



City of Trinity
CITY COUNCIL MEETING

June 10, 2024
Trinity City Hall Annex

MINUTES

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. Ric D'Angelo

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 accept the agenda with the following amendments: 1) move the Closed Session for Legal to 4-a, 2) move item 7-g Welborn Rd. Streetlight to 7-a1 and 3) add the Friends of Trinity request to 7-d1. The motion was seconded by Councilman Johnson with a unanimous vote of 5 ayes and 0 nays. The motion passed.

Public Comment Period

Chad Long, inquired about an overpayment in fees for a \$1000.00. He has received \$400.00 of that refund. Three months have passed and wanted to know why there was a hold-up about the remaining \$600. Mr. Long sent an email to Jay Dale on May 13th to convert and approve a single-family house to a duplex that is on 34,000 sq. ft. which is bigger than any of the approved lots that they are building a duplex on. Mr. Long stated that he had emailed Jay every week or at least every other week, and his answer is he is waiting on Bob. He would like to have an answer. Attorney Wilhoit stated that he and Mr. Long's Attorney are in discussions on various points. Attorney Wilhoit stated that the City has already incurred expenses for the Variance Request (legal advertisements were published, adjoining property owners' notices have been mailed, etc.), however he will discuss with staff to determine if a refund is appropriate.

Lucy Rush at 5372 Grey Oak Rd, inquired about appointing someone to the Planning and Zoning Board. She also mentioned a conversation that she had with Councilman Lohr.

Closed Session - Legal - Pursuant NCGS 143-318.11(a)(3)

Mayor Pro Tem Hicks made a motion to go into Closed Session for Legal purposes pursuant to NCGS 143-318.11(a)(3). The motion was seconded by Councilman Walker with a unanimous vote of 5 ayes and 0 nays.

Mayor Pro Tem Hicks made a motion to close the Closed Session and return to Open Session. The motion was seconded by Councilman Johnson with a unanimous vote of 5 ayes and 0 nays.

Consent Agenda Items

- a. **Approval of Regular Meeting Minutes of May 13, 2024**
- b. **Finance Director's City of Trinity Financial Statements** (*Finance Director Crystal Postell*)
- c. **Budget Amendment to Align Budget for Fiscal Year End - Ordinance 24 - 10** (*Finance Director Crystal Postell*)
- d. **Establish the Trinity Parks and Recreation Master Plan Project - Project Ordinance 24 - 06** (*Finance Director Crystal Postell*)
- e. **Utility Audit Revision** (*Finance Director Crystal Postell*)

Mayor Pro Tem Hicks made a motion to approve the Consent Agenda Items. The motion was seconded by Councilman Johnson with a unanimous vote of 5 ayes and 0 nays.

Public Hearing

Request for Property Rezoning - PIN #6798661434 Corner of Mendenhall Rd. and Old Mendenhall Rd. (*Planning Jay Dale*)

Planning Jay Dale presented a summary of the Tracy Mahan request to rezone 2.33 acres located at the corner of Mendenhall and Old Mendenhall Rd. PIN# 6798661434 from R-40 to M1. It is the desire of the property owner to operate an outdoor storage yard for buses. On Monday, April 22, 2024, the Planning Board met and heard this request and unanimously recommended that the request be denied. Mr. Mahan is proposing the same zoning tonight but would also like to have conditions, 1) It would only be used as an

outside storage yard, 2) only buses would be placed on the storage lot not tractor trailers, 3) Screening would be provided as required by the Zoning Ordinance.

Speaking For:

Jonathan Cranford at 1367 Barker Drive, Randleman, was present to represent Tracy Mahan. The original intent was to put tractor trailers on this property, but the footprint is too small. The intent now is to use this lot for school bus storage. Mr. Cranford presented the dimensions of buses. Mr. Cranford stated that it is the responsibility of the State to determine adequate safety of the roads servicing this property. The hours for the lot would be 8:00 AM to 5:00 PM.

Speaking Against:

Jeff Brown at 5702 Cedar Post Street, concerned with larceny, transients and trees growing into the power lines. Mr. Brown spoke of his concerns with tractor trailers and road safety. He presented pictures of the area to the Council.

Tonya Riffe at 5728 Old Mendenhall Road, concerned with looking out her door and seeing a bunch of buses.

Barbara Riffe at 5728 Old Mendenhall Road, stated her concerns about the amount of traffic that tractor trailers and buses cause.

Brian Kirkman at 5741 Old Mendenhall Road, concerned with the traffic at this intersection.

Action Agenda

- a. **Request for Property Rezoning - PIN #6798661434 Corner of Mendenhall Rd. and Old Mendenhall Rd.** (*Planning Jay Dale*)

Councilman Johnson made a motion to Recess the Public Hearing to the next City Council meeting. The motion was seconded by Councilman Walker with a unanimous vote of 5 ayes and 0 nays.

- a-1 **Welborn Rd. Streetlight** (*City Manager Stevie Cox*)

The Council discusses removing or adding a shield to the streetlight at 5840 Welborn Rd. at Neil Green's residence. Neil Green was present and expressed his concerns for the streetlight across from his residence. He would like to have proof of who ordered the lights to be put up and when.

- b. **Planning and Zoning Board Member Appointment** (*Councilman Lohr*)

Councilman Walker made a motion to appoint Eddie Eaton to the Planning and Zoning Board. The motion was seconded by Councilman Carico and was approved by a unanimous vote of 5 ayes and 0 nays.

- c. **Sewer Use Ordinance - Tap Fees** (*Public Services Director Rodney Johnson*)

Rodney Johnson Public Services Director presented the Council with a revision to the City Sewer Ordinance that would place the responsibility of sewer tap installations on the property owner. Mr. Johnson explained that the owner would be required to obtain a sewer tap permit from the City at a cost of \$75. (This fee would be added to the City Fee Schedule and replace the sewer tap of \$3800). Mr. Johnson

stated that the property owner would be required to hire a licensed utility contractor, and the City would inspect the installation of the tap.

Councilman Carico made a motion to adopt the revision as presented and approved the fee changes. The motion was seconded by Councilman Walker with a unanimous vote of 5 ayes and 0 nays.

Dennis Pinnix with MSI, rescinded the three-year contract that had been submitted. He did not feel comfortable submitting the contract for three years. A one-year contract has been presented.

d. Fiscal Year 2024 - 2025 Contracts (*Finance Director Crystal Postell*)

- Planning (1-year Municipal Services, Inc) or Planning (3-year Municipal Services, Inc)
- Code Enforcement (State Code Enforcement, Inc.)
- IT Services (Municipal Services, Inc.)
- Digital Marketing, Social Media, and City Events (Archdale Trinity Chamber)

Mayor Pro Tem Hicks made a motion to approve the contracts subject to the approval of the City Attorney before they are executed. The motion was seconded by Councilman Carico with a unanimous vote of 5 ayes and 0 nays.

d-1 Friends of Trinity - Ordinance 24 - 11

Finance Director Crystal Postell provided a background. The Friends of Trinity requested to be heard by the City Council concerning their need for additional funding by the City. They asked for an increase of funding to include the Farmer's Market volunteer hours in both this fiscal year and next fiscal year budgets. The organization would like to increase the Fiscal Year 2024 - 2025 Annual Budget by \$1,100. Currently, the City of Trinity has an allocation of \$3,000 through Grants to Agencies and \$2,500 for Christmas in Trinity for the Friends of Trinity. If the City Council approves to increase the Friends of Trinity's allocation, it would be a total of \$6,600.

There was heated discussion between Council Members.

Friends of Trinity President Curtis Connor explained some of the things the Friends of Trinity do for the Trinity Community. The Farmers Market must be overseen and there are strict regulations on vendors.

Mayor Pro Tem Hicks made a motion to approve and adopt the increase of funding for The Friends of Trinity. The motion was seconded by Councilman Walker with a vote of 3 ayes and 2 nays, Councilman Lohr and Councilman Carico voted against the motion. The motion passed.

e. City Manager's Budget Statement for the Proposed Fiscal Year 2024 - 2025 Budget (*City Manager Stevie Cox*)

City Manager Stevie Cox presented his Budget Statement for the Proposed Fiscal Year 2024 - 2025 Annual Budget. On May 13, 2024, the City Manager made a formal presentation of the Proposed Fiscal Year Budget. A public hearing was held immediately after his presentation. There were no public comments for or against the proposed budget.

City Manager Cox stated that the overall proposed budget reflects an increase of \$597,076 (8.54%) for both the General Fund and Sewer Fund when compared to the 2023-2024 Fiscal Year Budget (\$6,993,024) versus 2024-2025 (\$7,590,100).

Mayor Pro Tem Hicks made a motion to approve the Budget that has been proposed with the addition of a 12% increase for the sewer fees for the coming year. The motion was seconded by Councilman Johnson with a unanimous vote of 5 ayes and 0 nays.

f. Trinity Parks and Recreation Master Plan Strategic Planning Gap Funding Request (City Manager Stevie Cox)

City Manager Stevie Cox presented the Council with a brief summary. In May 2024, the City Council approved and awarded the contract to Withers Ravenel for this project contingent upon the final approval of the contract by the City Attorney and to appropriate \$17,000 from the general fund to cover the remaining balance in the current fiscal year and for staff to apply for GAP funding from Randolph County Strategic Planning Grant. On June 3, 2024, the City Manager made a formal presentation of a Strategic Planning Funding Award Increase in the amount of \$34,000. After some discussion, Randolph County Commissioners awarded the City of Trinity \$17,000 in Gap Funding to cover the remaining cost of the Parks and Recreation Master Plan and an additional \$8,500 to cover the cost of marketing and miscellaneous costs related to this project.

Councilman Walker made a motion to accept the \$25,500 Strategic Planning Grant. The motion was seconded by Councilman Johnson with a vote of 4 ayes and opposed by Councilman Lohr. The motion passed.

Mayor, Council and City Manager Updates

Councilman Lohr expressed his concerns with the Ordinances, signs and building sidewalks to no where.

City Manager Stevie Cox reminded everyone about the Open House for the Randolph County Sheriff Substation on June 12, 2024, at 5:30 PM.

Mayor McNabb reminded everyone about the Friends of Trinity pancake breakfast at Trinity United Methodist Church 8:00 AM to 11:00 AM, on June 15, 2024.

Councilman Walker wanted it noted that even though he questioned the contract services amount, Mr. Walker said **For The Record**, *I'm not questioning your job performance, i think you do a great job for the City, and I appreciate you.*

Adjournment

Councilman Walker made a motion to adjourn. The motion was seconded by Councilman Carico with a unanimous vote of 5 ayes and 0 nays.

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk