



**City Council  
Pre-Agenda Meeting  
Trinity, NC  
June 08, 2015 @ 6:00 p.m.  
Trinity City Hall Annex**

**Council Members Present:** Mayor, Jesse Hill; **Mayor Pro-Tem**, Debbie Frazier; **Council members**, , Jack Carico, Jerry Daniels, Ed Lohr, and Don Payne.

**Members Arriving Late:** Council member Ayers arrived at 6:08 pm.

**Members Absent:** Council members Gene Byerly, and Linda Gantt.

**Others Present:** Manager, Debbie Hinson; Stormwater Administrator / Public Works and Utilities Director, Rich Baker; Assistant Finance Officer, Lisa Beam; Assistant City Clerk, Annette de Ruyter, Deputy, Eric Wilson and other interested parties.

**I. Welcome (*Mayor Jesse Hill*)**

Mayor Hill called the meeting to order at 6:00 pm and welcomed everyone present to the meeting.

**II. Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance. The invocation was given by Council member Payne.

**III. Approve and/or Amend Agenda**

Mayor Hill called for changes to the Agenda.

***Council member Payne made a motion to amend the agenda to remove Item #4 Review of Proposed 2015-2016 Annual Budget listed under Public Hearings. The motion was seconded by Council member Frazier and approved unanimously with a vote of 5 ayes and 0 nays with Council members Byerly and Gantt absent.***

After the motion was completed, Council member Payne discussed his reason for removal of this item. He commented on the amount of information that was provided to Council members regarding salaries and increases. He suggested that the Personnel Committee hold a meeting to discuss proposed changes prior to further discussion concerning the budget.

Council member Frazier asked Council member Payne for clarification on whether he wanted the meeting prior to the next budget meeting or after the next budget meeting. Council member Payne reiterated that he felt the Personnel Committee should meet prior to any future budget meeting.

After further discussion between members, and Manager Hinson, Council member Frazier responded that she would make contact with Council member Gantt to arrange a meeting date for the Personnel Committee.

Council member Carico and Council member Frazier discussed whether or not the Personnel Committee could meet with only two (2) members present. Council member Frazier responded that two (2) members would represent a quorum.

At this time, *Council member Frazier made a motion to amend the agenda to remove Item # 7, Discussion of Streetlight Moratorium and send the policy back to Infrastructure Committee for any possible changes.* She commented that she was the Liaison for this Committee and at the last minute was unable to attend the last meeting where this was discussed. It was her opinion that the discussion did not go in the direction that they needed to go to discuss the policy itself. After Council member Payne and I spoke and agreed, she asked how Council could make this motion to send the Policy back to the Infrastructure Committee. She wanted to pursue project number #1 Trinity Road.

Council member Payne felt this may be a legal question as to how Council was going to lift the moratorium and then put it back on.

Council member Frazier discussed her point for this motion. It was her conclusion after listening to the CD of the meeting that Committee members discussed the roads more than they discussed the Policy itself. There are things about the Policy that needs to be discussed to determine whether or not to recommend changes to Council. She felt that had she been there she might have guided discussion in a different direction to help them understand the information the Committee received.

Council member Payne felt that it was clear from the persons he spoke with the Committee voted to lift the moratorium. He also discussed his conversation with the Committee member that opposed this recommendation. The Committee's vote was to lift the moratorium and to resume the Streetlight Program.

Conversation pursued between Council members Payne and Frazier concerning what they felt the Committee member was opposed to. Council member Payne commented that this member was opposed to lifting the moratorium. It was his opinion that the intent was to allow the residents who were caught in the middle of this moratorium the right to apply for streetlights and felt they deserved the right to have their request considered. He was willing to let this go back to the Infrastructure Committee but felt Council should have lifted the moratorium to begin with. He discussed his feelings concerning one project on the list that he was particularly concerned with because of the criminal danger that is happening in that area.

Council member Frazier asked if the 5 projects listed in the information were the only projects the City had at this time.

Mr. Baker replied that the projects listed were the only projects that were verified.

Council member Frazier asked if Council would want to lift the moratorium at this point to continue with these 5 projects and send the Policy back **to the Personnel Committee** for review?

As discussion continued comments shared included when the moratorium was placed on the Streetlights and the members that were on Council when the moratorium was done, the 5 projects listed on the information provided were the only projects that had been approved by Council, and the amount of time that some residents had waited for streetlights even though their project had been approved.

Council members and Mr. Baker discussed how removal of the moratorium would affect other petitions as well as subdivisions.

Mr. Baker explained how streetlights were addressed regarding subdivisions. The streetlights must be installed per the City's Subdivision Ordinance.

Council member Daniels discussed the \$80,000.00 currently paid by the City and the estimated costs for these 5 proposed projects are approximately \$24,000.00. It was his conclusion that as subdivisions are added the electric costs will ultimately increase the costs passed on to the City.

Council member Frazier conveyed that if the moratorium were lifted the only projects that were going to be done were those that had already been approved by Council previously. Any other project or any other subdivisions would come before Council for approval. It would not be automatic.

Manager Hinson and Mr. Baker advised members that streetlights were required in new subdivisions per the Subdivision Ordinance.

Council member Frazier agreed that was the current policy regarding subdivision development. However, Council may make a motion to review that Policy should they choose to do so.

Council member Ayers commented the only objection he had to the Ordinance was the amount of people that have to sign and believed it was currently set at 75%.

Council member Frazier conveyed that would be one of the things that would be discussed in changing the Policy itself. The Policy itself is not what we are discussing. We are discussing if we want to proceed with these 5 projects by removing the Streetlight Moratorium. In the meantime we can discuss any changes that the Council would like to make and send the Policy back to the Infrastructure Committee.

At the conclusion of discussion, Council member Frazier reiterated what she asked earlier. Would Council entertain ***a motion to take the moratorium off so that these 5 projects (provided in packet and attached to these minutes) can proceed and send the Policy itself back to Infrastructure for discussion of any possible changes in the policy and petition process itself?*** That is the motion.

Council member Daniels asked if Council member Frazer was adding anything concerning the subdivision requirements to this motion.

Council member Frazier stated, "we will discuss that with the policy. We can make changes to that if Council wants to take up the Ordinance at the same time we take up the Policy.

Mayor Hill called for the motion to be restated.

Council member Frazier restated a motion for Council's consideration concerning the Streetlight Policy, Item # 7 as follows ***to remove the Moratorium on Streetlight Projects at this time so that we can go ahead with the 5 projects that have already been approved by Council and that we send the Policy and the Subdivision Ordinance to the Infrastructure Committee.***

The question before us is to amend the Agenda.

Council member Lohr asked why this issue could not be added to the Agenda since the Committee had already voted on this issue.

Council member Frazier stated “the discussion at the Infrastructure Committee did not even cover the Policy itself. There was information they did not have and all we are proposing here is to send the Policy itself back to Infrastructure for one more meeting and then for Council at this time, to take the Moratorium off the streetlight projects and to proceed with the 5 projects that Council has approved and that have been waiting.”

There was further discussion concerning what was discussed during the Infrastructure Committee, when the moratorium was placed on the Streetlight Policy, and the reasons for the Moratorium.

Member Frazier commented the Moratorium was placed on this Policy because of the escalating costs and to allow the Policy to be reviewed.

Manager Hinson advised members that one of the reasons the Moratorium was placed on this Policy was because the State threatened to withhold the Franchise Tax on the one budget year when the Moratorium was enacted. The moratorium has never been lifted since it was enacted.

Council member Ayers stated that he would like for the record to reflect this because that was the reason that he voted to apply the Moratorium. The Steeplegate issue was done prior to our election when the City was meeting at the church.

Manager Hinson asked if Council was going to leave this item on the Agenda for discussion to lift the Moratorium.

Council member Frazier reiterated her earlier motion for Council to lift the Moratorium now and to take the Policy itself off the Agenda so that the Infrastructure Committee could review the Policy rather than the Moratorium.

Mayor Hill reiterated the motion made by Council member Frazier and felt that her motion involved two separate items. We are considering whether to leave this on the Agenda or take it off. Council’s decision regarding this will determine whether further discussion is warranted.

Council member Frazier commented that two separate motions could be made if needed after determination by Council whether to remove this item.

Council member Carico discussed his problem concerning changes that could occur with the Policy review. It was his opinion that if the amount needed to validate a petition was changed from 75% to 90 or 95% it would not be fair to those who may want streetlights. It was his feeling that petitioners should not be required to have more than 75%.

Council member Frazier commented that Council was not here to discuss the Policy but whether or not to leave it on the agenda. The question has risen to lift the moratorium.

Council member Carico stated that he understood what Council member Frazier was saying. He discussed comments that had been made that some wanted to change the percentage from 75% to 90 or 95%. It was his opinion that was not fair to the other citizens in the City of Trinity.

Council member Frazier agreed that again a lot of different things had been discussed but Council is not discussing the Policy itself.

Manager Hinson and Council reviewed Item # 7. Manager Hinson explained that this item topic calls for discussion of the recommendation made by the Infrastructure Committee to lift the Moratorium from Streetlights. That is basically all that Council will be voting on at the Regular Council Meeting.

Council may ask that the agenda be amended prior to the beginning of the Regular Meeting to add the Policy Topic or if it is the consensus of Council I can add the Policy Topic for discussion to the Regular Meeting Agenda. The item on this agenda does not reference Policy discussion. This is just discussion of the Moratorium as recommended by the Infrastructure Committee and as stated earlier by Council member Payne.

*The final motion for this item is as follows and no action was taken on any other motions that occurred during discussion.*

*Council member Frazier made a motion to approve the agenda with the exception of number 4 (removal of this item) as stated earlier by Council member Payne. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*

#### **IV. Recognition Proclamations**

- (a) Teacher of the Year, Randolph County, Ms. Sherry Yahya.
- (b) Spelling Bee Champ, Randolph County, Hannah Meyer.

*Council member Frazier made a motion to add Recognition Proclamations to the Agenda. The motion was seconded by Council member Daniels and approved unanimously with a vote of 6 ayes and 0 nays with Council member Byerly and Gantt absent.*

#### **V. Consent Agenda**

- 1. Approve minutes of the May 04, 2015 City Council Special Meeting/Rescheduled from April 30, 2015.**  
(Annette de Ruyter, Assistant City Clerk)
- 2. Approve minutes of the May 11, 2015 City Council Pre-Agenda Meeting.**  
(Annette de Ruyter, Assistant City Clerk)
- 3. Approve minutes of the May 18, 2015 City Council Special Meeting.**  
(Annette de Ruyter, Assistant City Clerk)

*Council member Frazier made a motion to add items 1, 2, and 3 listed under the Consent Agenda on the Agenda for Monday's meeting. Motion was seconded by Council member Daniels and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*

#### **VI. Public Hearings**

- 4. Review of Proposed 2015-2016 Annual Budget**  
(City Manager)

*This item was removed from the Agenda per motion by Council member Frazier under Item # 3, Approve or Amend Agenda as follows:*

*Council member Frazier made a motion to approve the agenda with the exception of number 4 as stated earlier by Council member Payne. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*

- 5a. Rezoning of Parcel #s: 6797445044, 6797432413, & 6797433047 on NC Hwy 62**  
*(Marc Allred, Interim Planning Director)*
  
- 5b. Add General Zoning Requirement tables underneath each zone**  
*(Marc Allred, Interim Planning Director)*
  
- 5c. Change Car Wash options in Permitted Uses Table**  
*(Marc Allred, Interim Planning Director)*
  
- 5d. Remove Highway Commercial from Curb and Gutter and modify RM-U to Valley Curbs.**  
*(Marc Allred, Interim Planning Director)*
  
- 5e. Remove Multi-Family Residential District & Village Center District.**  
*(Marc Allred, Interim Planning Director)*
  
- 5f. Remove Gateway, Old Town, and Surrett Dr. Overlay**  
*(Marc Allred, Interim Planning Director)*

*Council member Payne made a motion to add Items 5 a thru 5f to the Agenda. The motion was seconded by Council member Lohr and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly, and Gantt absent.*

## **VII. New Business**

- 6. Proposed Budget Amendments 2014-2015**  
*(Lisa Beam, Assistant Finance Officer)*

Mayor Hill opened this item for discussion or questions.

Manager Hinson advised members that all budget amendments were included with the exception of the sewer fund which will be available tomorrow. She asked that Council members call Ms. Beam should they have any questions when reviewing the amendments.

Council member Frazier asked Manager Hinson to complete a memo of explanations for each member.

*Council member Frazier made a motion to add this item to the Agenda. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*

**7. Discussion of Streetlight Moratorium.**  
(Rich Baker, Public Works Director)

Mayor Hill opened this item and called for a motion to place this item on the Agenda.

*Council member Frazier made a motion to add this item to the Agenda. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*

**8. Revision to Powell Bill Expenditures** (Rich Baker, Public Works Director)

Mayor Hill opened this item and called on Mr. Baker.

Mr. Baker asked that this item be placed on the Regular Meeting Agenda.

*Council member Frazier made a motion to add this item to the Agenda. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*

**VIII. Code Enforcement Report and Permits Report**

**9. Review Code Enforcement and Permits Reports** (Marc Allred, Interim Planning Director)

Mayor Hill opened this item and called for a motion to place this on the agenda.

*Council member Frazier made a motion to add this item to the Agenda. The motion seconded by Council member Daniels and approved with a vote of 5 ayes and 1 nay by Council member Lohr with Council members Byerly and Gantt absent.*

**IX. Business from City Manager and Staff**

None.

**X. Business from Mayor and Council**

**Business from Council**

Council member Ayers asked the manager for information concerning the general fund balance and if this fund was a variable or stable amount.

Manager Hinson advised Council that she thought the fund balance was approximately 5 million dollars.

Council member Ayers asked how much we had to maintain in this fund by law.

Manager Hinson replied that 8% of the total expenditures must be maintained in the fund balance. The State is concerned when the fund balance drops to the minimum 8%. The City of Trinity is not in danger of this.

## **XI. Adjournment**

With no other business to discuss, *Council member Payne made a motion to adjourn the June 08, 2015 Pre-Agenda meeting at 6:39 pm. The motion was seconded by Council member Frazier and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Gantt absent.*