



City of Trinity
CITY COUNCIL MEETING

September 08, 2025 at 6:30 PM

Trinity City Hall Annex

MINUTES

PRESENT

Mayor Richard McNabb
Mayor Pro Tem Robbie Walker
Councilmember Ed Lohr
Councilmember Debbie Jacky
Councilmember Paul Welborn
Councilmember Barry Allison

OTHERS PRESENT

Interim City Manager John Ogburn
Public Services Director Rodney Johnson
City Clerk Darien Comer
Planning Director Jill Wood
Finance Director Crystal Postell
Attorney Bob Wilhoit
Planner Jay Dale
Sgt. Vincent Sanders

- 1. Mayor McNabb called the meeting to order and welcomed guests and visitors.**
- 2. Mayor McNabb led those in attendance in the Pledge of Allegiance and Invocation.**
- 3. Review, amend if needed, and approve Proposed Regular Agenda**

Motion made by Mayor Pro Tem Walker, Seconded by Councilmember Jacky.

Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

4. Public Comment Period

Robert McGee of 4752 Maple Oak Dr. - Mr. McGee brought up questions concerning his sewer billing. He stated that he was not connected to the City's sewer system and was unable to do so due to ground conditions.

5. Consent Agenda Items

*Motion made by Mayor Pro Tem Walker, Seconded by Councilmember Allison.
Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky,
Councilmember Welborn, Councilmember Allison*

- a. **Approval of Regular Meeting Minutes of August 11, 2025**
- b. **Finance Director's City of Trinity Financial Statements** (*Crystal Postell, Finance Director*)

6. Public Hearing

- a. **Rezoning Request PIN #7707677179 New Day Fellowship of Trinity** (*Jill Wood, Planning Director*)

Planning Director Jill Wood presented a rezoning request from 5521 Meadowbrook Dr. They are requesting a change from RR to OI zoning. This change would allow the property to change from an existing church building into office space. Mrs. Wood explained that when the Planning Board heard this case, there were questions surrounding the septic system on the property. The property owners have spoken to the Randolph County Health Department and have gotten an approval from them stating the system is in working condition.

Mrs. Wood explained that there were also concerns about parking on the property. The property owner submitted pictures showing where approved parking would go.

Chaz Justice of Justice Real Estate presented additional information to Council. He addressed the parking concerns in relation to the septic system. He stated parking will not be on top of the system and will not be an issue. He stated the new owner has intention of building a pergola over top to keep any cars from being in the area.

In regards to the septic system, Mr. Justice stated Randolph County Environmental Health gave an approval on the system. The property would also experience a decrease in population going from roughly 50-70 people for church down to 5 for the insurance building. Councilmember Lohr suggested they pursue an easement for sewer incase it would be needed in the future.

Pastor John Anders of New Day Fellowship stated that they have never experienced any sewer or septic issues. He said he was unaware if there were ever any complaints regarding such. He addressed a complaint about drainage lines being exposed but explained they were "weepers" for ground water. He also discussed the major drop in usage of the building switching from a church to a small business.

Speaking For:

Joseph Anders of High Point stated he was a member of New Day Fellowship and echoed that he has never experienced any sewer, traffic, safety issues.

John Anders of Thomasville is a member of New Day Fellowship. He reiterated that he never experienced any of the same issues with roughly 60-80 people in the church every Sunday. He also praised the church for the community involvement.

Michael Lucy of Thomasville stated he was the current youth pastor and board member. He also stated that the parking and sewer concerns were not an issue he had experienced in the building as a church. He also stated that the lesser amount of people would be beneficial in addressing these concerns.

Michael Stafford of Trinity spoke in favor stating that she will be the new owner. She wants to create a storefront for herself and use the opportunity to become a broker. She stated the flow of traffic into the business would be minimal. On a typical day, the office would include herself, an assistant, and occasional clients. No property and casualty services will be offered, limiting public traffic.

Ms. Stafford noted that the septic system has been located approximately 42 inches below ground and is covered by gravel, a pergola and picnic area will be added to prevent parking over the septic area.

City staff confirmed that the proposal aligns with prior approvals and clarified the correct septic location, which had previously been misrepresented in GIS data.

Speaking against:

Barry Larmore of Trinity resides across from the property. He expressed concern that the septic tank is located deeper than previously described.

Mr. Larmore submitted a petition signed by neighboring residents opposing the rezoning with concerns that changing the zoning to Office and Institutional (OI) would negatively impact property values. The petition was submitted to the City Clerk for the record.

The staff has reviewed the request and finds that this request:

meets the requirements of the Comprehensive Land Use Plan:

is consistent, reasonable, and in the public interest.

Councilmember Allison stated **For The Record**, that we appreciate the work that the planning board has done in reviewing these rezoning requests and their recommendations to Council. In this particular case they didn't have the information that Jill has presented to us tonight and this young man and these folks. I think they have all provided us with information that we needed tonight. I think the issue now is not just about the septic tank. It's if this is an appropriate use for a church building to be renovated and used for the insurance company.

Motion made by Councilmember Jacky to accept the Statement of Consistency (SEE ATTACHED), Seconded by Councilmember Welborn.

Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

7. Action Agenda

a. **Approval of the Residential Solid Waste and Yard Waste Collection Contract with Meridian Waste North Carolina, LLC** (*John Ogburn, Interim City Manager*)

Interim City Manager John Ogburn asked the Council for an approval of the Residential Solid Waste and Yard Waste Collection Contract with Meridian Waste of North Carolina. Mr. Ogburn stated, **For The Record**, that Meridian Waste is a world class company. Everywhere the City checked the Residents and Cities are very satisfied. This should be a very good partnership for the City and Meridian Waste.

Motion made by Councilmember Allison to approve the Residential Solid Waste and yard waste collection contract with Meridian Waste, Seconded by Councilmember Jacky. Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

b. **Approval of On Call Engineering Agreement with Davis-Martin-Powell** (*John Ogburn, Interim City Manager*)

Interim City Manager John Ogburn stated that the City Attorney Wilhoit and Randy McNeil (Davis-Martin-Powell) are still reviewing the contract. This item will be continued to the October consent agenda.

c. **Request by City Manager for Temporary Street Closure of Carriage House Circle**

Motion made by Councilmember Welborn to approve the closure of Carriage House Circle for a block party on September 20th, 2025 between 2:00PM and 8:00PM, Seconded by Mayor Pro Tem Walker.

Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

8. City Manager Updates

Interim City Manager John Ogburn updated the Council on the following:

a. **Gibson and Company have begun our annual audit.**

Gibson and Company have begun our annual audit. They will be in the office working this week.

b. **Gas Leak - PNG Line gas line cut while contractor was removing structure at 5464 Braxton Craven Road.**

Public Services Director Rodney Johnson was called out to the property. He called emergency services and notified the Manager and Mayor. He stayed until the leak was solved.

c. **Review of meeting with Randolph County Sheriff's Office personnel.**

The meeting went well and we are moving forward. Trinity Townhomes will be having an HOA meeting with the residents on Wednesday to address the trouble with off street parking and on street parking. The new management has begun towing violators. Jay Dale and Rodney Johnson will attend for the City.

d. Appointment of Mr. Neal Robbins of Asheboro, NC has been appointed Deputy Undersecretary for Rural Development at the U.S. Department of Agriculture.

Mr. Ogburn stated this is a great opportunity to have Randolph County represented at the highest level of government.

e. USDA Rural Development Programs

There are loans, grants and funding for rural sewer systems. The City would be wise to stay on top of looking into these.

f. City Council decisions and the role of public policy in building a city.

Interim City Manager Ogburn provided a review of the last two meetings.

During the first meeting, the discussion centered on the City Code of Ordinances, Land Management plan and map, Subdivision Ordinances, the Annual Budget, and the Selection of the City Manager, which is the most important role of the Council.

The second meeting addressed several key matters, including the completion of construction to High Point, Identification of sewer as the primary growth area, the Darr Road Sewer Project, the need to cease the transfer of General Fund dollars to the Sewer Fund, funding and development of the new park, and the installation of fire hydrants and enhancement of fire protection services.

Mr. Ogburn noted that the Council has reached a key stage in public policy decision-making, emphasizing that the Council's primary roles are establishing the City's mission and policy.

Mr. Ogburn explained that the City Manager is responsible for the administration and management of those directives and for overseeing the authorized staff. Mr. Ogburn commended the City's team as outstanding and pleasant to work with and expressed that the Council should be proud of their efforts.

9. Closed Session

a. Closed Session - Personnel Pursuant to NCGS 143-318.11(a)(6)

Motion made by Mayor Pro Tem Walker to go into Closed Session in order to interview and consider the qualifications of prospective candidates to serve as the next City Manager, pursuant to NCGS 143-318.11(a)(6), Seconded by Councilmember Allison.

Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

Motion made by Mayor Pro Tem Walker to go out of Closed Session and back into Open Session, Seconded by Councilmember Jacky.

Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison.

11. Adjournment

*Motion made by Mayor Pro Tem Walker to Adjourn, Seconded by Councilmember Welborn.
Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky,
Councilmember Welborn, Councilmember Allison*

Attest:

Richard McNabb, Mayor

Darien Comer, City Clerk

DRAFT