

**MINUTE BOOK XXXI PAGES 89-96
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
JULY 14, 2022**

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, July 14, 2022 at 7:00 p.m. with the Mayor Pro Tem Paul Henkel presiding.

Councilmembers Present: W. Paul Henkel; Felina L. Harris; George W. Harris; Edward R. Nau; Jerry R. Oxsher

Absent: Teross W. Young, Mayor

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

Press Present: None

I. MAYOR PRO TEMPORE HENKEL CALLED THE MEETING TO ORDER

MAYOR PRO TEM HENKEL WELCOMED VISITORS AND GUESTS

Mayor Pro Tem Henkel expressed condolences to the family of James (Jim) Freeman in his passing. He stated that Mr. Freeman, a resident of Troutman whom once held the position of Interim Town Manager for the Town of Troutman worked to move the Town forward providing exemplary guidance and service. No arrangements have been made at this time.

INVOCATION – Delivered by Josh Watson, Police Chief

PLEDGE OF ALLEGIANCE

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

Addition to the Consent Agenda: Consider Approval of Rural Economic Development Grant Agreement (Building Reuse Program) as Item 6a.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved the July 14, 2022 Town Council meeting agenda as amended.

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.*

1. Approval of Agenda Briefing Meeting Minutes of June 06, 2022
2. Approval of Regular Meeting Minutes of June 09, 2022
3. Approval of Resolution 28-22 Titled: "Resolution Ratifying The Updated Charter Of Centralina Regional Council"
4. Approval to Accept Fee in Lieu of Sidewalk –Weathers Creek Dewitt
5. Approval to Amend the Town of Troutman Schedule of Fees

6. Approval to Amend Policy #29 Titled: "Town of Troutman Water and Sewer Service Policy"
 **6a. Consider Approval of Rural Economic Development Grant Agreement (Building Reuse Program)

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved Consent Agenda as amended.

(Copied in full, Resolution 28-22 is filed in Resolution Book IV, Page 35)

(Copied in full, Resolutions 28-22 is attached to these minutes and is filed with Weathers Creek Dewitt fee in lieu of sidewalk staff report and cost estimates, amended schedule of fees, amended Policy #29, and Rural Economic Development Grant agreement for the Building Reuse Program on CD titled: "Town Council Supporting Documents" dated July 11th and 14th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

III. STANDING REPORTS

- **ABC Store Quarterly Report, (Evelyn Walls, General Manager)**

In absence of ABC Board Chairman Layton Getsinger and on behalf of the ABC Store Board, Evelyn Walls, ABC Store General Manager presented the following ABC Store performance for the end of the 4th Quarter of Fiscal Year 2021-2022 as well the end of the Fiscal Year:

- Our annual audit is scheduled for July 28th and 29th. It will be mid to late August before we will know the results. A copy of the results will be provided to Council when we receive them and Council will be briefed on the audit at the next quarterly briefing.

Highlights:

- 4th Quarter sales were \$746,723 compared to last year's 4th Quarter of \$665,257 for an \$81,466 increase.
- Distributions for the 4th Quarter:
 - Town of Troutman and its Recipients: \$21,232
 - Law Enforcement: \$3,271
 - Alcohol and Drug Education (DACI): \$4,580
- Budgeted Revenue for 2021-2022 was: \$2,362,000
- For the 12-month period the store had sales of \$3,044,470 (Which is \$682,470, or 30% above Budgeted Revenue)
- Distribution for FY 2021-2022 were:
 - Town and Entities \$86,638
 - Alcohol/Education \$21,390
 - Law Enforcement \$15,279
 - Total: \$123,307
- Retained Working Capital is: \$453,341 (against a max allowed of \$490,812).
- Since opening the store has experienced \$11,178,376 in net sales
- Distributions since opening in December 2016
 - Town of Troutman/Entities \$241,221
 - Alcohol Education/Rehab \$54,230
 - Law Enforcement \$38,736
 - Total: \$334,187
- The store is at full staffing at the moment, but there is a foreseen need for a part time administrative assistant in the coming year.

Councilmember George Harris expressed congratulations to the store stating that he seen the article on the store in the Iredell Free News. He thanked Ms. Walls on the job she is doing as General Manager.

Councilmember Eddie Nau thanked Ms. Walls and Mr. Getsinger for their leadership as well as congratulation them on the 3 million in sales. He expressed appreciation for the dollars that is given back to the community. Councilmember Nau stated it was a great article by Debbie Page wrote in the Iredell Free News and wished the ABC Board the best of luck with the 2nd store.

Mayor Pro Tem Henkel stated he is looking forward to the 2nd store, wishing them the best of luck.

Councilmember Jerry Oxsher expressed thanks to Ms. Walls.

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).

No comments were made in-person, via email/written or YouTube live stream.

V. OLD BUSINESS

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

Planning Director Lynne Hair stated that this was a Design Review Board approval request that was brought before Council in October of 2021 for 2 accessory structures that are located on property at 697 North Main Street (Desired Image Collision and Customs, Inc.). At that time Council made a motion to table the item to allow the applicant to bring the structures into compliance with the 10' setback requirement. She stated that to date the applicant has not complied. Therefore, Staff is requesting that Council un-table the item and send back to Staff in order to pursue compliance through Code Enforcement.

Councilmember Nau asked if there has been any correspondence with the applicant. Ms. Hair replied that it has been a while since she has last spoken with them at which time there was no indication that they intend to move the carports.

Councilmember George Harris asked if Staff ever found anything where the previous Planning Director allowed the applicant to place them in the set-back. Ms. Hair responded that in researching, nothing was found. Town Manager Wyatt commented that he did learn that there was conversation however there was no documentation. It was alleged by the property owner that the former Planning Director gave him permission to move the structures, however there were no specifics that allowed him to place them out of compliance.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved to un-table façade approval for accessory structures (DRB-21-04) for 697 North Main Street to send back to staff to pursue compliance through Code Enforcement.

(Copied in full, Staff Report is filed on CD titled: "Town Council Supporting Documents" dated July 11th and 14th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

VI. NEW BUSINESS

ITEM 8. Annexation Request AX-22-02 (Contiguous) Applicant: Steven & Emily Geyer; 0.42(+/-) acres; PIN 4741067406 (126 Gilcrist Lane), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-22-02 for .42 acres located at 126 Gilcrist Lane for Steven and Emily Geyer. Ms. Hair stated that the lot is the only one in the Eastern Heights Subdivision that is not in the Town limits. She stated that in researching why this parcel was not annexed with the subdivision, she discovered that there were several different voluntary annexation within the subdivision over a period of approximately 7 years. She commented that her guess is that the property owner(s) at that time did not sign the annexation petition, but the current owners are requesting to be in the Town.

No others spoke for or against the petition of annexation.

Mayor Young Closed the Public Hearing

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

b. Approval of Ordinance 17-22 Titled: *“An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)”*

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, Ordinance 17-22 Titled: *“An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)”* was approved.

(Copied in full, Ordinance 17-22 is filed in Ordinance Book 9, Page 37-38)

(Copied in full, Ordinance 17-22, is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated July 11th and 14th, 2022 in CD Book #1 titled: “Town Council Supporting Documents” along with public hearing notice, application, and annexation plat)

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

Mayor Pro Tem Henkel stated that the applicant has requested a 1 month deferral.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, approved to continue agenda Item 9 to Council’s August 11th meeting.

(Copied in full, staff report, application, survey map and public hearing notice is filed on CD Titled: “Town Council Supporting Documents” dated July 11th and 14th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 10. Approval of Appointments to Town of Troutman Boards and Committees

a. Planning and Zoning Board (3 year terms)

- **Consider Appointment of one (1) Inside Voting Position (term expires 9/13/22)**

Town Manager asked Gary Thomas if Council is in the timeframe to appoint for an additional 3 years or re-appoint in September. Attorney Thomas replied that Council can go ahead and appoint now. Term would expire 9/13/2025.

Mayor Pro Tem Paul Henkel nominated Mark Michel for term to expire 9/13/25.

- **Consider Appointment of one (1) Inside Alternate Position (term expires 9/14/23)**

Mayor Pro Tem Paul Henkel nominated appointment of Tonya Bartlett. Term to expire 9/14/23.

- **Consider Re-appointment of Inside Voting Member Darryl Hall (term expires 8/12/22)**

Mayor Pro Tem Paul Henkel nominated that Darryl Hall for re-appointed. Term to expire 8/12/25.

Upon motion by Mayor Pro Tem Henkel, seconded by Councilmember George Harris, and unanimously carried, approved all nominations to the Planning and Zoning Board as presented above.

b. Board of Adjustment (3 year term)

- **Consider Re-appointment of Inside Voting Member Michelle Peck (term expires 8/8/22)**

Councilmember George Harris asked, since Ms. Peck is present if she would like to comment. Ms. Peck addressed Council stating that she likes helping the community and has enjoyed serving and is honored to do it. She encouraged others to serve commenting that it takes little time, once a month. Councilmember Jerry Oxsher thanked Ms. Peck for her service and commented that he enjoyed serving with her on the Board of Adjustment; it was a great experience.

Upon motion by Councilmember Jerry Oxsher, seconded by Councilmember George Harris, and unanimously carried, approved re-appointment of Michele Peck to the Board of Adjustment. Term to expire 8/8/25.

(Copied in full, applications to serve is filed on CD Titled: "Town Council Supporting Documents" dated July 11th and 14th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

VII. ELECTED / OFFICIALS REPORTS AND COMMENTS

Councilmembers and Mayor

Councilmember Eddie Nau

- Expressed thanks and appreciation to staff, Police Officers and everyone else for contributing to the 4th of July activities.
- In expressing appreciation, he commented "great job" to Town Manager Wyatt in getting grants for infrastructure.

Councilmember Jerry Oxsher

- Thanked everyone involved in the July 4th celebration commenting that it was phenomenal. Excellent job by the Staff and all that pitched in. He commented it is great to live in Troutman and having events where people can come together; it made for a really special night.

Councilmember George Harris

- Commented that having the parade and fireworks made it a great day for the Town.
- Stated that there was great attendance at the community meeting for Barium Springs. There was a lot of interest and some good comments. In referencing the Land Use Map Update Public Input meeting, he commented not as many in attendance but some good comments were received.

Councilmember Felina Harris

- Stated that her son just came back from Washington DC where he represented the Town of Troutman. He was nominated by one of his teachers at Troutman Middle School (TMS) to attend a leadership conference. There are several other TMS students who have or will be attending. She stated she is very proud of him and the other TMS students attending.
- Commented that she enjoyed the article on Officer Rex Eury regarding the reading program at the library. She thanked the Police Department for all they do in the community.

Mayor Pro Tem Paul Henkel

- Upon request by Mayor Young, Mayor Pro Tem Henkel read aloud a thank you note from Patty Wilson, wife R.J. Wilson that passed away several weeks ago for remembering the family. He stated that R.J. as a once Town Council member had good ideas and then backed them. He concluded by stating R.J. will truly be missed.

Town Manager and Staff

Police Chief Josh Watson

- During the month of June, officers responded to 233 calls for service; completed 46 incident/investigation report; and 29 crash reports.
- Made 29 arrest including 2 impaired drivers.
- Served 8 outstanding warrants for arrest.
- Conducted 210 traffic stops. During traffic stops and other encounters, officers located 15 narcotics violations.
- Continue to conduct neighborhood patrols; both in vehicles and on foot.
- Currently working to prepare for Sandlot Baseball program that will take place on Saturday, July 23rd and Saturday, August 13th.
- National Night Out will be held on August 2nd from 6pm – 9pm at Troutman ESC Park.

Planning Director Lynne Hair

- Have held several community/input meetings (Barium Springs/Land Use Map Update).
- Met with the Land Use Map Update Committee has met twice and will continue those meetings throughout the summer. Will have another input meeting in September. Should have a draft map ready to present to the committee in August, hopefully for review and approval by Council in October.
- Plan Review in process – Troutman Logistics (TPA-Industrial project) and Dewitt Weathers Creek (Apartment Complex).
- Zonings – Barium Springs and the Shinn property.
- Continue to issue permits.
- Have some good candidates for Code Enforcement position.

Finance Director Justin Mundy

- Working on separating items for FY 2022-23.
- Announced that there are new faces in the front office (Kimberly and Erica) who are doing a great job.
- Getting ready to go to a new online system called "My Gov. Hub". Access instructions will be provided on the website portal. The system also allows automated phone payments to pay by credit or debit card called Interactive Voice Response (IVR).

Public Works Director Adam Lippard

- Annual water quality and consumer copper report has been submitted to the state. Waiting approval from the state.
- Lead and Copper testing is due every 3 years in be in compliance. Testing will begin this month and run through the summer.
- All monthly reports for this month have been submitted and approved by state inspectors.
- Street spraying is close to completion.
- Right-of-way mowing is set to begin at the end of July and is done 3 times a year. The department is a little behind getting starting; normally right-of-way mowing begins in June.
- The department has 2 new mowers which has increased productivity.

Councilmember George Harris asked if he has received any news regarding the jetter. Mr. Lippard replied there is no change; still waiting on the chase which is apparently hard to come by right now. There may possibly be another chase option.

Mayor Pro Tem Paul Henkel asked if the town is waiting on any other equipment. Manager Wyatt responded yes the Police Department is waiting on 4 vehicles. The Ford Trucks that the Town wanted are still in the order bank, but for all practical purposes are by the wayside. The Town is kind of at the mercy of availability. Chief Watson stated that Dodge is no longer making Chargers for the police package. Several police vehicles have high mileage and they cannot rotate out because the vehicles are not available.

Town Manager Ronald Wyatt

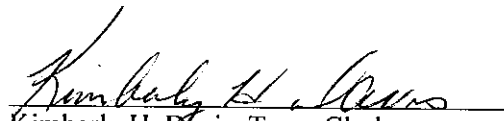
- Listing the 9 year old tractor on Gov. Deals. The Town will get 75%-80% return. Also old mowers are going to be listed as well next week.
- Expressed that he is happy regarding the grants. Town was notified that we will receive \$900,000 from the state that will be going toward the Town's wastewater infrastructure. The Town has also been notified of being awarded a grant from DEQ in the amount of \$1.665 million and a low interest loan in the amount of \$650,000 for Inflow and Infiltration (I&I) repairs/issues which is rainwater getting into the waste water system and sent to be treated. Once repairs are made, it will take 2-3 years to see the impact.
- Thanked Staff for their participation in the Town festivities commenting that every Town employee worked on July 2nd as well as many of their family members to make sure that day was a success. He expressed appreciation for the long hours worked.

Mayor Pro Tem Paul Henkel addressed an email received from Gary Thomas, Town Attorney regarding the Governor of North Carolina lifting the State of Emergency that is to expire August 15th. As a result, remote meeting and remote participation for elected boards will no longer be allowed. Town Manager Wyatt asked Council to think about a policy, if any, going forward. He stated that he and the Town Attorney have discussed that remote participation in Closed Session meetings can get sketchy. Suggested that Council consider the flu and COVID, and/or other rational reasons as a purpose to revisit the Town's policy on allowing remote participation in regards to standard practice. He suggested forming a committee to explore options. Council was in agreement to further discuss the Town policy at their August Agenda briefing with the Mayor present. Staff to email the Town's current policy and the Governors order to Council and Attorney Thomas for review.

VIII, ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the July 14, 2022 Town Council meeting at 8:13 p.m.


W. Paul Henkel, Mayor Pro Tempore


Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

