



**City Council
Pre-Agenda/Regular Meeting Agenda
Minutes
March 13, 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, Nick Herman; Public Works Director/ Stormwater Administrator, Rich Baker; Planning Director, Marc Allred; Assistant Finance Officer, Lisa Beam; Assistant City Clerk, Annette de Ruyter; Office Assistant, Darien Comer; Randolph County Deputy, Kyle Cox; and other interested parties.

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

Mayor Hill called the Meeting to order at 6:00 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.

Hearing no changes, a motion was made by Council member Carico to accept the Agenda as written. The motion was seconded by Council member Johnson and approved unanimously with a vote of 5 ayes and 0 nays.

Regular Meeting Begins Here:

I. Special Recognition of Trinity High School Girls and Wheatmore High School Boys Basketball Teams.

Mayor Hill thanked all the young players for attending the meeting. He discussed how proud the community and the City were of them for their well-deserved efforts. He then presented certificates of appreciation to each of the players, coaches and managers of both teams.

II. Public Comment Period

Mayor Hill opened the Public Comment Period and asked if anyone would like to speak.

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 February 13, 2017 City Council Meeting Minutes.

Mayor Hill opened this Item and called for approval, changes, or denial.

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

2. Approve LGC Contract allowing Gibson and Company to complete Audit for City of Trinity 2016-2017 fiscal year as approved in the three-year contract.

Mayor Hill opened this Item for discussion and vote.

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

IV. Public Hearings

3. Randolph County Economic Development Corporation Funding Request

Mayor Hill opened this Item and called Kevin Franklin for presentation.

Mr. Franklin thanked Council for allowing him to speak and for their support the past year.

The Randolph County Economic Development Corporation has worked with the City of Trinity since its incorporation to provide a full range of economic development services to its citizens. Our historic focus has been industrial development with goals of quality job creation, increased tax base and diversification of our economy. In 2016, it was a very positive year for industrial development in Trinity with more than \$12,000.00 in new capital investment and 67 new jobs, 347,842 square feet of industrial space constructed or occupied by new end users, and \$367,500 in grant funding from North Carolina for public sewer.

The EDC relies on county and municipal appropriations to conduct economic development efforts throughout the year. The appropriations have historically been an investment in your community's future resulting in an excellent return on investment from growing tax revenues and good employment opportunities for local residents.

The Randolph County EDC requests an appropriation of \$5000.00 from Trinity for the 2017-2018 fiscal year. On a per capita basis this is approximate estimate of .75 for each resident.

Mayor Hill opened the Public Hearing at 6:14 pm. And called on anyone wishing to speak for or against.

- No one spoke for or against, Mayor Hill closed the Public Hearing at 6:14 pm.

With no other discussion, Mayor Hill responded to Mr. Franklin the request would be considered during Budget.

4. Archdale/Trinity Branch of Randolph County Library

Mayor Hill opened this Item and called on Matt Shaw for presentation.

Mr. Shaw thanked Council for allowing him to present information regarding the Archdale Trinity Library. He discussed all the amenities the Library offers for the residents. (See Attachment 1)

Mayor Hill opened the Public Hearing at 6:20 pm.

- With no one speaking for or against, Mayor Hill closed the Public Hearing at 6:21 pm.

With no other discussion, Mayor Hill responded to Mr. Shaw the request would be considered during Budget.

5. Text Amendment to Prohibit RV Parks in the City of Trinity

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

Mr. Allred gave the following definition for a Recreational Vehicle Park: *This means any site, lot, field or tract of land designed with facilities for short term occupancy by recreational vehicles and or tiny homes only. Recreational vehicle parks and/or tiny home parks are prohibited inside the City of Trinity municipal limits.*

Mr. Allred discussed the City does not have the resources to monitor and clean-up solid waste issues that may arise from this type of use.

Mayor Hill opened the Public Hearing at 6:34 pm.

- With no one speaking for or against, Mayor Hill closed the Public Hearing at 6:34 pm.

A motion was made by Council member Payne to enact a prohibition of RV Parks in the City of Trinity. This use will provide a public hazard to public safety as the City does not have the resources to monitor and clean-up potential solid waste issues that come with RV Parks. This use is not consistent with the Land Use Plan. The motion was seconded by Council member Carico and approved unanimously with a vote of 5 ayes and 0 nays.

6. Rezoning of PIN # 6787902440 from RA (Residential Agriculture to M-2 (Light Industrial) Mohawk (formally Unilin Flooring)

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

Planning Director, Allred discussed with Council the purpose of the Rezoning and why it was needed.

- Mohawk needs to treat their run-off for a building expansion.
- Property will have a bio-retention pond.
- The property has been zoned RA before the City was incorporated in 1997.
- Land Use
- North – vacant
- South – Interstate I-85
- East- Interstate I-85
- West- Light Industrial
- The total size of the parcel is 13.41 acres.
- The topography of the parcel is the Western portion of the property is higher than East.
- Access to this parcel would be from Mohawk property.
- Planning and Zoning recommends rezoning this parcel.
- Staff recommends rezoning to M-2.

Mayor Hill opened the Public Hearing at 6:43 pm.

- With no one to speak, for or against this Rezoning, Mayor Hill closed the Public Hearing at 6:43 pm.

A motion was made by Council member Payne to rezone Parcel # 6787902440 from RA to M-2. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.

7. Quasi-Judicial: Special Use Permit for 6352 Turnpike Rd. Owner would like to have a reception facility to host events such as weddings.

Mayor Hill opened this Item and advised anyone speaking on this item must be sworn in by the Assistant City Clerk prior to speaking.

Planning Director, Marc Allred and Ms. Veronica Armstrong were sworn in by the Assistant City Clerk prior to the opening of this item.

Mayor Hill then opened the Public Hearing and called on Planning Director, Allred for briefing on this subject.

Mr. Allred discussed the request made by the applicant Veronica Armstrong. She is requesting Council's consideration for a Special Use Permit for her property located 6352 Turnpike Road to allow a reception facility to host events such as weddings.

Current Zoning

- This property has been zoned Residential Agriculture before City of Trinity was created.

The current Land Use is as follows:

- North-Agriculture
- South- Agriculture
- East- Single Family Residential and Wooded
- West- Single Family Residential

Parcel Size

- The parcel is 5.13 acres

Ms. Veronica Armstrong presented a slide show for Council to review. (Attachment 2) included.

Council member Payne felt this is a wonderful idea but did have a concern regarding the neighbors adjacent to the property and the hours this venue would require.

Ms. Armstrong stressed to Council member Payne that she would follow all Ordinances of the City and the County. Ms. Armstrong also discussed that she would not have alcohol available.

Council member Lawing addressed Ms. Armstrong and asked how many people could she accommodate and the times this venue would be available?

Ms. Armstrong identified the hours as 9 am- 10 pm with number of guests ranging from 25 to maximum of 100.

Mayor Hill opened the Public Hearing at 6:57 pm.

- With no one to speak for or against, Mayor Hill closed the Public Hearing at 6:57.

The following motion recommended by Attorney Herman was made by Council member Byerly as follows:

Motion to move to add the facts of findings 1-4 and that the Special Use Permit be granted as set forth by site plan subject to condition of the Reception Facility. The motion was seconded by Council member Payne and approved unanimously with a vote of 5 ayes and 0 nays.

8. Quasi-Judicial: Appeal of Code Enforcement decision for PIN # 7717301407 located off Fairview Church Rd. Owner has 4 trailers (tractor trailers) on the property and Marc Allred Code Enforcement Officer has asked him to move it.

Mayor Hill opened this Item and called on Mr. Allred for briefing.

Mr. Allred gave an overview on this item. This was a complaint from a vacant property owner about trailers being parked on this parcel. Photos of the trailers and their location on the parcel were included in Council's packet. This parcel is zoned residential.

Mr. Allred stated by Ordinance: *Tractors and/or trailers are not allowed to be parked on residential property.* Since these containers are trailers normally pulled by a tractor and they were located on property zoned residential, my interpretation of this Ordinance was a violation.

John Cottle- 6020 Fairview Church Road, I have leased this property since 2008 until I purchased the property. I have had these trailers parked there for nine years.

Council members, Payne and Carico discussed their visits to the site to look at the proposed violation. The trailers are not visible from the road as witnessed by them and as shown by the photos. This is a platted unopened road.

Council member Payne asked, if the City has an Ordinance on storage trailers?

Mr. Allred explained that the current Ordinance defines storage units as accessory buildings. I did not look at the trailers as storage units. Storage/Accessory Buildings are limited to two buildings per parcel.

Mr. Allred discussed the Truck Ordinance that came into effect in 2010. There was a time limit of one (1) year that required anyone who owned trailers to get a permit from the City of Trinity.

Attorney Herman assisted Council on this item. He stated "this is an appeal from an administrative determination from our Code Enforcement Officer. What Council needs to do is state what the law is in our Ordinance, you call the final shots. If you decide in favor of Mr. Cottle the reason would be that although these trailers are prohibited in this district the language in this Ordinance speaks to trailers intended to be used to haul freight. The actual language is to transport freight. The counter argument is you have a trailer intended to be used to transport. He is not violating the Ordinance, or he is."

A motion was made by Council member Payne to allow or overrule administrative determination. The motion was seconded by Council member Carico with a vote of 5 ayes and 0 nays.

V. New Business

8. **Approve Change Order # 1 for Turnpike Industrial Park**

Mayor Hill opened this Item and asked Mr. Rich Baker, Public Works Director to brief Council.

Mr. Baker discussed the Change Order for this project is necessary to allow the addition of check valves and manholes near the end of the force main that will allow the Younts project to be completed.

A motion was made by Council member Johnson to approve Change Order # 1 to amend the contract for Pikeview Dr. sewer improvements (Turnpike Industrial Park) in the amount of \$19,317.00 changing the budget amount from 639,960.70 to \$659,277.70. The motion was seconded by Council member Payne and approved unanimously with a vote of 5 ayes and 0 nays.

9. **Approve Davis Martin Powell Contract for Younts Machine Project**

Mayor Hill opened this Item for briefing.

Mr. Baker referenced the Engineering Services Agreement Contract for DMP that detailed the costs for services provided by them.

A motion was made by Council member Carico to approve the Engineering Contract for the Younts Machine project. The motion was seconded by Council member Byerly and approved unanimously with a vote of 5 ayes and 0 nays.

10. **Approve Contract with Davis Martin Powell for 2017 Sewer System Planning Services (DMP Project 170060 (BF) in the amount of \$10,000.00**

Mayor Hill opened this Item for briefing.

Mr. Baker reiterated this subject of proposed or future projects that Council may want to explore was discussed at the Retreat. This proposed contract would allow Davis, Martin Powell to evaluate sewer extensions to several areas and to also evaluate potential capacity increase for Steeplegate Pump Station.

- Sewer extension along Hopewell Church Road
- Sewer extension along Welborn Road from Guil-Rand Fire Station to Hopewell Church Road
- Sewer extension to Jennifer Court
- Sewer extensions to serve Evergreen Drive, Red Fox Road, and Shannon Drive areas. This evaluation will also consider sharing options for the gravity outfalls, pump station and force main to serve the existing neighbors described above and the proposed development will be included.
- Evaluate capacity expansion opportunities for Steeplegate Pump Station, to be coordinated with the expanded Thomasville Outfall being designed at this time.

After discussion among Council members, *a motion was made by Council member Payne to approve the contract with DMP for \$10,000 for sewer study. The motion was seconded by Council member Johnson.*

The motion failed to carry with a vote of 2 ayes and 3 nays as follows:

Council members Byerly, Carico and Lawing: Nay.

Council members Johnson and Payne: Aye

11. Consider contribution to Run 5 Feed 5 (K) event sponsored by the Community Outreach of Archdale-Trinity (COAT)

Mayor Hill opened this Item for discussion.

Manager Hinson highlighted the following concerning this event with Council.

- This is the fourth annual event for this program.
- Money raised for this event is used for the backpack program for children. This program was started to offer hunger relief to children in our community and is currently serving our local Elementary, Middle and High schools.
- The program currently feeds over 500 children every weekend with the anticipation that the number will be over 600 by the end of this school year.

Manager Hinson informed Council that they contributed \$1000.00 last year to this program. This item has been presented to Council for your consideration to continue support for this program.

After discussion, *a motion was made by Council Member Carico to make a donation of \$1000.00 again this year. The motion was seconded by Council Member Johnson and approved unanimously with a vote of 5 ayes and 0 nays.*

VI. Code Enforcement Report and Permits Report

Mayor Hill opened this Item and called on Marc Allred for the Code Enforcement and Permit report.

Code Enforcement Report:

6 cases opened and 7 closed cases

Permits

4 permits issued

VII. Business from City Manager and Staff

None

VIII. Business from Mayor and Council

Staff reviewed the following upcoming events.

- Jacob Carroll pick-up Friday, March 17, 2017 at 8:30 am.
- City Haul has been scheduled for April 20, 21, and 22.
- We are also having a paper shred event on April 22 from 9 am to noon.

IX. Adjournment

With no other business to discuss, *a motion was made by Council member Payne to adjourn the March 13, 2017 Meeting at 7:57 pm. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.*