

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

**TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES**

**July 11, 2022 – 4:00 P.M. – Troutman Town Hall**

Presiding: Mayor Teross W. Young, Jr.

Council Members Present: W. Paul Henkel; Edward R. Nau; Jerry R. Oxsher; George W. Harris;

Council Members Absent: Felina L. Harris (joined the meeting via phone conference)

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

Press Present: Debbie Page, Iredell Free News

Others: See attached Sign-In sheet

**I. MAYOR PRO TEMPORE HENKEL CALLED THE JULY 11, 2022 AGENDA BRIEFING MEETING TO ORDER**

• **Adjustment(s) to the Agenda Briefing Agenda**

Addition: Closed Session to Consult with Attorney GS 143-318.11(a)(3) and Closed Session to Discuss a Personnel Matter GS 143-318.11(a)(6) placed as the last agenda item.

• **Adoption of the Agenda Briefing Agenda**

\*Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved the July 11, 2022 Agenda Briefing Agenda as amended.

**II. GENERAL BUSINESS**

**A. Mayor and Council Items** (During this time elected officials have the opportunity to make reports, comments and/or ask questions of staff)

**1. Mayor and Council Comments/Discussions**

**Councilmember George Harris**

- Expressed thanks and appreciation to Staff and all involved with the parade and fireworks inquiring about a rumored fire. Town Manager Ron Wyatt clarified that there was no fire and explained that the decision was made to start the fireworks show early because of the approaching storm.

- Addressed the Charter update stating that it was an honor to be part of the committee and would have liked to have been in Raleigh for the vote. Mayor Young commented that he was there when the House made the decision/voted but was not aware of when it passed.
- Commented that there were great turnouts and comments at the public input meeting for both Barium Springs and the Land Use Map Update.

#### **Councilmember Jerry Oxsher**

- Commented it was great news that there was not a fire because that rumor spread quicker than an actual fire would have. He was unable to attend the fireworks but heard it was a great show.
- Thanked everyone involved with the parade stating it was a great day for the Town.
- In reference to the Barium Springs public input meeting, he commented on the format of the meeting having a different approach; everyone was engaged, but was concerned that all complaints and concerns voiced were not heard.

#### **Councilmember Eddie Nau**

- Thanked everyone for a successful and awesome 4<sup>th</sup> of July parade and fireworks. He is glad everyone had a good time.
- Voiced concerns regarding Code Enforcement in reference of allowing the dumpsters to be unscreened at the Kat's Patch and issues at the carwash at the intersection of Hwy 21 and Old Mountain Road asking if the area could be chained off. Town Manager Wyatt explained the process and the timeline of the enforcement process. Manager Wyatt stated he has addressed the issue of the dumpsters with the property owner in the last week who has agreed to take care of the issue after learning that he would not be grandfathered in. Code Enforcement has sent a letter asking for compliance within 45 days. Manager Wyatt stated that he has also spoken to the property owner of the carwash and expressed that he is working with the property owner to possibly get the carwash re-opened, but the property owner has asked about intersection improvements and how that may impact his property and business. Manager Wyatt stated that in assisting the property owner he reached out to NCDOT requesting an improvement plan and timeline for improvements to that intersection. The owner has tried to keep vandalism from happening. He also informed Council that Planning Staff has received an email regarding another possible land improvement. He also informed them of road improvements in the area and of other sub-par residential structures in the area.

#### **Councilmember Felina Harris**

- Apologized for not being physically present for tonight's meeting and for not getting to join the parade because of her husband's illness. She stated that she and her family did attend the fireworks and they were great. She thanked Staff for all their hard work.

#### **Councilmember Paul Henkel**

- Expressed thanks to Staff and all involved in making the 4<sup>th</sup> of July Celebration a success. He commented he was unable to attend the parade but heard it was great.

- Stated he would welcome an astute businessman coming in and providing a good tax paying business whether reopening a carwash to service the townspeople or turn it into something else. He looks forward to the eye sores around town getting corrected.

### **Mayor Young**

- Expressed thanks and appreciation to Staff for a great parade and fireworks commenting that he prays we continue to have a safe parade. He offered prayers for the ones that experienced tragedy in Highland Park commenting that he hopes and prays it never happens in our Town.
- Requested that Staff consider putting a letter together for Council signatures, thanking Senator's Sawyer and McNeely for their assistance with the amendments to the Town Charter.

**B. Staff Items:** (At this time Mayor Young provides an opportunity for staff to make reports, comments and/or ask questions)

#### **1. Staff Comments**

##### **Ron Wyatt, Town Manager**

- Commended Staff for their hard work on the parade and fireworks stating that all staff worked on that Saturday stating that it was one of the best parades the Town has ever had with the most participants. He stated that a lot of months and hours go into planning for the Independence Day Celebration (parade & fireworks) giving credit to Emily Watson for her previous years of experience and her book/script on making the event a success. Other Towns have event planner but we are small and have to use Staff.
- Provided an overview of the fireworks celebration at the Fairgrounds stating that one scheduled food vendor did not show up and the Town had to rent a stage for the band because the stage there was not safe.
- Introduced Kimberly Sager who has been with the Town approximately a month in customer service and is helping Lynne Hair fill in for the Town Clerk who is absent this evening. He stated Ms. Sager is doing a great job.

##### **Update – Ratification of the Town of Troutman Town Charter**

Town Manager Wyatt commented that he is glad the Charter is cleaned up and approved in Raleigh by the North Carolina General Assembly. Mayor Young thanked Gary Thomas Town Attorney for his hard work as well as the committee for taking the time to review it.

#### **2. Introduction of Planning and Zoning Board Applicant**

The applicant for introduction/interview did not show.

#### **3. Overview of Town Council's Upcoming Regular July 14, 2022 Meeting Agenda Items Scheduled to be Presented, (Wyatt)**

##### **Consent Agenda Items:**

**Items 1-2 Minutes to be approved.**

**Item 3. Approval of Resolution 28-22 Titled: “Resolution Ratifying The Updated Charter Of Centralina Regional Council”**

Manager Wyatt stated that since the Town is a member of the Centralina Regional Council, Town Council’s approval is needed in form of a Resolution for ratification of their updated Charter.

**Item 4. Approval to Accept Fee in Lieu of Sidewalk –Weathers Creek Dewitt**

Town Manager Wyatt explained the “Fee in Lieu of Sidewalk” stating that the developer is depositing to the Town the estimated cost to construct the sidewalk. He stated that his intent as Manager is that once the project is complete, contract with someone to build the sidewalk. Better to construct the sidewalk sooner than later. Planning Director Lynne Hair stated that in this situation, the developers are building a majority of the sidewalk in front of the project, but the 150 foot portion that the “fee in lieu of” is for is because a bridge will be needed (bridge is included in the estimate). She continued to say that the adjacent property will need to be developed before the bridge can be built. Councilmember Oxsher asked if there is a time table to build the sidewalk. Manager Wyatt replied that he is of the opinion that there is accountability for the Town to build the sidewalk. Town Attorney Gary Thomas interjected that Council can set a policy on a timeline for a sidewalk. Mayor Young asked if the dollars are segregated funds and can they be held in an investment account. Manager Wyatt responded yes, they can be held in an interest bearing account/investment. He explained in detail the process and that the cost at the time the sidewalk is to be built may be less or more and that any additional cost is on the Town and a timeline is unknown because we do not know when the adjacent property will be developed.

**Item 5. Approval to Amend the Town of Troutman Schedule of Fees**

Town Manager Wyatt stated that the amendment is to remove the \$5 fee for manual phone payments due to the Town getting ready to go to Interactive Voice Response (IVR) System and instead of setting an off-duty fixed rate for police, change to make it that “off duty rates for officers to be determined by the Police Chief”.

**Item 6. Approval to Amend Policy #29 Titled: “Town of Troutman Water and Sewer Service Policy”**

Town Manager Wyatt stated that the proposed amendment to Policy #29 is to remove the \$5 fee for manual phone payments.

Manager Wyatt introduced to Council Ms. Erica Simpson who has been working with the Town in the front office since last week.

**Old Business Items:**

**Item 7. Consider Un-tabling Façade Approval for Accessory Structures (DRB-21-04) 697 North Main Street; Applicant: Desired Image Collisions and Customs (Tabled at Council's October 14, 2021 Meeting)**

Staff is requesting that the item be un-tabled in order for staff to take further action.

**New Business Items:**

**Item 8. Annexation Requests AX-22-02 (Contiguous) Applicant: Steven & Emily Geyer; 0.42(+/-) acres; PIN 4741067406 (126 Gilcrest Lane)**

Planning Director Lynne Hair stated it is a standard annexation request for just one lot that is left in the Eastern Heights subdivision un-annexed by the Town.

**Item 9. Annexation Request AX-22-03 (Contiguous) Applicant: Touché, LLC/Troutman Townes; 1.19(+/-) acres; PIN 4741327896 (681 South Eastway Drive)**

Town Manager Wyatt stated that the applicant is requesting a 1 month deferral of this annexation request. He stated that the applicant is going to seek out Council to reconsider the request to rezone for the Townhome project.

Councilmember Eddie Nau pointed out an error on the petition that refers to the Town Council as Board of Alderman; staff to correct.

**Item 10. Consider Appointments to Town of Troutman Boards and Committees**

Town Manager Wyatt stated that 1 of the 4 original applicants withdrew their application for Planning Board leaving 3 to fill 2 positions. Darryl Hall is requesting re-appointment to the Planning Board as his term is expiring. There is a request for re-appointment to the Board of Adjustment and stated that there are several other positions currently available.

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**4. Mayor Young called for a Closed Session pursuant to NCGS 143-318.11(a)(3) to Consult with Attorney and Pursuant to NCGS 143-318.11(a)(6) to Discuss a Personnel Matter**

Along with Mayor Young and Town Council, Ron Wyatt, Town Manager, Lynne Hair, Planning Director; Gary Thomas, Town Attorney; joined the Closed Session to consult with attorney, and Ms. Hair and Mr. Thomas were excused for the personnel portion.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)(3) to consult with attorney; and NCGS 143-318.11(a)(6) to discuss a personnel matter.

***Mayor Young Opened 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***

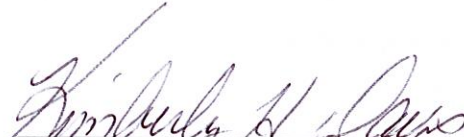
Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, approved to reconvene open session.

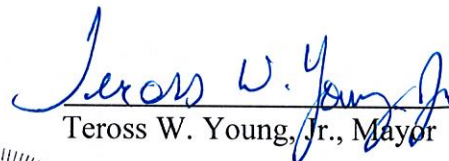
Action taken as a result of the Closed Session – None

**IV. ADJOURNMENT**

\*Upon motion by Councilmember Felina Harris, by Councilmember George Harris, and unanimously carried, approved to adjourn the Agenda Briefing of July 11, 2022.

Time of adjournment: 6:41 p.m.

  
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Kimberly H. Davis, Town Clerk

  
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Teross W. Young, Jr., Mayor



(\*) Motion(s)

(\*\*) Addition(s)