



**City Council
Pre-Agenda/Regular Meeting Agenda
Minutes
October 9, 2018 @ 6:00 pm
Trinity City Hall Annex**

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

Members Absent: None

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; Planning Director, Marc Allred; Finance Officer, Lisa Beam; City Clerk, Annette deRuyter; Public Works Director, Jonathan Cranford; Randolph County Deputy Cox and other interested parties.

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

Mayor Hill called the Meeting to order at 6:06 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance and Council member Payne gave the Invocation

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

Mayor Hill called for changes or amendments to the agenda.

Manager Hinson asked to amend the Agenda to add the following item:

4-B. Renew Recycling Processing Service Agreement

Council member Payne made a motion to amend agenda to add item 4-B. Renew Recycling Processing Service Agreement. The motion was seconded by Council member Carico and approved unanimously by vote of 5 ayes and 0 nays.

Council member Payne made a motion to combine the items listed under the Consent Agenda to address as one (1) item. The motion was seconded by Council member Johnson and approved unanimously by a vote of 5 ayes to 0 nays.

I. Standing Report

A. Update on Welcome Sign Project

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

Mr. Allred updated Council on the Welcome Signs stating there are three (3) welcome signs. Two (2) of these signs are located along the entrances to the City of Trinity. One (1) at NC Highway 62 where the City of Trinity and City of Archdale city limits meet and one (1) where the City of Trinity and City of Thomasville meets. Another is located on Surrett Drive at the Walker Body Shop. Each of these signs now have the stone façade located around them. Both the City Seal and the Welcome Signage will be added to the extension that faces the street.

We have had a comment concerning the current Green Welcome signage located at the NC Highway 62 site of the City limits of Trinity and Archdale. This sign will be removed and staff will work on a relocation for it.

A request has been made to add language “Home of Duke University” to our new signage. This is something to think about in the future.

There was an accident that occurred at the Walker Body Shop as a result of the hurricane that created 10 to 15 inches of rain. The damage (cosmetic only) occurred when the sign was installed. This issue is being addressed and will be corrected by the contractor.

B. Subdivision Updates

Mr. Allred gave the following updates.

Bellawood Subdivision: The new entrance for this phase is in proximity of BBQ Joe’s. The pressure test has taken place on all of the current manholes and the sewer system is installed and meets all specifications. They will need to complete some water test for Davidson Water. When the water is completed the proof roll on the streets will begin.

Harvest Crossing (formally Trinity Townhomes): The townhomes will be located on the property located at the Braxton Craven/Trinity intersection. They are currently working on the dry detention pond. The biggest difference in this type of pond and a wet pond is the wet pond will always have water located within it while the dry pond should contain no water after 96 hours.

Steeplegate Village: The developers are working on their two (2) erosion devices located beside the Steeplegate Subdivision. A berm will surround the entire property once the erosion control is completed. The property located at 7222 Tanner Court does have a natural swale located on it. The grading company has talked with us and they will be speaking with the land owner offering the option to have a bigger swale and some rip-rap added free of charge if the resident so desires.

II. Public Comment Period

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

Ed Lohr, 5366 Meadowbrook Drive, Trinity: Mr. Lohr discussed Phase 5 (final sewer phase) and discussed his thoughts on why this final phase of this project from Meadowbrook to Ronniedale was not completed. It was his opinion this was an easy fix and could be accomplished by following the terrain. It was his feeling that this should have been completed when started and asked that this final section of Phase 5 be completed.

In closing Mr. Lohr discussed his opinion concerning the effect the sewer had on both his property and surrounding properties. He felt that installation of the sewer caused a devaluation of his property that was evidenced in the decrease of 20% on his property by the tax department.

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 August 14, 2018, City Council Meeting Minutes.**
(City Clerk, Annette deRuyter)
2. **Approval of the Minutes for the August 28, 2018 Special Called Meeting.**
(City Clerk, Annette de Ruyter)

Mayor Hill opened these Items and reminded Council these items had been combined and that only one (1) motion was needed to approve the Consent Agenda.

A motion was made by Council member Johnson to approve the Consent Agenda as presented. The motion was seconded by Council member Payne and approved with a vote of 5 ayes and 0 nays.

IV. Public Hearing

3. **Rezoning 6440 & 6472 NC Hwy 62 from RA to R-40 and Highway Commercial.**
(Marc Allred, Planning Director).

Mayor Hill opened this Item and called on Planning Director, Marc Allred for presentation.

Mr. Allred discussed the following bullets as listed below:

- Rezoning of properties located at 6440 and 6472 NC Highway 62 from Residential Agriculture (RA) to R-40 (Low Density Residential and HC (Highway Commercial))
- Area was zoned RA (Residential Agriculture by Randolph County) Furniture Illustrators was permitted by Randolph County in 1960 and has been allowed to be used as a light manufacture building ever since. This building has been used as a non-residential structure since its creation.

- Land Use: Single Family Residential and Light Manufacture.
Surrounding Land Use: North - Church; South - Single Family Residential Home; East-Vacant; West – Single Family Residential Homes.
- The Land use for this parcel is Mixed. Both R-40 and Highway Commercial is consistent with this plan.
- Existing Zoning: RA (Residential Agriculture) At the time of adoption of Trinity's initial Zoning Ordinance considerable land in Trinity was zoned Residential Agricultural. This is a carryover from its Randolph County Zoning Classification. This classification provides a place for agricultural operations and scattered non-farm residences on traditional rural lots. Only minor conventional residential subdivisions (three or fewer lots) are allowed in this district. Requests for higher intensity residential use or other uses, consistent with the Trinity Land Development Plan, are handled through the rezoning process.
- Total size is 2.84 acres. This property has been surveyed. The request is to be rezoned to allow the property to be subdivided into 2 different parcels. If approved, it will be divided and zoned commercial where the existing Furniture Illustrators Building is located, and will be zoned R-40 where the current house is located.
- The non-residential building did suffer damage from a fire on July 27, 2018. The fire inspectors did not come up with a resolution on how the fire was started. I have spoken with the owner who wishes to continue with the rezoning as well as Mr. Keith Aikens who wishes to purchase this property. He has stated that he can work with the existing damaged structure and rebuild it.
- There are no streams or wetlands on the property and the topography is flat. There is no need for stormwater.
- 6440 NC Highway has water and sewer. 6472 NC Highway has water only
- Traffic Counts is approximately 4,800
- NC Highway 62 is a North Carolina Department of Transportation Road
- The Planning Board felt that since the Furniture Illustrators Building had always been used as a non-residential structure they did not have an issue with this proposal since the land use for this area is Both R-40 and Highway Commercial.

Mayor Hill opened the Public Hearing at 6:21 p.m.

Speaking for:

Maxine Campbell, 1317 Greenway Drive, High Point, NC: Ms. Campbell advised Council that the residential portion of this property had been sold and was due to close at the end of the month. The residential is separate from the structure that has been damaged by fire. It is important that the closing on the residential portion be able to close at the end of the month. We are asking that Council allow the rezoning request as presented.

Speaking Against: None

Staff Recommendation: Planning and Zoning Director, Marc Allred stated that staff agreed with the Planning Board recommendation to allow the rezoning as presented since the commercial site formally Furniture Illustrators has always been non-residential property and is compatible and consistent with the Land Development Plan.

Mayor Hill closed the Public Hearing at 6:24 p.m. and called on Council for discussion and/or motion for this item.

Hearing no discussion or further questions, Mayor Hill called for a motion.

Council member Payne made a motion to recommend rezoning as presented. This rezoning is compliant and consistent with the Land Use Development Plan and the property has been used for this purpose for many years. The motion was seconded by Council member Byerly and approved unanimously with a vote of 5 ayes and 0 nays.

V. New Business

4. Review and Consider Recommendation for Powell Bill 2018-2019 Street Repair and Resurfacing Program (Public Works, Jonathan Cranford)

Public Works Director, Jonathan Cranford discussed the proposed Recommendation for Powell Bill 2018-2019 Street Repair and Resurfacing Report as proposed by Abbotts Creek Engineering.

Council has already approved the paving of Dawn Acres Drive as well as the citywide crack pouring. As indicated in the 2018 proposal, staff and Mr. Austin have researched other areas that may be done in order to reach our needed annual expenditure for this fiscal year. In doing so we have added resurfacing of Younts Street (735 feet), and additional paving of the unpaved portion of Younts (425 feet). We will also be realigning the entrance to Younts on the additional paving which will make ingress and egress easier. This addition will allow us to meet the needed expenditures in order to receive our full Powell Bill revenue funds.

Council member Carico felt that the City should consider spending funds from the Powell Bill for an addition of an extension from Younts to the city's maintenance building. This would allow access to this building in the event the city hall property is ever sold. Council member Johnson agreed with Council member Carico. This was considered a few years ago. The current ingress and egress are just a driveway with an entrance from the parking lot. If we extend Younts street as a part of this construction, Powell Bill funds can be utilized to do so.

Mr. Cranford asked if Council could consider the resurfacing and repaving as presented. Staff can then get some additional pricing for this request. The amount presented in the proposal is for the City to reach the cap needed for expenditures that will allow additional Powell Bill allocations.

There was further discussion between Manager Hinson and Council concerning how this addition could be handled. Council member Carico also called on Randy McNeill concerning the possibility of the addition for a cul-de-sac at the end of the property connecting to the maintenance building. Mr. McNeill discussed how this could be accomplished as this same idea had been presented when this area was considered for a city park. A cul-de-sac must be large enough for a fire truck to be able to turn around (50 foot) but can be stopped anywhere in the area being discussed. This can be made a city street which will allow the use of Powell Bill funds to complete the street and continue maintenance as needed.

There was further discussion between Council members, Manager Hinson, and Public works Director Cranford on how this addition would affect the current proposal. Manager Hinson advised members

that this addition would push expenditures over the amount needed to meet the Powell Bill requirements for this fiscal year, but there was no limit on how much the city could spend in one fiscal year if the funds were available.

After further discussion concerning how the request made by Council, Manager Hinson asked that Council approve the request included in the packet and listed on the agenda as staff would like to proceed with bids on these projects. The proposal before you will include paving Dawn Acres Drive, paving the unpaved portion of Younts Street, resurfacing the paved portion of Younts Street, and city-wide crack pouring. Council could approve this proposal as presented, and request that staff prepare a proposal for the additional extension to the maintenance building of Younts Street. This proposal could be presented to Council at the November Meeting.

With no further discussion, *Council member Johnson made a motion to recommend Powell Bill 2018-2019 Street Repair Resurfacing Program as presented. The motion was seconded by Council member Payne and approved unanimously by a vote of 5 ayes and 0 nays.*

4A. Renew Recycling Processing Service Agreement (Anthony Krasienko)

Mayor Hill opened this item and called on Mr. Krasienko (Republic Services) to brief Council.

Mr. Krasienko began discussion with introduction and shared with those present that Republic Services had purchased the Recycling Site and services from our prior provider. Trinity's recycling contract actually expired in September 2017. Since the purchase we have been working to get a grasp on the costs and changes that have occurred since our purchase of Re-community Recycling.

The following bullet points represent the topics shared with Council regarding the changes in the recycling market.

- China, the largest consumer of recycled goods changed the standards of contamination for acceptance from 3% to 5% to 0.5% percent.
- The industry and United States Government tried to negotiate a 1 ½% but were unsuccessful.
- This along with other aspects of the Trade War has had a negative ripple effect on recyclables that has trickled down to the commodities market.
- China will no longer accept any import of mixed paper, i.e. office type paper.
- China will accept extremely clean cardboard and plastic that has less than 0.5% contamination.
- These changes affected the California market more than the North Carolina market due to the shipping diversity of the North Carolina market to other markets and not just the China market.
- Processing costs increase due to the stricter adherence for contamination causing a slowdown in the sorting lines at the recycling centers. More materials are being processed to get the same amount of material.

Trinity's previous agreement has a threshold on the processing cost which was offset by the commodity value. The commodity values almost always succeeded the threshold amount or

processing costs. This is not the trend in the market today due to the stricter amount of contamination that is allowed for recyclable goods.

He discussed the need for education to the public regarding items that are recyclable and the need to stress the items that are accepted for recyclables. The costs to recycle glass is now at \$20.00 per ton instead of receiving a profit. The markets are changing to plastic rather than glass.

The new Processing Agreement is still set up as a revenue share. However, the biggest change in the new agreement is the change in the threshold. The prior agreement did not require the City to pay if the markets were down and no profits were made. This agreement allows charging if profits are down and none are recognized. Costs are determined by taking commodity value less the processing costs. If this is a negative amount that cost is passed to the city. If there is a profit, there is a revenue split. The remainder of the agreement is very similar to the previous agreement.

Mr. Krasienko asked for questions or discussion.

Points covered in discussion between Mr. Krasienko and Council members included:

- Recyclables are sold to a variety of markets that pelletize the plastic bottles that allow the pellets to be used in a variety of uses.
- How long the company knew this was a losing proposition and why information was not provided to the City on the increased costs prior to this renewal. This information would give the city something to compare the costs associated to provide this service compared to the costs associated with the previous agreement and structure the city participated in before and allowed Council to discuss the additional costs and whether or not the city could continue this service taking into consideration the increase in costs.
- Further discussion between Council members, Attorney Wilhoit, and Mr. Krasienko regarding the challenges that face the city concerning whether to continue recycling and if so how to do so without so much costs or whether the city should consider stopping recycling and returning to strictly garbage pickup. Other items to take into consideration is tipping fees vs recycling costs. Garbage without recycle may increase the cost for the hauler since there will now be two (2) cans to pick up verses one can for garbage.
- Council member Johnson discussed his feelings concerning the choices that would need to be considered. It was his feeling that the choice would come down to tipping fees at the landfill verses recycling costs.
- An updated list of items that are accepted in order to inform residents what is not accepted in recycling via mail or social advertisement and media. We will work with our residents to eliminate items no longer acceptable or that are unable to be sold from the recycling.

Manager Hinson discussed steps that were already being taken by the service provider upon pick up of recyclables. She proposed that if Council decided to renew this contract that the updated list could be posted on the city website, create flyers, ask the newspapers to place an article in the paper

advising residents that information could be picked up at City Hall as well as posting the list on the outside bulletin board.

Mr. Krasienko discussed the items that were available through Republic that could be used by the city to provide additional information to the residents concerning the changes in recyclable items. Items that can be provided are materials that can be printed and stuffed in a mailer, videos that can be placed on the city website, large campaign illustrating on why it is important to clean items placed in the recycle can. Everything that we can improve on for recycling controls costs.

Manager Hinson discussed the challenges to continue recycling along with potential cost increases and reiterated the items previously discussed concerning the issue how elimination of recycling would increase tipping fees for garbage. Also discussed was how the elimination of recyclables would be handled if the costs were determined to be excessive to continue to provide this service.

After further discussion concerning costs and possible ways to address them, Council asked that staff work with Mr. Krasienko to provide information materials to residents in an effort to reduce costs for recycling and that Manager Hinson begin a cost comparison between the tipping fee costs in comparison to recycling costs that will give Council information that can be used to make an informed decision whether to continue the recycling program in Trinity.

At the conclusion of the presentation, Mayor Hill called for the staff recommendation regarding this item.

Manager Hinson asked that Council consider renewing this contract for one (1) year. During that time period, staff will work with our current hauler to evaluate any change in pricing should the city decide to eliminate the recycle program, develop a cost analysis for comparison for recycling fees verses garbage tipping fees, work with staff and Mr. Krasienko to obtain new materials to provide to residents resulting in changes to the recycle program and how they can help to eliminate some of the costs of recycling. The result from this information will be presented to Council at the Annual Retreat for further discussion to determine whether or not the city will continue this program.

After staff recommendation, *Council member Payne made a motion to accept the recommendation of the City Manager to continue this service for one year. The motion was seconded by Council member Carico and approved unanimously with a vote of 5 ayes and 0 nays.*

VI. Code Enforcement Report and Permits Report

Planning and Zoning Director, Marc Allred updated Council as follows:

10 cases have been opened and 9 cases closed. Development is still good and the city has added 33 homes in 2018.

VII. Business from City Manager and Staff

Manager Hinson informed Council that the HOA from Stone Gables has asked to utilize the annex building to hold a meeting on October 22, 2018.

The City of Trinity will be hosting the EDC Board Meeting on October 25, 2018. We will provide a light breakfast beginning at 7:30 am. The meeting will begin at 8:00 and should be completed by 9:30. Council members are invited to attend. The Mayor, Jonathan, and I will be in attendance.

Jonathan Cranford, Public Works Director informed Council of upcoming events:

- Jacob Carroll pick up will be November 16, 2018 beginning at 8:30 am.
- Infrastructure Meeting scheduled for October 16, 2018 has been cancelled.
- Planning and Zoning Meeting scheduled for October 23, 2018 has been cancelled.

Mr. Allred, Planning Director reminded Council members the Ethics Training Course is scheduled for Monday, October 15, 2018 at 2:00 p.m. The class will last approximately 2 hours.

VIII. Business from Mayor and Council

Mayor Hill discussed City Haul that took place the previous week, Thursday thru Saturday lunch. There was a good turn out for this event and the staff and workers at this event did an exceptional job. He expressed his appreciation to staff members and volunteers that made this event a success.

Council member Payne discussed the efforts of a group of residents from Archdale and Trinity as well as approximately 50% of the churches in the area. They have put together a program to collect by donation items needed for people that were in need in the eastern section of the state that was taking place. There are approximately 1,000 volunteers in the same area to help residents with recovery in that area. To date there have been two (2) 53-foot trailer loads collected with City of Archdale employees pledging to fill another 53-foot trailer.

The location site for donations is located directly across from Wells Fargo on NC Highway 62 for anyone who may feel led to contribute to this cause. The basic needs at this time are paper towels, toilet tissue, Clorox, cleaning supplies, mops, and packaged new underwear. The hours for donation are 9:00 am to 7:00 pm.

Council member Johnson advised those present that on October 28, 2018 the Friends of Trinity will be holding their 12th Annual Car Show and Chili Cook-Off at Braxton Craven School. If you would like to be a participant in the Chili Cook-Off we would love to have you participate. Everything must be cooked on site. If you have a car please come out and participate in the Car Show. One hundred percent (100%) of all funds raised goes back into Trinity events such as the Veterans Cook-Out, Christmas in Trinity, maintenance of the small park, and now the little log chapel located on NC Highway 62.

IX. Adjournment

A motion was made by Council member Payne to adjourn the October 9, 2018 meeting at 7:40 pm. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.