



City of Trinity
CITY COUNCIL MEETING

January 08, 2024 at 6:00 PM

Trinity City Hall Annex

MINUTES

PRESENT

Mayor Richard McNabb
Mayor Pro Tem Bob Hicks
Councilman Tommy Johnson
Councilman Robbie Walker
Councilman Ed Lohr

ABSENT

Councilman Jack Carico

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Finance Director Crystal Postell
Public Services Director Rodney Johnson
Planning Director Jill Wood
Planner Jay Dale
Attorney Bob Wilhoit
Sgt. Ric D'Angelo

Call to Order, Welcome Guests and Visitors

Mayor McNabb called the meeting to order at 6:30 PM.

Pledge of Allegiance and Invocation

Mayor McNabb led the Pledge of Allegiance and gave the Invocation.

Review, amend if needed, and approve Proposed Regular Agenda

Mayor Pro Tem Hicks made a motion to amend the agenda to add 6 d, Signage at the Sheriff Satellite Station. The motion was seconded by Councilman Lohr with a unanimous vote of 4 ayes and 0 nays.

Councilman Lohr made a motion to amend the agenda to add 6 e, a discussion about Code Enforcement, the Sign Ordinance, and vacant seats on the Council. The motion was seconded by Mayor Pro Tem Hicks with a unanimous vote of 4 ayes and 0 nays.

Mayor Pro Tem Hicks made a motion to amend the agenda to add 6 f, adding a reimbursement policy for Board Members that is like the one we already have for employees. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

Mayor Pro Tem Hicks made a motion to approve the agenda as amended. The motion was seconded by Councilman Walker with a unanimous vote of 4 ayes and 0 nays.

Public Comment Period

Lisa Hayworth at 3800 Archdale Road, Archdale, the Executive Director for the Randolph Partnership for Children. presented to the Council a program called The Basics Randolph.

Neil Green at 5840 Welborn Road, asked the Council for an update on the streetlights on Welborn Road.

Curtis Conner at 3814 Crescent Avenue, thanked the City for their support with the Friends of Trinity for their help with Christmas in Trinity and the Farmers Market.

Consent Agenda Items

- a. Approval of Regular Meeting Minutes of November 13, 2023
- b. Approval of Closed Session Meeting Minutes of November 13, 2023
- c. Approval of Special Called Meeting Minutes of November 29, 2023
- d. Approval of Closed Session Meeting Minutes of November 29, 2023
- e. City of Trinity- Monthly Financial Position Review (*Finance Director Crystal Postell*)
- f. FY 2024 – 2025 Detailed Budget Preparation Schedule (*Finance Director Crystal Postell*)
- g. Project Ordinance 24 – 04: Amendment to the Steeplegate Lift Station and Force Main Project (*Finance Director Crystal Postell*)
- h. Pre-audit and Disbursement Policy (*Finance Director Crystal Postell*)
- i. Second (2nd) Consecutive Year Awarded the GFOA Distinguished Budget Presentation Award (*Finance Director Crystal Postell*)

Councilman Johnson made a motion to approve the Consent Agenda. The motion was seconded by Mayor Pro Tem Hicks with a unanimous vote of 4 ayes and 0 nays.

Action Agenda

- a. Investment Policy (*Finance Director Crystal Postell*)

Finance Director Crystal Postell, presented to the Council a summary of the Investment program. It shall be operated in conformance with federal, state, and other legal requirements including NCGS 159-30. The purpose of this investment policy is to set forth the investment and operational guidelines for the management of the public funds of the City of Trinity. This policy is designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and a competitive return on investments.

Councilman Johnson made a motion to approve the Investment Policy. The motion was seconded by Councilman Walker with a unanimous vote of 4 ayes and 0 nays.

b. Approval of the Order of The Board Adjustment - Chad Long Appeal (*Planning Jay Dale*)

Mayor McNabb excused himself and Mayor Pro Tem Hicks resumed presiding over the quasi-judicial hearing proceedings for the Chad Long Appeal heard on November 13, 2023.

Interim Planner Jay Dale presented the Order of the Board of Adjustment. Chad Long (Long Properties LLC of Archdale, North Carolina, requested permits to place a duplex on multiple lots he owns in the Lake Darr community. After the permits were denied. Mr. Long appealed the determination of the Zoning Administrator in the interpretation of the City's Zoning Ordinance **Article IX Section 9-2**.

Councilman Walker made a motion to approve the Order affirming the Administrative Decision of the Zoning Administrator/Planner. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays. Mayor McNabb returned to seat on the Board to proceed with the remainder of the meeting.

c. Variance Request - Lake Darr Rd PIN# 7717088835 (*Planning Jay Dale*)

Interim Planner Jay Dale presented the Council with the request by Mr. Long for a variance for his pre-existing, non-conforming lot of record on Lake Darr Rd (PIN# 7717088835). The variance would grant relief from the requirements of **Article IX Section 9-2 and Article XII Section 12-4** of the City's Zoning Ordinance which requires Mr. Long to seek a variance if he is unable to meet the dimensional requirements for his lot. His lot is zoned R-40 and requires 100 ft. at the building line. Mr. Long's lot is 75 ft. wide.

Mayor Pro Tem Hicks made a motion to amend the agenda to have a Public Hearing on the Variance request by Mr. Long. The motion was seconded by Councilman Walker with a unanimous vote of 4 ayes and 0 nays.

At this time, Interim Planner Jay Dale, Chad Long and Tyrone Harley were sworn in by City Clerk Darien Comer. The oath that was administered: *Do you solemnly affirm that the testimony you shall give tonight is the truth, the whole truth, and nothing but the truth, so help you God.*

Mayor McNabb opened the Public Hearing

Planner Jay Dale reviewed the Variance request with the Council and stated that the property owner is requesting that the Board to allow him to construct a single-family residence on the 75' wide vacant lot in lieu of the minimum requirement of 100 ft. at the building line.

Speaking For:

Mr. Long started by answering the question of the other lot that has been approved, we actually have three lots that are approved that are under 100 ft wide. One is 50 ft wide; one is 73.4 ft wide, and one is 74.15 ft wide. The one that we are requesting tonight is 75.27 ft wide. It is bigger than the other three that have already been approved. Then there is parcel number 771786674 which we do not own. It is at the end of Warren Lane is 76.3 ft wide and there is a brand-new home built there in 2008. There are multiple parcels on Lake Darr that are less than 100 ft. We are in compliance with everybody else in that neighborhood, so we are asking that the variance be approved at this time. Mr. Long said that he has decided to build a single-family house for sale and we need the variance to do so.

Speaking Against:

Tyrone Harley at 5107 Libby Road, inquired about a former decision for a lot on Libby Road. Mayor Pro Tem Hicks explained that had been denied.

Mayor Pro Tem Hicks made a motion to close the Public Hearing. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

Mayor Pro Tem Hicks made a motion to approve the Variance. The motion was seconded by Councilman Walker with a vote of 3 ayes and opposed by Councilman Lohr. Mayor Pro Tem Hicks withdrew his motion.

d. Signage at Sheriff's Satellite Station

Public Works Director Rodney Johnson was tasked with getting signage installed at the recently renovated Randolph County Sherriff's Office Satellite Station at 6701 NC Hwy 62. Mr. Johnson contacted Beane Signs (Asheboro, NC), Clark Sign Corp. (Archdale, NC) and Signage Industries (High Point, NC). He received quotes from both Clark Sign Corp. and Signage Industries. He had a couple of conversations with all three and Beane Signs did not quote the job.

Councilman Walker made a motion to accept the replica of the sign that is at City Hall now with the full color matching the warranty provided by Clark Sign Company of seven years parts and labor and two-year custom content assistance at a cost of \$32,163.13. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

e. Discussion on Code Enforcement

Councilman Lohr expressed concerns about people complaining to much about the signs and about neighbors. He would like something to change about the ordinance on the billboard signs.

Selecting Members of Council vacant seats

Councilman Lohr would like there to be a change in how a Council Member is appointed to the Council when someone has to step away from their seat before an election.

City Manager Stevie Cox referenced NCGS 160A-63. Vacancies.

f. Travel Reimbursement for Council Members

Mayor Pro Tem Hicks asked that the staff provide an ordinance or policy change so that Council Members can have a comparable recompensation for the things that they do that the city employees have.

Mayor Pro Tem Hicks made a motion to open the Public Hearing for Variance Request - Lake Darr Rd PIN#7717088835. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

Mayor Pro Tem Hicks made a motion to recess the Public Hearing till Thursday, January 11th at 5:00PM. The motion was seconded by Councilman Johnson with at unanimous vote of 4 ayes and 0 nays.

Closed Session for Legal Pursuant to NCGS 143-318.311(a)(3)

Mayor Pro Tem Hicks made a motion to go into Closed Session Pursuant to NCGS 143-318.11(a)(3). The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

Mayor Pro Tem Hicks made a motion to close the Closed Session. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

Councilman Johnson made a motion to return to Open Session. The motion was seconded by Mayor Pro Tem Hicks with a unanimous vote of 4 ayes and 0 nays.

Mayor, Council and City Manager Updates

Councilman Walker raised a discussion about firearms.

Adjournment

Councilman Walker made a motion to Adjourn. The motion was seconded by Councilman Johnson with a unanimous vote of 4 ayes and 0 nays.

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk