



City of Trinity
CITY COUNCIL MEETING

January 13, 2025
Trinity City Hall Annex

MINUTES

PRESENT

Mayor Richard McNabb
Mayor Pro Tem Robbie Walker
Councilmember Ed Lohr
Councilmember Debbie Jacky
Councilmember Paul Welborn
Councilmember Barry Allison

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Finance Director Crystal Postell
Public Works Director Rodney Johnson
Planning Jay Dale
Attorney Bob Wilhoit
Randolph County Sheriff Sgt. Clarkston Cox

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

Mayor McNabb led the Pledge Allegiance and Councilmember Paul Welborn gave the invocation.

Review, amend if needed, and approve Proposed Regular Agenda

Mayor Pro Tem Walker made a motion to amend the agenda and remove Item 8-c from the action agenda and add item 8-h to the action agenda. The motion was seconded by Councilmember Welborn and passed unanimously.

Public Comment Period

Neil Green at 5840 Welborn Rd, expressed concerns about the streetlight on Welborn that he has asked to be removed. He would like to know what has been decided.

Brin Knox at 3752 Old Glenola Road, informed the Council of a potential concrete batch plant on Old Glenola Road, that has been turned down by the Archdale City Council twice. She expressed concerns about this plant and the dangers it could possibly cause.

Consent Agenda Items

- a. Approval of Regular Meeting Minutes of December 9, 2024**
- b. Finance Director's City of Trinity Financial Statements**
- c. Personnel Policy - Update**

Councilmember Jacky made a motion to approve the consent agenda. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Recognitions and Presentations

Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting

City Manager Stevie Cox stated on September 17, 2024, the Finance Department was notified by the Government Finance Officers Association (GFOA) that upon the City's first submissions, the City of Trinity has been awarded the Certificate of Achievement for Excellence in Financial Reporting. The GFOA Certificate of Achievement for Excellence in Financial Reporting is the highest form of recognition in governmental accounting and financial reporting.

Financial Audit Review

Monty Pendry with Gibson & Company, P.A. presented to the Council the results of the City's annual audit review along with its Annual Comprehensive Financial Report. The audit of the financial statements for the City of Trinity for the year ending June 30th, 2024 has been completed. It has been submitted to the local government commission and they have approved it.

Public Hearing

Request for a Variance Jackie Investments LLC Grey Oaks Rd. PIN #7718006840

It is reflected that this Hearing is a Quasi Judicial Hearing before the Board of Adjustments.

Planner Jay Dale presented to the Council the request by Jackie Investments LLC for a variance from the requirement of Article IX Section 9-2 (Nonconforming Lots of Record). The lot in question only has a width of 75 ft. This is 25 ft. short of the 100-foot lot width requirement laid out in Section 12-4 Yard area and height requirements of the City of Trinity Zoning Ordinance.

Planner Jay Dale was sworn in by the 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.*

There was no one present to speak for Jackie Investments

Request to Amend the Conditional Zoning District Unilin North America LLC (Mohawk) NC Hwy 62 PIN #6787912252

Planner Jay Dale, presented a request to amend the conditional zoning district at NC Hwy 62, Unilin North America LLC (Mohawk) PIN# 6787912252, is requesting that 29.1 acres, have the conditions of its current M2-CZ zoning amended to allow the addition of a 266-space employee parking lot as per the site plan. On November 25, 2024, the Trinity Planning Board voted to recommend approval for the amendment to the existing conditions as per the site plan.

Attorney Ashley Terrazas represents Unilin (Mohawk), presented a power point to the Council.

Speaking Against:

None

Speaking For:

None

Action Agenda

Request for a Variance Jackie Investments LLC at Grey Oaks Rd. PIN #7718006840

Councilmember Jacky made a motion to recess the public hearing until the next City Council meeting. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Request to Amend the Conditional Zoning District Unilin North America LLC (Mohawk) NC Hwy 62 PIN #6787912252 (Planner Jay Dale)

Councilmember Allison made a motion to approve with conditions:

- *Proposed parking area and existing driveways be paved or concreted.*
- *An additional row of evergreen trees to be added to the existing buffer.*
- *NCDOT approval of the driveway permit.*

The motion was seconded by Councilmember Jacky and passed unanimously.

Budget Ordinance to Execute the Trinity Minimum Housing Program

Finance Director Crystal Postell presented to the Council a Budget Ordinance to execute the City's Minimum Housing Program. The City must appropriate the General Fund Balance to cover the cost of the demolition of (2) two houses. The houses facing demolition will be the following:

- 5464 Braxton Craven Blvd.
- 5515 Rockford Dr.

Councilmember Jacky made a motion to approve the Budget Ordinance as presented. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Adoption of Ordinance to Order Code Enforcement Officer to Proceed to Effectuate the Purpose of the Trinity Minimum Housing Code and N.C.G.S. 160D-1203

Eric Clem, SCEI Minimum Housing and Non-Residential Specialist. On October 15, 2024, the City Council was asked to adopt three separate Ordinances ordering the City of Trinity's contracted code enforcement officer to proceed to effectuate the purpose of the Trinity Minimum Housing code and G.S. 160D-1203. These ordinances are to abate the Minimum Housing Code for, 5464 Braxton Craven and 5515 Rockford Drive. The City Council voted to re-hear the case at the January 13, 2025 meeting.

Adlois Shoffner at 3225 Egelwood Dr, Greensboro was present representing the heirs. She explained to the Council that she is working with a lawyers office to find out the names of the 40 heirs. She would like to request more time in contacting the heirs and fixing it up.

Councilmember Welborn made a motion to Table to the April meeting. The motion was seconded by Councilmember Jacky and passed unanimously.

Eric Clem reported that 5515 Rockford Drive had an extension from the October 15, 2024 meeting to January 13, 2025 Council meeting. There was no one representing the family present. There was another inspection done on the 2nd of January, the only thing that was found was that the roof had been replaced with a metal roof.

Mayor Pro Tem Walker made a motion to table until the March Council meeting. The motion was seconded by Councilmember Allison and passed unanimously.

Approval of the Steering Committee for the Parks and Recreation Master Plan

Planner Jay Dale, stated that this is a request for approval of the Steering Committee Members for the Parks and Recreation Master Plan. On December 9, 2024, the Trinity City Council voted to rehear the request in January 2025, so the Councilmembers would have the opportunity to appoint members to the steering committee. The members selected are as follows:

Mary Joan Pugh (NC Trails)
Dwayne Allen (Trinity High School Tack Coach)
Eugenia Bynam
Tony Tyson (DR Horton Homes)
Robbie Smith (YMCA Archdale)
Pattie Housand
Webb Grubb
Caleb Friendenbach
Bradley Phillips
Eddie Eaton

Councilmember Allison made a motion to approve. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Appointment of Planning and Zoning Board Member Alternate and Liaison

City Manager Stevie Cox, stated that the City Council needs to appoint a Planning and Zoning Board Member Alternate and Liaison.

Councilmember Jacky made a motion to appoint Bradley Phillips as the Planning and Zoning Alternate. The motion was seconded by Councilmember Welborn and passed unanimously.

Councilmember Welborn made a motion to table the appointment of the Liaison to the Planning and Zoning Board until next month's meeting. The motion was seconded by Councilmember Jacky and passed unanimously.

Councilmember Lohr requested to have the Pre-agenda the week before. He would like to have a separate meeting for the Pre-agenda and the Regular Meeting a week a part.

Councilmember Welborn made a motion for a Closed Session for Personnel. The motion was seconded by Councilmember Jacky and passed unanimously.

Councilmember Allison made a motion to return to the Open Session. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Mayor, Council and City Manager Updates

Councilmember Lohr expressed his concern about the Signs.

City Manager Stevie Cox asked that the newly elected Councilmembers consider going to the Newly Elected Municipal Officials Training in Kannapolis.

Adjournment

Mayor Pro Tem Walker made a motion to adjourn. The motion was seconded by Councilmember Welborn and passed unanimously.

Attest:

Richard McNabb, Mayor

Darien P. Comer, CMC City Clerk