



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

**October 15, 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  
Planning Director Jill Wood  
Attorney Tom Wright  
SCEI Minimum Housing and Non-Residential Specialist Eric Clem  
Sgt. Clarkston 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 approve the agenda as presented. The motion was seconded by Councilman Carico and passed unanimously.*

**Public Comment Period**

None

**Consent Agenda Items**

- a. Approval of Regular Meeting Minutes of September 9, 2024**
- b. Approval of Closed Session Meeting Minutes of September 9, 2024**

c. **City of Trinity- Monthly Financial Position Review** (*Finance Director Crystal Postell*)

d. **Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting** (*Finance Director Crystal Postell*)

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

### **Public Hearing**

#### **Fuerte and Ponce Request for Special Use Permit - Surrett Drive**

##### **Speaking For:**

None

##### **Speaking Against:**

None

The Property owner, **Monica Ponce** was present to answer questions from the Council.

### **Action Agenda**

#### **Fuerte and Ponce Request for Special Use Permit - Surrett Drive**

Planning Director Jill Wood, Monica Ponce and Lexi Robles 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.*

Ms. Wood gave a summary of the request.

After discussion, Ms. Ponce agreed to install a 6 ft. chain-link fence with material to make the fence opaque. Fence must be approved by Planning Code Enforcement. Ms. Ponce put this added Condition in writing.

There was no one present in opposition to this request.

*Mayor Pro Tem Hicks made a motion to approve the application for a Special Use Permit, with the added condition, based on the following:*

- *That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;*
- *That the use meets all required conditions and specifications;*
- *That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and*
- *That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Land Use Plan of the City of Trinity.*

*The motion was seconded by Councilman 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 NCGS 160D-1203**

**Eric Clem, SCEI Minimum Housing and Non-Residential Specialist** presented the Council with 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 the following addresses:

5250 Meadowbrook Drive  
5464 Braxton Craven Road  
5515 Rockford Drive

**Joey Layne from Guil-Rand Fire Department** was present to answer questions in regard to having the fire department possibly burn the house.

#### **5515 Rockford Drive**

**Steven Gray, one of the property heirs at 5515 Rockford Drive**, was present and described all the things that are needed to fix up the home. Mr. Gray stated that he wanted to discuss with family members possibly repairing the house and asked for more time to get things taken care of.

*Mayor Pro Tem Hicks made a motion to split the three properties into three separate agenda items. The motion was seconded by Councilman Carico and passed unanimously.*

*Mayor Pro Tem Hicks made a motion to continue for three (3) months to the January Meeting. The motion was seconded by Councilman Johnson and passed unanimously.*

#### **5464 Braxton Craven Road**

**Adlois Shoffner at 3225 Eagelwood Dr, Greensboro** was present representing the heirs. She explained to the Council the difficulty in notifying the heirs. There has been a little work done on the house. She would like to have more time in contacting the heirs and fixing it up.

*Mayor Pro Tem Hicks made a motion to continue for three (3) months until the January meeting. The motion was seconded by Councilman Johnson and passed unanimously.*

#### **5250 Old Meadowbrook Road**

*Mayor Pro Tem Hicks made a motion to remove 5250 Old Meadowbrook Road from the Agenda because the property has been sold and Code Enforcement will need to restart the Enforcement Procedures. The motion was seconded by Councilman Carico and passed unanimously.*

#### **Resurfacing Program**

**Rick Austin, Abbotts Creek Engineering** presented streets that need resurfacing. To keep the Powell Bill account below the maximum allowed balance, the City is required to spend approximately \$175,000 before the end of this budget year. The streets in Stone Gables, Siler St. Phase 1 and Colonial Village are the streets that are in need of resurfacing. Councilman Carico asked to include Cedardale Street and Jordan Street.

*Mayor Pro Tem Hicks made a motion to authorize the resurfacing that has been suggested to accommodate the Powell Bill spending. The motion was seconded by Councilman Johnson and passed unanimously.*

***The Council further instructed staff to research repairs needed and return preliminary estimates or at least the process of what we need to do to takeover maintenance of Jordan Street and/or Cedardale Street by January 2025.***

#### **Mayor, Council and City Manager Updates**

Councilman Lohr asked the Council to consider giving more money to the Helene Hurricane Relief. The Council agreed the Western North Carolina Communities had been devastated by the Hurricane.

***Councilman Lohr made a motion to send \$5000 to Samaritans Purse to be used for the Western North Carolina Helene Hurricane Damaged Communities. The motion was seconded by Councilman Carico and passed unanimously.***

#### **Adjournment**

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

***After the meeting was adjourned, the Council re-convened to consider moving their regular November meeting date. A motion was made by Councilman Carico to reschedule the November 12th meeting to November 18th. Mayor Pro Tem Hicks and Councilman Johnson had left the meeting. The motion was seconded by Councilman Lohr and the motion passed unanimously.***

**Attest:**

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**Richard McNabb, Mayor**

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**Darien P. Comer, City Clerk**