

**MINUTE BOOK XXXI PAGES 97-106
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
AUGUST 11, 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, August 11, 2022 at 7:00 p.m. with the Mayor Pro Tem Paul Henkel presiding.

Councilmembers Present: Mayor Pro Tem W. Paul Henkel; Felina L. Harris; George W. Harris; Jerry R. Oxsher

Absent: Teross W. Young, Jr., Mayor; Councilmember Edward R. Nau

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; Emily Watson, Parks & Recreation Director; Gary Thomas, Town Attorney; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

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 Mayor Teross Young in the passing of his father.

INVOCATION – Delivered by Police Chief Josh Watson

PLEDGE OF ALLEGIANCE

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

Addition under New Business as:

- **Item 9. Annexation Request AX-22-03 (Contiguous) Applicant: Touché, LLC/Troutman Townes; 1.19 (+/-) acres; PIN 4741327896 (681 South Eastway Drive)
 - a. Hold Public Hearing
 - b. Consider Approval of Ordinance 18-22 Titled: *“An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)”*

**Item 10. Consider Resolution 31-22 Titled: *“Resolution Supporting Operation Green Light for Veterans”*

Upon motion by Councilmember Felina Harris, seconded by Councilmember George Harris, and unanimously carried, approved the August 11, 2022 Town Council meeting agenda as amended above.

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 July 11, 2022**
- 2. Approval of Regular Meeting Minutes of July 14, 2022**

3. **Approval of Closed Session Minutes of July 11, 2022**
4. **Annexation Request AX-22-09 (Contiguous)** Applicant: Celeste Dominquez for Barium Springs Home for Children; 768.506 (+/-) acres; PIN 4732959334 (194 Barium Springs Drive)
 - a. Adoption of Resolution 29-22 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 30-22 Titled: *“Resolution Fixing Date of Public Hearing On Question of Contiguous Annexation Pursuant to Article 4A Of G.S. 160A”* (Setting Public Hearing Date of September 08, 2022)
5. **Approval of Joint Economic Development Agreement Between the Town of Troutman and C.R. Onsrud, Inc.**

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

(Copied in full, Resolution 29-22 is filed in Resolution Book IV, Page 36)

(Copied in full, Resolution 30-22 is filed in Resolution Book IV, Page 37)

(Copied in full, Resolution 31-22 is filed in Resolution Book IV, Page 38-39)

(Copied in full, Resolutions 29-22 and 30-22 is attached to these minutes and is filed with Certificate of Sufficiency, Annexation Application, Annexation Plat, and Joint Economic Development Agreement on CD titled: “Town Council Supporting Documents” dated August 8th and 11th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

III. 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).

- Mark Taylor, Rimmer Farm Road resident asked stated that the water line located on Murdock Road going to Walmart Distribution Center is on private property and asked to have it rectified.
- Johnny Edwards stated he lives outside Troutman Town limits and that development also affects people outside town limits expressing concern regarding developers clear-cutting property. He requested that the Town consider placing controls.

Town Clerk Kimberly Davis read aloud the 2 public comments received via email:

- 1) Dan Hester, town resident voiced concern regarding the recently passed 2022/2023 budget that included an increase in water fees requesting that Council return the fees accessed back to a realistic factor.
- 2) Felicia Wilson, resident of West Avenue, West requested speed humps be installed due to concerns of safety issues resulting from speeding through her neighborhood and 18 wheelers and dump trucks commonly using Inglewood as a cut-thru to Main Street and not stopping at the 4-way stops. Thanks was expressed to the Troutman Police Department for increasing patrol in the neighborhood stating that with limited officers they cannot babysit West Avenue.

(Copied in full, emailed comments are attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated August 8th and 11th, 2022 in CD Book #1 titled: "Town Council Supporting Documents"

IV. NEW BUSINESS

ITEM 6. Zoning Request, Case: CZ-HI-22-06; Murdock Road Commercial (Alaina Dillard); Requesting conditional zoning of the property located at 303 Murdock Road, Iredell County PIN 4742-01-8897; The request is to conditionally zone from RS (Suburban Residential) to CZ-HI (Conditional Zoning-Heavy Industrial) for the purpose of commercial/warehousing uses, *(Lynne Hair, Planning Director)*

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opened the Public Hearing

Planning Director Lynne Hair presented the rezoning request stating that the applicant, Alaina Dillard via Dala Casa Landscaping is requesting to rezone 4.977 acres located on the north side of Murdock Road, east of the intersection with Old Murdock Road from Suburban Residential (RS) to Conditional Zoning-Heavy Industrial (CZ-HI). The purpose of the rezoning is to allow for the development of a 41,000 square foot structure to be used for commercial/warehousing space. In a Power Point presentation, Ms. Hair displayed a map showing the location of the property, a current zoning map, land use map and a concept plan. She stated that there is a mixture of zoning classifications in this area which is really transitioning. The property is adjacent to other properties zoned for heavy industrial, light industrial, and business uses. In review of the concept plan, Ms. Hair stated that the building in question is located in the lower left corner. There will be two buildings; with the smaller one located to the rear. She stated there is a detention pond on site and pointed out the location of the access road which will also access the property to the rear of the site. Ms. Hair advised that the Town has received an application to rezone that property as well where the applicant is looking to do a very similar project that requires a Traffic Impact Analysis (TIA). However, this project does not require a TIA. The UDO only requires TIA's for buildings greater than 150,000 square foot. The property is not located in the watershed, however BMP's will be required due to size of the property. A community meeting was held on June 22nd with no one in attendance. The Planning Board recommended approval with the following condition: *"The buffer will be required on the eastern property line where adjacent to property zoned RS (Suburban Residential). If the adjacent property to the east is rezoned to a similar classification prior to construction, the buffer requirement will be waived."* Staff recommends approval due to the following:

- Property is adjacent to Heavy Industrial and Light Industrial zoned/developed property to the east;
- Walmart Distribution Center is in close proximity;
- Future Land Use Map show adjacent properties across Murdock Road as being developed as Heavy Industrial;
- UDO contains additional safeguards ensuring the quality of development on the site.

Applicant Peter Casatelli, Dala Casa Landscaping was present to answer questions.

Johnny Edwards asked if this is going to be for landscaping. Applicant Peter Casatelli responded no it is for office/warehouse space.

Tom Lalicata asked what businesses are going to be located there, expressing concerns of Heavy Industrial and possible environmental impact(s) to the community. Mr. Casatelli stated that hazardous materials will not be allowed at this location. This is something he and his partner wanted to do; to build a nice structure to rent out. The structure will be divided into 4 or 5 areas with office space in the front and warehousing in the rear.

Councilmember Jerry Oxsher asked the square footage of each individual flex space. Mr. Casatelli responded 4,000 - 5,000 square foot. Councilmember Oxsher asked why asked for Heavy Industrial zoning if they are not wanting to entertain manufacturing; is there a better zoning classification to meet their needs. Planning Director Hair replied that warehousing requires Heavy Industrial and with conditional zoning, Council can set conditions.

Mayor Pro Tem Henkel Closed the Public Hearing

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

b. Approval of Ordinance 19-22 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Conditional Zoning-Heavy Industrial (CZ-HI)", (Lynne Hair, Planning Director)

During Council discussion Councilmember Jerry Oxsher stated that it seems that from public comments made, the public is interested in limiting the scope of business/uses. Ms. Hair stated that there are other properties in the area zoned HI where these use you are speaking of could located. Therefore, if you limit it from this site, it does not mean it could not locate somewhere else in this area. Town Manager Wyatt stated that next door is a concrete plant and next to them is commercial truck traffic so it is already in that area suggesting keeping it there and from downtown. Councilmember George Harris suggested (as a condition) that if they decide that they want to change their initial plans for the property to manufacturing, they have to come back before Council first. Mayor Pro Tem Henkel asked if the applicant agreed. Mr. Casatelli stated that a small manufacturing company may want to lease a unit and they do not want to put restrictions on it.

Council was in agreement that if the applicant decides to rent to someone that store large amount of chemicals, dangerous to the public's health and safety, they will first come back to Council for consideration.

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, Ordinance 19-22 Titled: "*An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Conditional Zoning-Heavy Industrial (CZ-HI)*" was approved with the following condition:

- If the applicant decides to rent to someone that would store or use a large amount of chemicals that would be dangerous to the public's health and safety, the applicant will first come back to Council for consideration. (Applicant agreed to the condition)

Councilmember Harris amended his above motion by adding a second condition as follows:

- Recommendation by the Planning and Zoning Board that if the facility on the east side of the property is not built, a buffer will be installed.

Councilmember Felina Harris agreed to the amended motion. (Applicant agreed to the condition)

c. Approval of Consistency Statement

Upon motion by Councilmember Felina Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved that the request to rezone to CZ-HI is inconsistent with the 2018 Troutman Strategic Plans Future Land Use Map designation for the property as Heavy Industrial. However, the request is consistent with recent industrial development in the immediate vicinity of the subject property and is reasonable and in the public interest as it proposes to allow industrial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 19-22 is filed in Ordinance Book 9, Page 42)

(Copied in full, Ordinance 19-22, is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated August 8th and 11th, 2022 in CD Book #1 titled: "Town Council Supporting

Documents” along with Public Hearing Notice, Application, Aerial Map, Vicinity Map, Land Use Map, Zoning Map, Adjacent Property Owners Notification, P&Z Boards Certification of Action Taken, and community meeting report)

Item 7. Approval of Text Amendment (TA-22-03) to the Unified Development Ordinance (UDO); Applicant: BBC, Barium, LLC. Regarding Addition of Language Providing for a Mixed-Use Zoning Category, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opened the Public Hearing

• Planning Director Lynne Hair presented the proposed text amendment TA-22-03 to the Town’s UDO to add language providing for a Mixed Use (MU) Zoning District pointing out that text amendments apply to the entire Town and not any specific project. The proposed amendment was presented to the Planning Board on June 27th who send staff back to the drawing board requesting the following items to be addressed: keep language flexible; address Open Space (useable and accessible); add a % for Commercial use; and increase buffers where the property is adjacent to existing residential. Staff took the revised language back to the Planning Board on July 25th where concern was expressed in ensuring adequate details would be presented by applicants. She stated that in creating an ordinance of this type, there are a lot of changes throughout the entire UDO. A definition for mixed use was created and as the Planning Board requested, 5% commercial was added within the definition as a requirement along with language regarding commercial outparcels that they will be allowed in the MU developments directly adjacent to Exits 42 and 45 and those are to be limited to 3. Ms. Hair explained that in the UDO under “Additional Use Standards (Article 3)” all MU districts will be Condition Zoning (CZ) and will require a master plan to be submitted with the application that includes:

- Land use types and their location;
- Prescribed densities for each land use type;
- Transportation plan that shows proposed road network and connectivity (in addition to any TIA that may be required);
- Pedestrian plan showing sidewalks, greenways and all pedestrian connections;
- Open Space – plan showing location, size and proposed use;
- Concept plan;
- Master sign plan showing location and size of all proposed signage (not required to be presented at the time of the application);
- Acreage requirement is at least 50 acres.

Under Development Standards it was established that parking will be to the rear with 25% allowed on the side of buildings; the required project boundary buffer is 25’; a minimum of 50’ where adjacent to existing residential development; and a requirement of a 4’ landscape berm where residential developments are adjacent to public roadways on project boundaries, or where adjacent to an interior road that provides connectivity between project elements. There are no changes to uses but staff is recommending 10% Tree Save in the MU district. All other zoning districts for residential development are at a 5% requirement for Tree Save. Ms. Hair stated that Staff is recommending approval as written. The Planning Board is also recommending approval with one addition to the language under Applicability, #2 to make sure that site plans and concept plans submitted show “minimum lot size, building height, and residential lot layout”.

Councilmember Jerry Oxsher asked about minimum lot size. Ms. Hair responded that no minimum lot was set due to MU zoning/projects required to be conditional which provides flexibility to negotiate lot sizes.

Mayor Pro Tem Henkel Closed the Public Hearing

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

b. Approval of Adoption of Ordinance 20-22 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance To Include Language Creating A Mixed Use (MU) Zoning District”

Upon motion by Councilmember George Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved Ordinance 20-22 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance To Include Language Creating A Mixed Use (MU) Zoning District” including Planning Boards recommendation to add language under Applicability #2 “minimum lot size, building height, and residential lot layout”.

c. Approval of Consistency Statement

Upon motion by Councilmember Felina Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved TA-22-03 is consistent with the 2018 Strategic Plan and the Unified Development Ordinance as it would provide for the development of mixed-use projects, promoting the desired goal of improved walkability and encouraging enhancing the aesthetics of town. Amendment is reasonable and in the public interest.

(Copied in full, Ordinance 20-22 is filed in Ordinance Book 9, Pages 43-53)

(Copied in full, Ordinance 20-22, Staff Report, P&Z Board Certification of Action Taken, and Public Hearing Notice is filed on CD Titled: “Town Council Supporting Documents” dated August 8th and 11th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

Item 8. Approval of Text Amendment (TA-22-04) to the Unified Development Ordinance (UDO); Regarding Addition of Language Authorizing the Town to Enter into Development Agreements and Establishing Procedures for the Process in Accordance with N.C.G.S 160D-1001, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opened the Public Hearing

Planning Director Lynne Hair presented text amendment TA-22-04 adding language to the UDO authorizing the Town to enter into Development Agreements as defined by North Carolina General Statutes 160D-1001. Ms. Hair provided a definition of a Development Agreement stating that it is a voluntary contract between a local municipality and a property owner that contains the obligation of both parties and lays out the various standards and conditions that will control the development on the subject property.” It includes utility agreements, extends vested rights, and phasing of development. It is basically a tool that the state has approved and allows the Town to use. Staff has not added to or revised this proposed language. She commented that the reason it is being requested this evening is because it was left out of the UDO when the 160D update was done by the Town approximately 2 years ago. The Planning Board and Staff are recommending approval.

Mayor Pro Tem Henkel Closed the Public Hearing

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

b. Approval of Adoption of Ordinance 21-22 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance To Include Language Allowing The Town To Enter Into Development Agreements Per N.C.G.S 160D-1001”

Upon motion by Councilmember George Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, Ordinance 21-22 Titled: *"An Ordinance Amending The Town Of Troutman Unified Development Ordinance To Include Language Allowing The Town To Enter Into Development Agreements Per N.C.G.S 160D-1001"* was approved.

c. Approval of Consistency Statement

Upon motion by Councilmember Felina Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved TA-22-04 is consistent with the 2018 Strategic Plan and the Unified Development Ordinance as it would provide consistent regulation of Development Agreements for developments over 50 acres. The amendment is reasonable and in the public interest.

(Copied in full, Ordinance 21-22 is filed in Ordinance Book 9, Pages 54-56)

(Copied in full, Ordinance 21-22, Staff Report, P&Z Board Certification of Action Taken, and Public Hearing Notice is filed on CD Titled: "Town Council Supporting Documents" dated August 8th and 11th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

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

a. Hold Public Hearing

b. Consider Approval of Ordinance 18-22 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)"*

Applicant has requested to defer annexation request AX-22-03 for another month.

Upon motion by Councilmember Felina Harris, seconded by Councilmember George Harris, and unanimously carried, request to defer annexation request AX-22-03 to Council's next month meeting was approved.

(Copied in full, proposed Ordinance 18-22, Annexation Petitions, Boundary Survey and Public Hearing Notice is filed on CD Titled: "Town Council Supporting Documents" dated August 8th and 11th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

****Item 10. Consider Approval of a Resolution Titled: *"Supporting Operation Green Light For Veterans"***

Town Manager read aloud the resolution in support of "Operation Greenlight" in honor and in support of the various branches of the United States armed forces as they often experience a stressful transition to civilian life. The resolution encourages citizens to display a green light in their place of business or residence from October 1st through November 11th, 2022 in recognition of all the service and sacrifices veterans have made for our freedom.

Town Manager Wyatt thanked Iredell County Commissioner Gene Houpe, District 12 Director who oversees 8 counties in organizing Operation Greenlight.

Mayor Pro Tem Henkel asked that we keep the military in our thoughts and prayers as well as in our hearts for they are the line of protection between us and our freedoms.

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, Resolution Titled: *"Resolution Supporting Operation Greenlight for Veterans"* was approved.

(Copied in full, Resolution 31-22 is filed in Resolution Book IV, Pages 38-39)

(Copied in full, Resolution 31-22 is file on CD Titled: "Town Council Supporting Documents" dated August 8th and 11th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

VII. ELECTED / OFFICIALS REPORTS AND COMMENTS

Councilmembers and Mayor

Councilmember Felina Harris

- Wished all kids and teachers returning back to school a great and successful school year.
- Thanked Police Chief Watson and everyone involved in National Night Out (NNO) commenting that it was a great event. She expressed thanks to all that came out in support.

Councilmember George Harris

- Expressed appreciation and support to Chief Watson and officers for organizing the “Sand Lot” ballgames encouraging everyone to come out this Saturday in support commenting that we need to continue to do things to build our community.
- Asked that staff consider (following completion of updating the Land Use Map) developing an amendment to the UDO to include a clear definition regarding open space and clarify/regulate clear cutting in an efforts to slow developers down and keep them from abandoning the site. Mayor Pro Tem Henkel agreed commenting that citizens should be protected from a dust bowl asking if there is something the Town can do to help protect the trees and the citizens. Planning Director Lynne Hair stated that that are things that can be done from an ordinance amendment standpoint to preserve trees going forward. In regards to sites that have been cleared, there are things in the UDO and that Iredell County Erosion Control will required the soil on these sites to be seeded but she is not sure what the recourse would be if sites are abandoned. The Town requires bonds for construction of roads, infrastructure, etc. but Iredell County Erosion Control would have control over the actual soil and erosion issues. She stated that there are things that can possibly be added to the ordinance; one option to think about is requiring a bond. Ms. Hair stated she will look into the bonding option, see what other Towns are doing and get back to Council. Manager Wyatt stated that the Town may need to send a letter to Iredell County Erosion Control from Council regarding an issue with a property that they have not followed through in making sure that one particular land owner has not planted for grass. Manager Wyatt commented that he would like them to do their job and make sure the grass is planted and/or the individual is fined. Councilmember George Harris and Mayor Pro Tem Henkel each commented that they would be glad to sign a letter or do whatever it takes to handle the issue with Iredell County Erosion Control.

Councilmember Jerry Oxsher

- Commented that National Night Out (NNO) was a blast and a great time with his kids and highly recommended to anyone who did not a attend to come out next year. He expressed thanks and appreciation to the Police Department and Staff commenting that he is pleased with the response they have taken in being pro-active; it helps him sleep better at night knowing they are on the job.

Town Manager and Staff

Police Chief Josh Watson

Reported the following:

- During the month of July the Troutman Police Department responded to 264 calls for service; completed 37 incident/investigation reports and 11 crash reports; made 129 traffic stops with 2 narcotics violations and 1 DWI located during the stops. After receiving complaints regarding speeding and stop sign violations on West Avenue, the department completed a survey using a speed trailer and found that out of 8,164 vehicles clocked of which 77% were speeding over the 25 mph speed limit. The highest speed was 60 mph. Officers this week began focusing on traffic enforcement on West Avenue and will provide education through social media and the Towns newsletter about reducing speed in residential areas. Signage will be installed in areas that are having problems; first on West Avenue. Once the issue is resolved there, the signs will be moved to the next area. He would like to gain compliance without having to write people tickets. Chief Watson addressed the resident that wrote in about the speed issue

on West Avenue stating that the department is working to do what they can. In the past two day, officers have stopped a significant number of vehicles and traffic is beginning to slow down.

- Announced that the 1st Sandlot Baseball event took place on July 23rd. The event had a great turnout with approximately 40 people in attendance (including parents and children). The next event will take place this Saturday, August 13th, 6pm until dark.

Planning Director Lynne Hair

Reported the following:

- The Planning Department continues to see rezoning applications being submitted. Although there is talk of economic downturn, they are not experiencing it yet in planning.
- There are several rezoning coming before Council. One being the Barium Springs project. The developer will be holding the 2nd (additional) community meeting regarding the Barium project on Tuesday, August 18th. The request will go to the Planning Board on August 22nd, and on September 8th Council will hold the Public Hearing followed by consideration to rezone. A Development Agreement has been received for this project which will come before the Council shortly after the Conditional Zoning request.
- A community meeting was held on Tuesday night (August 9th) for a project called Shinn Farms located at Weathers Creek and Houston Road. This is a very large project consisting of 650 single family lots. The meeting had a large turnout; the room was full).
- A 100(+) Single Family attached project is proposed at Perth Road and State Park Road composed of three, one story units per building geared towards seniors that will be coming before Council in the next couple months.
- The Code Enforcement Officer is focusing on the property located on the corner of Old Mountain Road and US Hwy 21 in efforts to address the issues/complaints. He will be providing a weekly Code Enforcement report for herself and the Town Manager.

Finance Director Justin Mundy

Reported the following:

- The front office is still working with the software transition.
- The “MyGovHub” portal and the automated phone system is up and running for payments, although there are a few bugs to be worked out with the automated phone system on the company’s end.
- Kimberly and Erica are doing a great job in the front office. Kimberly has been with the Town for approximately 2 months and Erika 1 month.
- The Towns 2022 Fiscal Year audit is coming up in September.

Parks & Rec. Director Emily Watson

Reported the following:

- The Farmers Market held on Tuesdays will continue through the last Tuesday in September.
- The Annual Wicked Fast 5K will be held on October 15th, 6pm at the downtown Depot. Registration is now open.
- Trails and Treats event will be held on Halloween Day from 4pm-6pm on the paved trail with in woods within the Park. This event is a safe option for trick or treating for the community. Organizations/businesses in the community interested in participating as a vendor (passing out candy or promotional items), can contact her. Ms. Watson stated that the Town is happy to be able to have this event since COVID.
- The Town is hosting the South Iredell High School Community Pep Rally in the Park on Wednesday, August 17th at 6:30pm. Everyone is invited to come meet members of the marching band, cheerleaders, coaches, and players from all fall sports teams to help celebrate and kick-off the fall sports season and to get ready for the 1st home varsity football game in Viking Valley on Friday night at 7:30pm.
- Youth sports will be starting back up for the fall in the next few weeks. Brent Bustle is doing a great job mowing and preparing the fields.

Public Works Director Adam Lippard

Reported the following:

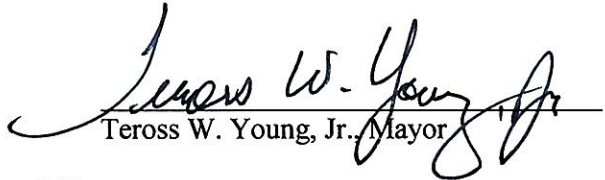
- The department is finishing up with the lead and copper testing program; ahead of October 1st deadline.
- Completed and received state approval on the Annual Collect System Status Report
- Completed and received state approval on all monthly state compliance reports.
- Order has been placed for a new Jet-Vac Combination Truck. Looking for the truck to be delivered no later than January.
- Overall, the department is working to keep sewer flowing in the right direction and keep water healthy.

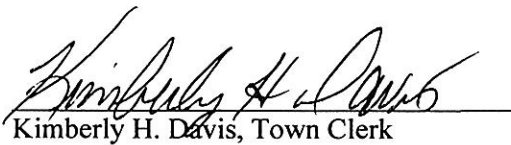
Town Manager Ronald Wyatt

- Expressed appreciation to all the Department Heads for their reports and their hard work. He reminded Council to feel free to send any questions to him and/or the department heads and not just wait until the monthly meeting to address any questions or concerns.
- Spoke to comments made on social media regarding smells in Town that turned out to be “natural” fertilizer.
- In addressing growth, he reminded Council members that it was not long ago that there were only one or two projects in the entire year. He stated that the experts are not saying that growth is going to stop here. County Commissioner Gene Houpe, District 12 Director has stated that 5 of the 8 counties he represents are projected to grow from 39% up to 67% by 2042. Iredell County is expected to grow by 50% within that time with Troutman expected to have the most growth of any municipality in the county. Therefore, the Town needs to make sure it is balanced growth. Manager Wyatt stated it is very important to keep focus on industrial and commercial growth to help pay for future obligations.
- Stated that the Town has one director’s position open that will be filled soon.

VIII, ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the August 11, 2022 Town Council meeting at 8:50 p.m.


 Teross W. Young, Jr., Mayor


 Kimberly H. Davis, Town Clerk



(**) Adjustments to the Agenda