



**City of Trinity**  
**CITY COUNCIL MEETING**

**August 12, 2024**  
**Trinity City Hall Annex**

**MINUTES**

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**PRESENT**

Mayor Richard McNabb  
Mayor Pro Tem Bob Hicks  
Councilman Tommy Johnson  
Councilman Robbie Walker  
Councilman Ed Lohr  
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  
Planning Jay Dale  
Attorney Bob Wilhoit  
Sgt. D'Angelo  
Sgt. Cox

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

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 add 6b Sheriff Seabolt to the agenda. The Motion was seconded by Councilman Walker and passed unanimously.*

*Mayor Pro Tem Hicks made a motion to table action item 8b to the next meeting in September and to table action item 8e for a Special Called Meeting on August 26, 2024 at 5:00 PM. The motion was seconded by Councilman Johnson and passed unanimously.*

**Public Comment Period**

None

## **Consent Agenda Items**

- a. Approval of Regular Meeting Minutes of June 10, 2024**
- b. Approval of Closed Session Meeting Minutes of June 10, 2024**
- c. Approval of Special Called Meeting Minutes of June 27, 2024**
- d. City of Trinity- Monthly Financial Position Review**
- e. Resolution 25 - 01: Close out the State Capital and Infrastructure Grant (SCIF) and all accounts associated**
- f. Annual Budget Amendment to Re-Appropriate Budgetary Authority Related to Encumbrances Outstanding as of June 30, 2024**

*Mayor Pro Tem Hicks made a motion to approve the Consent Agenda items. The motion was seconded by Councilman Johnson and passed unanimously.*

## **Recognitions and Presentations**

### **GFOA Distinguished Budget Award - 3rd Year Receiving**

The Finance Department has been awarded and recognized nationally for the 3rd consecutive year for the Government Finance Officer Association (GFOA) Distinguished Budget award.

### **Sheriff Seabolt, Randolph County Sheriff's Department**

**Sheriff Seabolt informed** the Council of the promotion for Sgt. Ric D'Angelo to Captain and his moving to another department with the Randolph County Sheriff Department. His replacement is Sgt. Clarkston Cox who will now be over the Trinity Sheriff Department Sub-Station.

## **Public Hearing**

Mayor McNabb opened the Public Hearing.

### **Request for Variance PIN #7708058699 - 5638 Uwharrie Road**

Planner Jay Dale and Martin Lamberg 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.*

**Planner Jay Dale** presented to the Council a summary for a request for a Variance from DKKK LLC (Jowat) from Section 12-4 of the City of Trinity Zoning Ordinance to allow construction of a loading and unloading zone in front of the current structure. The loading and unloading zone would be ten (10) feet off the right of way rather than the required fifty (50) feet. The dock would reduce forklift traffic and increase safety.

**Martin Lamberg from DKKK LLC, (Jowat)** was present and available for questions.

## **Speaking For:**

None

**Speaking Against:**

None

Mayor McNabb closed the Public Hearing.

**Action Agenda**

**Request for Variance PIN #7708058699 - 5638 Uwharrie Road**

*Mayor Pro Tem Hicks made a motion to grant the variance with the following conditions:*

- *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.*
- *Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents in the district in which the property is located.*
- *A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.*
- *The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.*
- *The special circumstances are not the result of the applicant.*
- *The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.*
- *The variance is not a request to permit a use of land, building or structure which is not permitted by right or by conditional use in the district involved.*
- *The loading and unloading zone will be ten (10) feet off the right of way rather than the required fifty (50) feet and the dock will reduce forklift traffic and increase safety.*

*The Motion was seconded by Councilman Carico and passed unanimously.*

**Request for Property Rezoning PIN #6798661434 - Corner of Mendenhall Rd. and Old Mendenhall Rd.**

*Mayor Pro Tem Hicks made a motion to Table to the September Meeting. The motion was seconded by Councilman Johnson and passed unanimously.*

**Request for Property Rezoning PIN #7708323924 - 0 Surrett Dr.**

**Planner Jay Dale** presented the request for rezoning 0 Surrett Dr. Pin#7708323924. Alejandro Robles Fuerte and Monica Ponce are requesting that .67 acres located a 0 Surrett Dr. be rezoned from R-40 (Residential) to HC (Highway Commercial). It is the desire of the property owner to operate an outdoor storage yard as per site plan. The property owner will need to acquire a Special Use Permit to operate an outdoor storage yard. The City of Trinity Planning Board voted Monday, March 25, 2024 to recommend denial for the rezoning as inconsistent with the Trinity Land Use Plan.

Mayor McNabb opened the Public Hearing

**Monica Ponce**, property owner was present and available for questions.

**Speaking For:**

**Monica Ponce at 6953 Quarter Horse Drive**, the purpose of this is for storage for tools and equipment.

**Speaking Against:**

None

Mayor McNabb closed the Public Hearing.

*Mayor Pro Tem Hicks made a motion to approve rezoning change from Residential-40 to Highway Commercial. The motion was seconded by Councilman Johnson and passed unanimously.*

**Amendment to the Steeplegate Lift Station and Force Main Project Budget**

**Finance Director Crystal Postell** is requesting an amendment to the Steeplegate Lift Station and Force Main Project Budget in the amount of \$4,432,500. A revised Resolution 25-03 and Project Ordinance 25-01 was presented.

*Councilman Carico made a motion to approve the amendment in the amount of \$4,432,500. The motion was seconded by Councilman Johnson and passed unanimously.*

**Designation of Distress Under the Viable Utility Program Resolution**

*Mayor Pro Tem Hicks made a motion to Table to a Special Called Meeting on August 26, 2024 at 5:00PM. The motion was seconded by Councilman Johnson and passed unanimously.*

**Resolution to Apply for a Sewer Asset Inventory and Assessment Grant**

**City Manager Stevie Cox** requested that the Council approve and adopt the Resolution to apply for a Sewer Asset Inventory and Assessment Grant. The Council is moving forward with the execution of the contract for the Sewer Expansion Study with David Martin Powel Engineering. The Sewer Asset Inventory and Assessment Grant Application requires that the Council approve and adopt a Resolution to apply, before the City can move forward with the application process.

*Councilman Walker made a motion to approve and adopt The Resolution to Apply for a Sewer Asset Inventory and Assessment Grant. The motion was seconded by Councilman Johnson and passed with a vote of 4 ayes and opposed by Councilman Lohr.*

**Water Management Ordinance**

**Municipal Services Inc. Consultant Carrie Spencer and Roger Bardsley** are updating the stormwater and watershed ordinances. The State has the ordinance, and we are waiting for their approval. The Planning Board has reviewed the ordinance and recommends the City Council's approval and to schedule a Public Hearing.

*Mayor Pro Tem Hicks made a motion to set a Public Hearing for next month's Council meeting. The motion was seconded by Councilman Walker and passed unanimously.*

**Closed Session - Personnel - Pursuant to NCGS 142-318(a)(6)**

*Mayor Pro Tem Hicks made a motion to go into Closed Session for Personnel pursuant to NCGS 142-318(a)(6) The motion was seconded by Councilman Carico and passed unanimously.*

*Councilman Walker made a motion to close the Closed Session. The motion was seconded by Councilman Johnson and passed unanimously.*

***Councilman Johnson made a motion to return to Open Session. The motion was seconded by Councilman Carico and passed unanimously.***

**Mayor, Council and City Manager Updates**

Councilman Walker instructed the City Staff to look into Shirley Hamer's right of way for her road.

Councilman Carico inquired about the Council not being informed about a Food Lion and Walmart wanting to come to the area.

**Adjournment**

***Councilman Walker made a motion to adjourn. The motion was seconded by Councilman Carico and passed unanimously.***

Attest:

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Richard McNabb, Mayor

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Darien P. Comer, City Clerk