



**City Council
Trinity NC
Special Meeting
Minutes
7/13/10**

Members Present: Mayor Boyles, Tommy Johnson, Linda Gantt, Kristen Varner, Karen Bridges, Robbie Sikes, Barry Lambeth and Tyler Earnst (6:05)

Members Absent: Kelly Grooms,

Others Present: City Manager Ann Bailie, City Attorney Bob Wilhoit, Planning Administrator Adam Stumb, Stormwater Administrator Rich Baker, City Clerk/Finance Officer Debbie Hinson, Assistant City Clerk Lori Hunt, members of the media and other interested parties.

Call to Order

▪ **Pledge of Allegiance**

Mayor Boyles led the Pledge of Allegiance.

▪ **Invocation**

Council member Lambeth gave the invocation.

▪ **Welcome Guests and Visitors**

Mayor Boyles welcomed those present and called the meeting to order.

▪ **Review and Approve Agenda**

Motion to approve the agenda by Council member Bridges, seconded by Council member Sikes, approved unanimously by all Council members present.

Public Comments

There were no public comments.

Public Hearing*

1. **Rezoning Request No. Z 2010-2 from HC (Highway Commercial) to M1-CZ (Heavy Manufacturing – Conditional Zoning) for 2.3 acres located at 11936**

**and 11910 Trinity Rd., PIN 7717398192, Randleman Lake Watershed.
Rezoning requested by Jimmy Allred; property owner is Lohr & Assoc.
(Adam Stumb, Planning & Zoning Administrator)**

Planner Stumb advised that public notice was given for this rezoning request. Letters to adjoining property owners were mailed and the property was posted prior to the Planning and Zoning meeting. A newspaper notice was also published in the High Point Enterprise and a notice was posted to the web site. Mr. Stumb stated that Mr. Allred is the applicant but he is not the property owner but is under contract to purchase the property if the rezoning request moves forward. The date of the application was April 14, 2010 and the requested zoning is M1 Heavy Manufacturing with CZ (Conditional Zoning). Mr. Stumb advised that the property is approximately 2.3 acres. The property has two addresses but it is vacant at the present. The property is currently zoned HC (Highway Commercial), the adjoining truck terminal is zoned M1.

Mr. Stumb advised that the Land Development Plan has two designations in the area: rural residential and residential. The site plan shows where the building and two driveways will be located. Mr. Stumb stated that he has spoken with the applicant about additional buffering that would include 30 feet instead of 20 feet. The septic has been approved for this property since sewer is not currently available. The property can have 12% built upon surface because it is in the Randleman watershed, but may have up to 50% built upon area if a stormwater device is installed.

Mr. Stumb advised that the Planning and Zoning Board met twice on this request and has recommended approval of the rezoning request and staff also recommends approval. The request is not consistent with the Land Development Plan so there is also a recommendation to change the Land Development Plan from the current rural residential to employment center.

There was discussion concerning the building size (50 ft. X 60 ft.) and the use of the building.

Applicant:

Jimmy Allred – 4996 Leigh Lane Sophia, NC

Mr. Allred stated that he and his wife want to build this facility as an investment. He advised that the building would be metal fabricated and have 3 bays. One bay will be used for restoration of classic vehicles, one bay will be used for regular cars, vans and buses and the other bay will be used for tractor trucks. Mr. Allred also said he will be washing cars and trucks on the property. He stated that the plans call for a retention pond.

Mayor Boyles opened the public hearing and hearing no comments, closed the hearing.

Motion to approve rezoning request #Z2010-02 and to amend the Land Development Plan to designate this property as Employment Center. In accordance with the provisions of North Carolina General Statute 160A-383, the City Council hereby finds

and determines that approval of this rezoning request is reasonable and in the public interest because the adjoining land is zoned for manufacturing. Motion to approve by Council member Sikes, seconded by Council member Bridges, approved unanimously by all Council members present.

Reports

2. Infrastructure projects update *(Rich Baker, Utilities & Public Works Director)*

Mr. Baker gave the following updates:

- Contract 1 of Phase 3, the pipes and manholes have been completed
- Phase 3 deficiencies are being worked through
- Phase 3 completion date is projected to be 45 days
- Phase 3 contract 2, Page & Associates is repairing a small leak
- Phase 4 A sewer extension loans have been approved and easements have been acquired for all 3 contracts
- Davis, Martin Powell & Associates is working on the feasibility study for a wastewater treatment plant
- Phase 4 B design is about 95% complete
- Trinity Furniture field work is done and the plans are almost complete
- Street lighting – Adam received an e-mail from Lynn Patterson with Duke Power and it seems that Fairview Church Rd. lights are on track to be installed.

Unfinished Business

None

New Business

3. Minutes: June 15, 2010 Regular City Council Meeting *(Lori Hunt, Assistant City Clerk)*

Motion to approve June 15, 2010 Regular City Council meeting minutes by Council member Earnst, seconded by Council member Sikes, approved unanimously by all Council members present.

4. Resolution to proceed with Eminent Domain to obtain temporary construction easement from unrecorded owner for Sewer Phase 2009 Sewer Ext. – Contract 2. *(Bob Wilhoit, City Attorney)*

Mr. Wilhoit advised that the City needs to acquire an easement across a section of land and no one seems to know who the owner is. He stated that he is trying to find out who the owner is and that the City could go ahead with eminent domain and pay the money into the courthouse to be held if the owner is found.

Motion to approve resolution to proceed with Eminent Domain to obtain temporary construction easement from unrecorded owner for Sewer Phase 2009 Sewer Ext. by Council member Bridges, seconded by Council member Sikes, approved unanimously by all Council members present.

5. Offer of free sewer pumper truck from Town of Jamestown *(Baker)*

Mr. Baker advised that the town of Jamestown has offered a truck (1988) to the City of Trinity at no cost to the City. The cost to repair the truck is approximately \$1,000.00 and the cost of the carport to store the truck is \$1,000.00 to \$1,500.00 . The truck would be used to clean out the sewer lines. The City is required by law to clean 10% of the sewer lines annually.

Motion to approve acceptance of free sewer pumper truck by Council member Sikes, seconded by Council member Lambeth, approved unanimously by all Council members present.

6. Budget amendments (Debbie Hinson, Finance Director)

Ms. Hinson stated that on budget amendment # 16 there was a typo and that the amount of subtraction between the 2 numbers should be \$46,870.00

Motion to approve budget amendments by Council member Earnst, seconded by Council member Bridges, approved unanimously by all Council members present.

**7. Board Appointment – Planning & Zoning/Board of Adjustments (Ward 4)
(Council members Linda Gantt and Tommy Johnson)**

Motion to appoint Richard McNabb to the Planning and Zoning Board by Council member Gantt, seconded by Council member Johnson, approved unanimously by all Council members present.

Closed Session

8. Closed Session pursuant to NCGS §143-318.11 (a) (3) to consult with attorney retained by the public body in order to preserve the attorney-client privilege (Attorney Bob Wilhoit) and NCGS §143-318.11 (a) (6) - Personnel (Karen Bridges, Personnel Chair)

Motion to go into closed session pursuant to NCGS §143-318.11 (a) (3) to consult with attorney retained by the public body in order to preserve the attorney-client privilege and pursuant to NCGS §143-318.11 (a) (6) personnel issues by Council member Lambeth, seconded by Council member Sikes, approved unanimously by all Council members present.

Motion to return to open session by Council member Lambeth seconded by Council member Sikes, approved unanimously by all Council members present.

Motion to permit amendment to the Cell Tower Application to allow T-Mobile to be added as a joint effort along with American Tower along with the fees they are required to pay by Council member Sikes, seconded by Council member Lambeth, approved unanimously by all Council members present.

Business from City Manager

Manager Bailie asked Mr. Stumb to give the code enforcement report.

Mr. Stumb advised that more than half of the complaints are due to tall grass. He stated that the burnt house case on Meadowbrook was closed out this month and the owner has come in for permits to rebuild the house. Another house is slated to be torn down this week or next. Mr. Stumb advised that the shred truck would be available on October 16, 2010 and more information leading up to the event will be coming. Mr. Stumb advised that the City of Trinity's new population is 7,001.

Manager Bailie distributed handouts to be placed in the budget binder. She received from Guil-Rand the annual fire inspection report and a copy is available at City Hall for inspection.

Ms. Bailie also gave out information on the new YMCA as well as a free pass.

Manager Bailie stated that July 24th, 2010 is the Chamber's annual prime rib dinner and reverse raffle. For a \$100 ticket you would obtain 2 prime rib dinners and a chance to win \$3,000.

Ms. Bailie advised that July 30th, 2010 is the Chamber Golf Tournament and also on July 30th, 2010 is the Archdale – Trinity Rotary Club's 3rd annual best basketball bash at Creekside Park.

Manager Bailie advised that Asheboro was awarded a \$500,000 grant a few years ago for a park and they turned that money back in. She said she wrote a letter to those on the PARTF authority reminding them of who the City is and that the money could still be used in Randolph County.

Business from Mayor and Council

None

Closing Comments from Mayor and Council

Council member Sikes stated that the ball team he helps out with was in a meet your neighbors event and those children and the ball team have won the North Carolina State events. The ball team brought back the South Carolina State championship and leaves Monday to go to the World championship event.

Council member Lambeth advised that he will leave Sunday for an inner city mission trip in Chicago, Illinois.

Mayor Boyles advised that there is a lot of trash clogging up the stormwater drains. He stated that he had found some signs that may help reinforce and deter people from throwing out trash. Mayor Boyles stated that he is about 85% complete in picking up trash on the major thoroughfares in Trinity. He said that if the City invited people to to invest in it, then a cleaner City would be more appealing to investors.

Mayor Boyles asked the Council to give him and the City Manager, Ms. Bailie, the authority to research no littering signs.

The general consensus was to allow the Mayor and the City Manager to research the littering signs.

Adjournment

Motion to adjourn by Council member Sikes, seconded by Council member Johnson, approved unanimously by all Council members present.

These minutes were approved at the August 10, 2010 Pre Agenda Meeting with a motion by Council member Sikes, seconded by Council member Grooms, approved unanimously by all Council members present.