



**City Council
Pre-Agenda/Regular Meeting Agenda
Minutes
April 10, 2017 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor, Jesse Hill; Council members: Gene Byerly, Jack Carico, Tommy Johnson, Steve Lawing and Don Payne.

Others Present: City Manager, Debbie Hinson; City Attorney, Al Benschoff; Public Works Director/ Stormwater Administrator, Rich Baker; Planning Director, Marc Allred; Assistant Finance Officer; Lisa Beam; Assistant City Clerk, Annette de Ruyter; and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Hill called the Meeting to order at 6:03 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

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

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Hill opened this Item and called for any changes to the Agenda.

Manager Hinson asked Council to Remove Item #3 and add Item 10 (Telephone Service Plan).

A motion was made by Council member Johnson to Amend the Agenda as discussed. The motion was seconded by Council Carico and approved unanimously with a vote of 5 ayes and 0 nays.

Regular Meeting Begins Here:

I. Public Comment Period

None

Council allow Ms. Gains to speak after the Public Comment Period was closed.

Sonya Gaines- 5032 Warren Lane, Ms. Gaines addressed Council about various concerns she had relating to health care. She stressed to Council she needed help in many ways.

II. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the March 13, 2017 City Council Meeting Minutes.

Mayor Hill opened this Item and called for approval of the March 13, 2017 Minutes.

A motion was made by Council member Lawing to approve the March 13, 2017 minutes as written. The motion was seconded by Council member Payne and approved unanimously with a vote of 5 ayes and 0 nays.

III. Public Hearings

2. Annual Report and Funding Request by Randolph County Senior Adults Association

Mayor Hill opened this Item and called on Ms. Ogburn to brief Council concerning the funding request for Randolph County Senior Adults.

Ms. Ogburn thanked Mayor and Council for allowing her to present a brief report to be considered during the City Budget Meeting on behalf of Randolph County Senior Adults.

Ms. Ogburn explained how the funds from the City of Trinity are disbursed. The funds requested will be used to help cover the cost of purchasing congregate and home delivered meals for 17 Trinity residents for 247 days a year. The City of Trinity currently has 16 residents receiving meals via Archdale Senior Center. We (RCSAA) are requesting funds to cover the annual cost of providing meals to one additional client so that a Trinity resident requesting meals will not be put on the waiting list. The request is for \$13,604.76 for 2017-2018.

Thank you so much for your support in the past and look forward to working with you this year.

Mayor Hill responded to Ms. Ogburn this request would be considered during the Budget meeting.

~~**3. Assuming Maintenance of Subdivision Streets (Rich Baker, Stormwater Director)**~~

Removed from Agenda

4. Solar Energy Systems

Mayor Hill opened this Item for discussion.

Marc Allred, Planning Director relayed to Council that solar farms are not an issue in most municipalities due to lack of open land. However, City of Trinity has a lot of open land. As solar farms become more popular around North Carolina, City of Trinity needs to have something in its Ordinance to regulate them.

Mr. Allred discussed the Solar Energy System level 2 requirements as follows:

- Zoning: Residential Agriculture greater than 25 acres
- The site plan should shall show:
- Setbacks and height limitations
- If impervious percentage goes over 24%, a Stormwater plan is needed
- Lighting
- Signage locations
- Fence
- Tree buffering

- A minimum of 25 acres site is required
- No panels allowed within 100 feet of property line.
- If lighting is provided at the site, it shall be shielded and downcast such that so that the light does not spill onto adjacent properties.
- Public signage as permitted by the Zoning Ordinance. Security, safety, and/ or warning signage need to be placed every 500 feet.
- Two rows of approved trees will need to be placed between the fence and solar panels where the property abuts a non-vacant property or is within 60 feet of a state or city maintained road.
- A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted with permit application. The amount of the guarantee shall be one and a quarter times the estimated decommissioning cost minus the salvageable value or \$500,000.00 whichever is greater.

After discussion among Council members, Attorney Benschoff informed Council that our General Assembly adopted a requirement that energy companies must supply a certain amount of clean energy and it meets our portfolio requirements. This has nothing to do with the tax status of the owners of the solar farms.

This would require a Special Use Permit and it would come to Council for approval or denial of application.

Mayor Hill opened the Public Hearing at 6:38 pm.

Hearing none for or against he closed the Public Hearing at 6:39.

Mr. Allred shared with Council that Planning and Zoning recommended to add solar energy systems to the City of Trinity Zoning Ordinance.

The staff agrees with Planning and Zoning recommendation to approve adding solar energy to the Zoning Ordinance.

A motion was made by Council member Carico to add solar energy to the Zoning Ordinance for the City of Trinity. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 1 nays with Council member Payne opposed.

IV. New Business

5. Fire Inspections Report to date for year ending June 2017 and Contract Renewal for 2017-2018 Annual Fire Inspections

Mayor Hill opened this Item

Manager Hinson reviewed this item with Council and advised them this item would be discussed during the Budget Meeting.

6. Proposal for installing two (2) long-side services for parcel 7707875431 located on Dogwood Heights Lane.

Mayor Hill opened this Item and called on Mr. Baker to brief Council.

Mr. Baker, Stormwater Director, briefed the Council on how this request came about. When the original plan was constructed the line was to go up and turn so that we could serve 5147 Hilltop. Due to changes from the original plan this property was not served at the time of original line installation.

The city has been approached by the owner of this parcel and has requested sewer so that he may sub-divide the property that will allow him to build two homes.

I have acquired bids from outside contractors and the cost would be approximately \$14,000.00. I have pursued estimates from a supplier used by the city for costs should we decide to complete this project if approved. City workers could complete the service with a cost range of \$2,000.00 - \$2,500.00.

Council member Carico questioned the 200' long sewer service. His concern was the maintenance for the city. Mr. Baker relayed to Council the property owner will maintain the line. The city will install high density PVC pipe for the line to said property.

A motion was made by Council member Payne to approve the request and that the city install this long sewer service. The motion was seconded by Council member Carico and approved unanimously with a vote of 5 ayes and 0 nays.

7. Cost for repairs to Outfall for Phase 4A Contracts 1 and 2

Mayor Hill opened this Item and called Mr. Baker for discussion with Council.

Mr. Baker, Stormwater Director briefed Council that damage had been done to the outfalls in Phase 4A- C1 & 2 by four wheelers and a couple of four wheel drive trucks. State law requires that we have vegetation on our outfalls.

I provided to Council a breakdown of the costs to re-establish the required vegetation with the city employees and a couple temp workers to complete the repairs with costs estimations of 9,479.00.

Mr. Baker asked Council for their approval to pursue filing charges on the individuals responsible for this damage to the sewer outfall. Once charges are filed and if convicted, the offenders would be required to repay the city. I feel this would stop future cases.

A motion was made by Council member Byerly to approve Mr. Baker's request to pursue charges, and allow the city workers to proceed on repairing the outfall. The motion was made seconded by Council member Johnson and approved unanimously with a vote of 5 ayes and 0 nays.

8. Hidden Valley Street Lights

Mayor Hill opened this Item for discussion.

- Mr. Baker briefed Council on this Item reviewing the following.
- A petition was brought to Council for streetlights in November 2011.
- Petition was verified that all signatures were accurate.
- At the time this petition should have been presented, the Council had placed a moratorium on the Streetlight Policy.
- This street was never put on the streetlight list once the moratorium was lifted five years later.
- Mr. Baker asked for direction on how this should be handled. Would the Council like for this to be taken to the Infrastructure Board for a revised list?
- We began compiling a list on a first come first serve as to how the order of the future streetlights would be installed.

Erik Craver- Red Fox Road, Mr. Craver expressed disappointment in the length of time this process has taken. I would appreciate if you would please consider putting us on the top of the list.

No formal motion was given by Council. They directed Mr. Baker to take the last approved streetlight list back to the Infrastructure Board and add Red Fox Road. Once Infrastructure compiles the order for streetlight installation, their list will then return to Council for approval. Council will direct the order of the list.

9. Code Enforcement Report and Permits Report

Marc Allred, Code Enforcement Officer briefed Council as follows:

Code Enforcement: 12 new cases open and 8 cases closed.

Permits Issued: 12 permits issued.

Attorney Al Benshoff briefed the Council on the possible changes of Code Enforcement. There will be Statute of Limitations beginning in 2018 if Bill 131 passes House and Senate.

10. Agenda Amended to include Telephone Replacement. (See page 1 for amendment)

Manager Hinson shared with Council that the telephone system we currently have is failing. We no longer have voice mail; we cannot transfer phone calls etc.

She shared information that Lisa Beam, Assistant Finance Officer; had compiled from meeting with different carriers searching for the best price for the various options. Based on the information provided to staff, we recommend that Council approve new telephone installation by North State.

A motion was made by Council member Johnson to replace our telephone system through North Sate Telephone according to option 1. The motion was seconded by Council member Carico and approved unanimously with a vote of 5 ayes and 0 nays.

V. Business from City Manager and Staff

City Manager addressed Council on the Budget Meeting. She asked if May 5, 2017 at 9 am would be agreeable with Council to meet. Council agreed to the May 05, 2017 Budget Meeting date.

Assistant City Clerk, Annette de Ruyter shared some upcoming events to the Council.

- City Haul will be April 20, 21 and 22.
- Paper shred event will be Saturday April 22, 2017 from 9 am until noon.
- Lunch with the Lawmakers will be Friday April 21, 2017 from 11:30 until 1:00 at the Guil-Rand Fire Department.
- Grand Opening of the Aquatic Center at the YMCA April 20, 2017 at 4pm.

VI. Business from Mayor and Council

Council member Payne shared his excitement about the new development of Bellawood. He said that he has visited the new residents and welcomed them to the City.

VII. Adjournment

With no other business to discuss, *a motion was made by Council member Carico to adjourn the April 10, 2017 Meeting at 7:42 pm. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.*