
400 NORTH EASTWAY DRIVE
TROUTMAN, NORTH CAROLINA**

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

June 11, 2018 – 4:00 P.M. – Troutman Town Hall

Council Members Present: Mayor Pro Tem W. Paul Henkel; Judy Jablonski, Sally P. Williams; James K. Troutman; Paul R. Bryant

Council Members Absent: Mayor Teross W. Young, Jr.

Staff Present: Justin E. Longino, Town Manager; Steven H. Shealy, Finance Director; Kimberly H. Davis, Town Clerk; Matthew A. Selves, Police Chief; Erika G. Martin, Planning Director; Adam K. Lippard, Public Works Manager; Gary W. Thomas, Town Attorney

Press Present: Debbie Page, SVL Free News

Others: (Sign-In sheet is attached to these minutes)

I. MAYOR PRO TEMPORE W. PAUL HENKEL CALLED THE MEETING TO ORDER

II. ADJUSTMENT(S) TO THE AGENDA BRIEFING AGENDA

None

III. MISCELLANEOUS BUSINESS

A. Business from Council and Mayor

1. Consider Nomination of Planning and Zoning Board ETJ Alternate Member

Applicants Barry General and Grace Beasley briefly addressed the Council individually presenting their qualifications for the Planning and Zoning Board position.

*Upon motion by Council member Jablonski, seconded by Council member Bryant, and carried, approved nomination of Grace Beasley to the County Commissioners for appointment to the Planning and Zoning Board ETJ member by a 3-2 vote.

Yeas: Jablonski, Bryant, Troutman

Nays: Henkel, Williams

(Copied in full, applications are filed on CD titled: "Town Council Supporting Documents" dated June 11th, and June 14th, 2018 in CD Book #1 titled: "Town Council Supporting Documents")

B. Business from Staff

1. Discuss Independence Day Parade

Town Manager Justin Longino polled Council regarding their participation and preference of transportation in the Independence Day Parade. Jablonski and Troutman declined the invitation to participate; Williams stated she will riding horses with her family in the parade; and Bryant and Henkel were undecided.

IV. REVIEW AGENDA ITEMS PROPOSED FOR REGULAR MEETING OF JUNE 11, 2018,
(Justin Longino, Town Manager)

*****See Draft Agenda *****

Staff was present to address any questions or concerns pertaining to the agenda.

Consent Agenda:

Item 9. Right-of-Way Agreement for Moore Property Located on Quail Haven Drive

Planning Director Martin stated that an annexation petition has been submitted and will be presented at Council July meeting.

Item 10. Ordinance 12-18 Titled: “An Ordinance To Establish A Capital Reserve Fund For Industrial Recruitment”

Finance Director Steve Shealy explained that the proposed ordinance is to formally establish a Capital Reserve Fund in the amount of \$10,000 for funds as previously approved by Council for Industrial Recruitment.

New Business:

Item 16. Town of Troutman Budget for Fiscal Year 2018-2019

Council member Troutman asked if the proposed budget includes the Mill Village project. Town Manager Longino responded that even though the work will begin in the upcoming fiscal year, the funds will not be budgeted until following fiscal year. Repayment is not be required until the project is complete.

Item 17. Consider High Density Permit Request for Baynes Property Located at 354 South Main Street

Planning Director Martin explained that the applicant is requesting approval of a high density permit for 354 South Main Street (recently rezoned Office and Institutional) to allow subdividing of the lot into three lots converting the house (located on one lot) into a commercial office space, and proposing duplexes on the other two lots. She explained that there is somewhat of a discrepancy between the Town’s current Unified Development Ordinance (UDO) and the proposed new UDO in this regard. She stated that by the time Mr. Baynes has engineering and his site plan in order; the new ordinance should be adopted providing clarification regarding this request. Council members expressed safety issues in regards to the topography of the property along with issues regarding the current UDO language. Without a site plan for review, Town Council indicated that they would prefer to table the request until one can be provided. Ms. Martin stated that she would relay Town Councils preference to the applicant to see if he would prefer to withdrawal his request or attend to answer questions from Council at which time Council can table if they so desire.

- *Council members requested that in the future, maps larger than 8x10 be provided for better viewing*

Item 18. Consider Approval of Ordinance 15-18 titled: “Ordinance Regarding Parking Along the Streets of Barium Seasons Village” was removed from the June 14th Town Council Agenda and replaced with “Consider Agreement for Troutman-Mooresville Annexation Boundary”

Planning Director Erika Martin stated that the proposed agreement is for a new annexation boundary between the Town of Troutman and the Town of Mooresville. She explained that the agreement between Troutman, Mooresville and Statesville will expire in 2021. In doing so, Mooresville, whose focus is to the south, is proposing to expand Troutman’s annexation boundary to the east. Council member Bryant asked if this agreement would allow Troutman to expand its Extraterritorial Jurisdiction (ETJ). Ms. Martin advised that it would not; a request for additional ETJ would have to go before the County Commissioners. Council Henkel commented that the Town definitely needs to look at expanding the Town’s ETJ from a planning standpoint. Ms. Martin stated that the county has a process/document in place for requesting expansion of the ETJ. Council member Bryant that Ms. Martin research the process.

A brief discussion was held regarding Iredell Water coming to areas to the east of Troutman. Town Manager Longino to provide Council with a map of Iredell Water’s 2019 proposal.

Item 19. Consider Preferred Option for Hwy 21/115 Corridor

Planning Director Erika Martin stated that this topic was brought to her attention recently due to a proposal to redevelop the corner where Four Brothers is located and having questions regarding the Town and NCDOT’s future Hwy 21 plans. In researching prior Council minutes, she discovered that there was not a clear detailed preferred option.

Item 20. Consider Appointments to Board of Adjustment

- 1 Inside Member (Charles Delnero)
- 1 Inside Alternate Member (Korren Bowling)

*Upon motion by Council member Bryant, seconded by Jablonski, and unanimously carried, approved appointment of Charles Delnero as inside full voting membership filling the unexpired term of Helen Harris, and appointment of Korren Bowling to fill the unexpired alternate inside position of Charles Delnero.

(Due to the above action taken, this item will be removed from Town Council’s June 14th agenda)

Council member Bryant commented that in the not too distant future, if the County Commissioner approves Council recommendation for the inside Alternate ETJ member, Ms. Beasley will have to step down for Board of Adjustment leaving an ETJ position available. Therefore, he commented that he is hopeful that if Mr. General is so inclined to serve as a member of the Board of Adjustment, and if and when an ETJ position becomes open on the Planning Board he will be more in tune to what is going on in the Town and be in a better position for openings in the future.

Other Council comments:

- Council member Bryant commented in regards to discussions, presentations, and multiple emails regarding the ETJ, Planning and Zoning, etc. where reference was made that the east side of Town did not have representation and they felt they were at a disadvantage, but on March 10th, 2018 Mark Taylor, an east side resident (living 1 mile from 430 Hoover Road) became a full voting member of the Planning and Zoning Board. So from that date Planning and Zoning does have an east side resident on the Board. He continued by suggesting that if the east side resident do not know Mr. Taylor, that they reach out to him.

- Council member Williams inquired (for other sources) if other brands beers, beside craft beer, will be sold at the upcoming Party in the Park. Town Manager Longino responded “no”, only craft beers that will be sold by a brewery. He explained that the Troutman Business Council is in the process of breaking away from the Chamber and becoming its own entity. So when that happens, the Town will not have any way to get an ABC permit. The upcoming Party in the Park will be a trial run with the craft beer and proceeds from the sales will be monitored to see if the Town will need to go back through the Chamber for the next two Party’s in the Park or look for another alternative.
- On behalf of Council member Troutman’s upcoming surgery, Mayor Pro Tem Henkel stated that he and the rest of Council will be thinking of and praying for him, and for a speedy recovery.

V. CALL FOR CLOSED SESSION PURSUANT TO NCGS 143-318.11(a)(4) TO DISCUSS ECONOMIC DEVELOPMENT

Mayor Pro Tem Henkel called for a closed session pursuant to NC General Statute 143-318.11(a)(4) to discuss economic development.

*Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved to hold a closed session pursuant to NCGS 143-318.11(a)(4) to discuss economic development.

Mayor Pro Tem Henkel Opened the Closed Session.

Along with Town Council, Mayor Pro Tem Henkel asked that Town Manager, Justin Longino; Town Clerk, Kimberly Davis, Erika G. Martin, Planning Director; Steven H. Shealy, Finance Director; Adam K. Lippard, Public Works Director; Gary W. Thomas, Town Attorney to join the Closed Session.

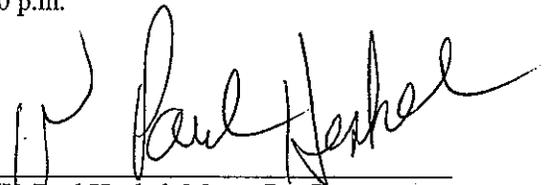
****MINUTES OF CLOSED SESSION HAVE BEEN SEALED UNTIL SUCH TIME PUBLIC INSPECTION WILL NO LONGER FRUSTRATE THE PURPOSE OF THE CLOSED SESSION****

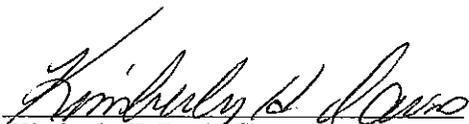
Closing of Closed Session and Reconvene Open Session

*Upon motion by Council member Troutman, seconded by Council member Williams, and unanimously carried, approved to reconvene open session.

VI. ADJOURNMENT

*Upon motion by Council member Troutman, seconded by Council member Jablonski, and unanimously carried, Agenda Briefing Meeting of June 11, 2018 was adjourned at 5:10 p.m.


 W. Paul Henkel, Mayor Pro Tempore


 Kimberly H. Davis, Town Clerk



(*) Motion