



**City Council  
Pre-Agenda/Regular Meeting Minutes  
Monday  
January 8, 2019 @ 6:00 pm  
Trinity City Hall Annex**

**Members Present:** Mayor Pro-Tem Don Payne; **Council members:** Gene Byerly, Jack Carico, and Steve Lawing.

**Members Absent: Council member:** Mayor Jesse Hill, Tommy Johnson.

**Others Present:** City Manager, Debbie Hinson; City Attorney, Lucas Horner; Planning Director, Marc Allred; City Clerk, Annette de Ruyter; Finance Officer, Lisa Beam; Public Works Director, Jonathan Cranford; and other interested parties.

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

Mayor Pro-Tem Payne called the Meeting to order at 6:00 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Mayor Pro-Tem Payne led the Pledge of Allegiance and Invocation.

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

Mayor Pro-Tem Payne called for changes or amendments to the agenda.

Hearing none, *a motion was made by Council member Lawing to approve the Agenda as presented. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Johnson absent.*

## **Regular Meeting Begins Here**

### **I. Annual Reports**

#### **A. 2017-2018 Annual Audit Review**

Mayor Pro- Tem Payne opened this Item and called on Mr. Monty Pendry, Gibson and Associates for review of the 2017-2018 Annual Audit with Council.

Mr. Pendry thanked Council for allowing his company to perform the audit for the City of Trinity. Our firm completed the audit for the fiscal year ending in June 30, 2018. The audit was presented to the Local Government Commission and approved by them.

I would like to share with you some highlights of the city's fiscal year and our audit. We have completed the Audit and have awarded the City an unmodified opinion. This is the cleanest opinion that can be given.

- The assets and deferred outflows of resources of the City of Trinity exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$24,155,239 (net position).
- The government's total net position by \$268,975 primarily due to a decrease in the governmental activities net position.
- As of the close of the current fiscal year, the City of Trinity's governmental funds reported combined ending fund balances of \$8,179,651 with a net increase of \$380,182 in fund balance. Approximately 30.65% of this total amount or \$2,506,650 is non-spendable or restricted and committed.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$5,673,001 or 200.39% of total general fund expenditures for the fiscal year.
- The City of Trinity's total debt decreased by \$292,759(2.15%) during the current fiscal year. The key factor in this decrease was the payments on the debt.

Mr. Pendry stated that his firm felt the City of Trinity is in good financial standing and called for questions. Hearing none the report was concluded.

### **II. Public Comment Period**

Mayor Pro-Tem Payne opened the Public Comment and called on those who had signed in and wished to speak during Public Comment to please come forth.

**None**

**III. 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 November 13, 2018, City Council Meeting Minutes.**

Mayor Pro-Tem Payne 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 Byerly and approved with a vote of 4 ayes and 0 nays with Council member Johnson absent.*

**IV. Public Hearing**

**a. Item 2. Cottages at Piper Village Subdivision (John Rosenbaum Subdivision)**

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Planning Director Allred discussed the following:

- 55 homes
- Average Street footage 94'
- Average square footage 18,133 sq. ft.
- Road Length 238' exist, 2423 is being proposed
- Road Width 22' with mountable curb and gutter
- ROW 50'
- Impervious is 19.78% no need for stormwater device
- Will need community mailbox
- Temporary turn around for Phase 1
- Streetlighting, minimum requirement is 3 but developer will put 6 streetlights.
- 10' utility easement on both sides for cleanout and meter box replacement
- May want to consider putting taps in ahead of time at the cost of \$850.00 per tap.

Mayor Pro-Tem Payne opened the Public Hearing at 6:10 p.m.

With no one speaking for or against the Public Hearing Mayor Pro-Tem Payne closed the Public Hearing at 6:12 p.m.

*A motion was made by Council member Lawing to approve the Cottages at Piper Village Subdivision as presented. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Johnson absent.*

**b. Item 3. Resolution asking the NCDOT to Relinquish Siler Street (SR 1598) to the City of Trinity.**

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Planning Director Allred discussed the length of Siler Street (238 feet long) that is being considered in the Resolution. A developer is proposing to extend Siler Street by adding 2,423 feet. Per the City of Trinity Subdivision Ordinance, maintenance for any new major Subdivision roads located inside the City must be maintained by the City.

Mayor Pro-Tem Payne opened the Public Hearing at 6:15 p.m.

With no one speaking for or against, the Public Hearing was closed at 6:17 p.m.

*A motion was made to recommend the Resolution requesting NCDOT to relinquish Siler Street (SR 1598) to the City of Trinity by Council member Byerly. The motion was seconded by Council member Lawing and approved with 4 ayes and 0 nays with Council member Johnson absent.*

**c. Item 4. Rezoning of PIN # 7708068617 from RA to M-2 (Light Industrial).**

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Planning Director Allred discussed the following:

- Currently zoned R-40 ( Low Density Residential)
- The owner will plant trees on southern edge of property
- Land Use:
  - North- vacant
  - South-Duplex
  - East- Industrial
  - West- single Family Residential Home
- The Land Use for this parcel is in the Employment Center District. Light Industrial is consistent with this plan.
- No streams or wetlands on this property
- No stormwater is needed. The site plan needed to be adjusted so that the building is 90' from front lot line and not 100'.

Sewer is not available here but Davidson Water is available.

Mayor Pro-Tem opened the Public Hearing at 6:21 pm.

Speaking for:

**Michael Kennedy-6728 Colonial Club Drive**, Mr. Kennedy is building this building for personal use to store equipment. He is retired and he restores vintage cars. There will not be any engine noises.

Speaking against:

**Earl Johnson- 5821 Uwharrie Road**, Mr. Johnson does not approve of the rezoning. There are 5 churches in the area and is concerned about additional noise.

**Buck Caviness- 5842 Uwharrie Road**, Mr. Caviness owns property near the proposed rezoning and is concerned about property values being effected.

**Jean High- 5780 Uwharrie Road**, Mrs. High stressed the noise. We already have truck noise and she is concerned this will add to it and would not be good for the neighborhood.

**Brenda Parrish-** Mrs. Parrish stressed concern about property values and more noise. Will this devalue or increase the value of my property?

Mayor Pro-Tem Payne closed the Public Hearing at 6:29 pm.

During Council discussion, Council member Carico asked for those present against this rezoning request to please stand. There were 7 people present that stood against the rezoning.

After Council discussion, *a motion was made by Council member Lawing to approve the rezoning as presented. The motion was seconded by Council member Byerly and approved with a vote of 4 ayes and 0 nays with Council member Johnson absent.*

**d. Item 5. Rezoning of 5978 NC Hwy 62 from HC (Highway Commercial) to O&I (Office & Institutional).**

Mayor Pro-Tem Payne opened this Item and called on Planning Director Marc Allred, for presentation.

Mr. Allred discussed the following:

- Currently zoned HC ( Highway Commercial)
- Proposed zoning O & I ( Office and Institutional)
- Area is zoned Highway Commercial when it was purchased by Community One Bank.
- Land Use: Single Family Residential and Light Manufacture Surrounding Land Use.
- North- Single Family Residential
- South- Single Family Residential
- East- Commercial
- West- Single Family Residential
- The Land Use for this parcel is in the Regional Center and Office and Institutional is consistent with this plan.
- Water and Sewer is available. Institutional is civic properties that are owned by churches, government and civic organizations. These organizations do not pay property taxes.

Mayor Pro-Tem Payne opened the Public Hearing at 6:37 p.m.

Hearing no one speaking for or against, Mayor Pro-Tem Payne closed the Public Hearing at 6:38 p.m.

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

**V. New Business**

**2. Award Bid Powell Bill 2018-2019 Trinity Street Paving and Repairs**

Mayor Pro-Tem Payne opened this Item and called on Rick Austin, Abbotts Creek Engineering for presentation.

Mr. Austin informed Council that bids were received on November 28, 2018 for 2019 Spring Street Paving Program. Hanes Asphalt Paving Construction and Waugh Inc. were the only contractors submitting bids. As three bids are required, the bids were returned unopened to them and the project was re- advertised and re-bid on December 14, 2018. Efforts were made to solicit additional bidders, however, the only bidders were again Hanes and Waugh.

Hanes Asphalt Paving Construction bid was \$ 271,409.12 and Waugh Asphalt Inc. was \$281,053.94. Both companies have worked satisfactory on projects in Trinity.

It is my recommendation to award the contract to Hanes Asphalt Paving Construction in the amount of \$271,409.12.

This will be for Younts Street and Dawn Acres Drive.

*A motion was made by Council member Lawing to approve the Powell Bill 2018-2019 Trinity Street Paving to Hanes Asphalt Paving. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Johnson absent.*

## **VI. Code Enforcement Report and Permits Report**

Mayor Pro-Tem Payne opened this Item and called on Planning Director Marc Allred for presentation,

Mr. Allred informed Council that the property at 5001 Hopewell Church Road is being fined as of January 2, 2019.

A zoning permit has been issued on the property across from Trinity Baptist Church to begin construction.

We have issued 42 new home permits for the year of 2018.

## **VII. Business from City Manager and Staff**

City Manager asked Council to begin thinking for topics and dates for the 2019 Retreat. Please provide topics to her as soon as possible.

City Manager advised those present the office will be closed on January 21, 2019 for Martin Luther King Holiday.

Public Works Director Jonathan Cranford discussed with Council the salt and brine equipment is up and running. It really helped with the snowstorm in December 2018.

## **VIII. Business from Mayor and Council**

None

## **IX. Adjournment**

*A motion was made by Council member Payne to adjourn the January 8, 2019 meeting at 6:53 p.m. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Johnson absent.*

