



**City Council
Pre-Agenda/Regular Meeting Minutes
Monday
August 10, 2020 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor Richard McNabb, **Council members:** Jack Carico, Bob Hicks, Tommy Johnson and Steve Lawing .

Member Absent: Don Payne

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; City Clerk, Annette de Ruyter; Planning and Zoning Director, Marc Allred; Public Works, Rodney Johnson; Deputy Sgt. Kyle Cox.

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

Mayor McNabb called the Meeting to order at 6:00 pm.

- **Pledge of Allegiance and Invocation**

Mayor McNabb led the Pledge of Allegiance and gave the Invocation.

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

Mayor McNabb called for an amendment or approval of Agenda as presented.

A motion was made by Council member Carico to approve the Agenda as presented. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

Regular Meeting Begins Here:

I. Standing Report

A. Update on Subdivisions Development

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for updates.

Cottages at Piper Village

- Sewer & Water lines have been completed.
- They are putting in long-side sewer cleanouts.
- Near-side cleanouts will be put in as the houses are being built.

Trinity Muddle School

- Walls and roof are going up.
- Entrance street is being raised.
- Private sewer has not been hooked up to public sewer yet

Foxchase Subdivision

- Grading property.
- Putting in erosion control devices.
- Received sewer permit from NCDEQ.
- Will be putting in sewer the next 1 – 2 weeks.
- Are getting a permit from Army Corp of Engineers about filling in wetland.

Steeplegate Village

- 34 of 38 properties have gotten permits.
- Steeplegate Village received permission to do another 17 lots from NCDOT.
- Phase 2 – 17 lots – is clearing right now

Stormwater Repairs

Steeplegate

- Met with Kenneth Smith of 7250 Tanner Ct today.
- Steeplegate is asking to if City of Trinity will consider using their sewer easement to create a ditch/swale to help direct water towards the pond
- Asking Council if I can get a cost estimate to see how much this project will be and if it's even possible

Warren Drive

- Tree had fallen so it was removed to allow school buses and emergency personal access to the homes.

Stone Gables

- Public Works, Rodney Johnson reported to Council all paperwork has been completed and recorded with the County in reference to the Amendments to the Declarations and Covenants and Restrictions for Stone Gables at Colonial Village. Amendments to the covenants converts street maintenance, street lighting, and garbage service from private to the City of Trinity as identified in the Amendments.
- **Public Comment Period**

Mayor McNabb opened this Item and called on anyone who wished to address Council other than Items not listed on the Agenda.

None

- 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 Minutes for the July 13, 2020 City Council Meeting Minutes.**
 - 2. Approval of the Minutes for the July 23, 2020 City Council Recessed Meeting Minutes**

Mayor McNabb opened this Item and called for discussion, changes, and or motion.

A motion was made by Council member Lawing to approve the minutes as presented. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

III. New Business

- 3. Consider changes and/or process for Code Enforcement Violation Reporting.**

Mayor McNabb opened this Item and called on Planning and Zoning Director , Marc Allred for discussion.

Mr. Allred discussed considering changing the way Code Enforcement is reported. Currently it is complaint driven and the complainant must reveal their name. The change that would occur if this is reversed would allow the complainant to remain anonymous and will allow staff to initiate a violation.

After Council discussion, a motion was made by Council member Carico to allow violations to be reported anonymously and staff to initiate a violation. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

- 4. Discussion concerning sewer allocation (GPD) and direct City Manager and others needed to begin discussion with City of High Point.**

Mayor McNabb opened this Item and called on City Manager Hinson and Leonard McBryde from Withers/Ravenel for discussion.

City Manager Hinson, shared and reviewed the Municipal Wastewater Commodity Rate that was provided to Council.(See Attachment 1)

She advised Council she had spoken to Terry Houk from High Point, Public Service Director, about the various flow rates, and advised Council that High Point will not commit to reserve any gallons for future growth.

After discussion, *a motion was made by Council member Hicks to approve the 1 million gallons a day flow. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.*

After the vote Manager Hinson advised Council that she will begin working with Attorney Wilhoit and Leonard McBryde the City of High Point in preparing a contract with the City of High Point. Once this is completed, she will bring this back to Council once this is completed.

5. City of Trinity Minimum Housing Code

Mayor McNabb opened this Item and called on Planning and Zoning Director Marc Allred for discussion.

Mr. Allred reviewed minimum standards for a dwelling unfit for human habitation. A person must be a Building Inspector and have a certification before you can condemn a home.

Mr. Allred reviewed the Minimum Housing Code (see attachment 2) with Council. He summarized that City of Trinity needs to adopt a minimum housing code to take a more active enforcement of removing homes in Trinity.

After discussion, Council's consensus was to add this Item to the September Meeting Agenda.

6. Sewer Rates and Fee Schedule

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred explained the Sewer Rates and Fee Schedule with Council. The only change would be to add apartments, duplexes and townhomes to the usage schedule.

A motion was made by Council member Johnson to add apartments, duplexes and townhomes to the Sewer rate and Fee Schedule. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

7. Update on MG Art Products and their Building Reuse Grant approval amount from the state.

Mayor McNabb opened this Item and called on City Manager, Debbie Hinson for discussion.

Manager Hinson updated Council on the MG Art Products Building Reuse Grant. Crystal Gettys Business Recruitment Director for Randolph County EDC advised the manager after obtaining renovation pricing proposed in the Grant, NC Department of Commerce has approved a grant for \$100,000.00 with a 5% local match of \$5,000.00. The county held a Public Hearing and approved assisting the City of Trinity with ½ of that match in the amount of \$2,500.00.

A motion was made by Council member Hicks to accept the change in the Reuse Grant. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

IV. Code Enforcement Report and Permits Report

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred discussed the Code Enforcement report with Council and updated any concerns associated with the report. Council discussed the property on Cedarberry with the pool. He asked Council for direction on how he should proceed. The homeowner is unwilling to fill the pool so that the problem could be fixed permanently.

He also reported that the City has issued 6 new home permits this month. The total for the year to date in 2020 is 31 new home permits. Just as a comparison we only had 44 for the previous year.

Business from City Manager and Staff

Mayor McNabb opened this Item and asked Manager and Staff for any new business.

Manager Hinson asked Council for direction concerning their thoughts pertaining to holding the Fall City “Haul”. After discussion, a consensus of Council elected not to have the event this year.

City Clerk, Annette de Ruyter discussed the Paper Shred will be held at 5978 NC Highway 62 on August 29, 2020 beginning at 10am to 1 pm.

V. Business from Mayor and Council

Mayor McNabb opened this Item and called for any comments.

Council Member Hicks asked if Council would authorize the City Manager to begin looking for the proper equipment to update the Annex building .We have had someone bringing their sound system to allow us to hold our meetings remotely so the citizens can sit in their cars and hear the meeting.

Consensus of Council to allow manager to pursue this request.

VIII. Adjournment

With no other business to discuss, a motion was made by Council member Hicks to adjourn the August 10, 2020 meeting at 8:00 pm. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.