



City of Trinity
CITY COUNCIL MEETING

August 11, 2025
Trinity City Hall Annex

MINUTES

PRESENT

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

OTHERS PRESENT

Interim City Manager John Ogburn
City Clerk Darien Comer
Planning Director Jill Wood
Finance Director Crystal Postell
Public Works Director Rodney Johnson
Planning Jay Dale
City Attorney Bob Wilhoit
MSI Consultant Eric Clem
MSI Consultant Carrie Spencer
Randolph County Sheriff Sgt. Sanders

1. Mayor McNabb called the meeting to order and welcome guests and visitors.
2. Mayor McNabb led those in attendance in the Pledge of Allegiance and Councilmember Welborn gave the invocation.

3. Review, amend if needed, and approve Proposed Regular Agenda

Motion made by Mayor Pro Tem Walker to amend the agenda to add 9d Mr. Howard's one year land lease to park his trailers, Seconded by Councilmember Allison.

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

4. Public Comment Period

No Comments at this time.

5. Continuance

- a. 0 Mendenhall Rd - Rezoning Action Required (*Jay Dale, Planner*)

Planner Jay Dale, advised that a request was submitted by Namiel Parra to rezone 4.64 acres on Mendenhall Road (PIN# 6798742704) from RA to HI-CZ (formerly M1 -CZ) for the purpose of operating a semi-truck repair business. Staff, in agreement with the Planning Board's determination, recommended denial due to existing noise complaints and inconsistency with the City of Trinity's Comprehensive Land Use Plan adopted September 11, 2023. Mr. Dale advised the Council that this request was initiated by the property owner after receipt of a Notice of Violation from the City.

Mr. Parra and his Nephew, Yasen were present and presented a power point to show proof of cleanup. They are planning to build a building to help with the noise. They have provided a temporary bathroom for the property.

John Ogburn, Interim City Manager, A question was asked whether the purpose of the conditional use request was to manage the impact if the Council fail to approve the request and its conditions. Planning Director Jill Wood confirmed that this was correct.

After much discussion with the Council, the property owner, **Namiel Parra**, amended, in writing, his application to include the following Conditions:

- Hours of operation shall be 8am to 5pm Monday through Friday.
- A maximum of 15 trucks may be stored outside.
- There will be no storage of junk trucks. Only trucks being repaired will be stored on site.
- Screened fencing shall be placed around the site as per the submitted site plan.
- The Property shall meet the zoning requirements set forth in Article VII Section 7-10, Article XIV, Sections 14-2, 14-7, and 14-8 of "the Zoning Ordinance of the City of Trinity, North Carolina".
- The semi-truck business shall be located and built as per submitted site plans.

Jay Dale explained the screening and fencing as required by the Ordinance.

A site plan with the newly proposed building is part of the Application for the Conditional Rezoning.

Yasen explained their business as the repair of semi-trucks, and no more than 15 trucks will be stored outside of the building. Yasen said they understand the City's fencing and buffering requirements for business and outside storage.

Motion made by Councilmember Allison to approve this conditional use application even though it is inconsistent with our Land Use Plan, subject to conditions set forth in our approval, Seconded by Councilmember Lohr.

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

Voting Nay: Councilmember Jacky

6. Consent Agenda Items

- a. Approval of Special Called Meeting Minutes June 4, 2025

- b. Approval of Special Called Closed Meeting Minutes of June 4, 2025
- c. Approval of Regular Meeting Minutes of June 9, 2025
- d. Approval of Closed Meeting Minutes of June 9, 2025
- e. Approval of the Special Called Meeting Minutes of July 17, 2025
- f. Approval of the Special Called Closed Meeting Minutes of July 17, 2025
- g. Received current Financial Statements
- h. Budget Amendments to Close Out Fiscal Year 24/25
- i. Randolph County Animal Control-Trinity Contract
- j. Budget Amendment - Randolph County Animal Control
- k. Resolution Adopting Davidson-Randolph Regional Hazard Mitigation Plan

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

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

7. Recognitions and Presentations

a. Welcome Sgt. Vincent Sanders Randolph County Sheriff Department

Mayor McNabb introduced and welcomed Sgt. Sanders to the City.

b. Marketing Plan Update

Ashlee Willett, Archdale/Trinity Chamber President, was not present for an update. Mr. Ogburn informed the Council that staff have met with Ashlee. The Council appropriated \$20,000 in the current fiscal year budget for a marketing plan and we have begun that process. We hope to continue this conversation at the next meeting.

c. Steeplegate Force Main Project Update

Public Works Director Rodney Johnson stated over the past month, Temple Grading has completed the work associated with Change Order No. 2, including installation of the remaining 12-inch force main located behind Lansdowne Place. The contractor has also begun testing the section of line installed between the Steeplegate Pump Station and East Sunrise Avenue. Once testing is complete, Temple Grading will continue laying the 12-inch force main from East Sunrise Avenue toward Old Thomasville Road.

A subcontractor will follow this work to restore disturbed areas, applying seed and straw to stabilize the ground.

Separately, James E. Harris Construction, a subcontractor for Temple Grading, has completed installation and start-up of a 2-inch water line serving the Steeplegate Pump Station.

8. Action Agenda

- a. Award Contract For Residential Solid Waste and Yard Waste Collection to Meridian Waste North Carolina, LLC

Motion made by Councilmember Allison to accept Meridian Waste North Carolina, LLC bid, Seconded by Councilmember Jacky.

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

- b. Codification of General Ordinances

Motion made by Councilmember Allison to Codify the General Ordinances, Seconded by Councilmember Jacky.

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

Voting Nay: Councilmember Lohr

- c. AIA Grant Reward

Public Works Director Rodney Johnson stated that in March 2025, the City of Trinity was awarded \$150,000 in grant funding by the Division of Water Infrastructure (DWI). At the time, the City did not have a specific project identified for these funds. It was determined that the most flexible approach would be to request qualifications for On-Call Engineering Services. This would allow the City to identify a suitable project at a later time.

In May 2025, a Request for Qualifications (RFQ) was distributed to multiple engineering firms. The City received submittals in June from Martin-Davis-Powell (DMP), The Wooten Company, and WithersRavenel.

A review committee agreed that Davis-Martin-Powell would be the most suitable firm, particularly given their long-standing relationship with the City and their deep knowledge of the City's sewer system.

Randy McNeil with Davis-Martin-Powell was present.

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

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

- d. Requires Action by the City Council - Minimum Housing Remove Structure at Rockford Dr NCGS 160D-1203

Eric Clem, SCEI Minimum Housing and Non-Residential Specialist, met with one of the owners on August 1, 2025. They reviewed the minimum standards of ordinance for the City and pointed out several different things. The desire of the owners is to recondition the house by putting siding and windows in.

Inez Gray, one of the heirs of the property was present along with her Nephew. They plan to rehabilitate the property rather than demolish. They are planning for full renovations estimating \$102,000, exceeding the house's assessed value (\$48,000). Ms. Gray has had some health issues that have delayed the work. They are coordinating with Legacy Homes Contractor and resolving their heir ownership issues.

Council discussed several issues outstanding issues such as the roof replacement required a permit due to the removal of a dormer and an inspection being required. It was noted that the contractor the property owner is working with contracting license expires December 31, 2025 and will need to be renewed to continue the work. Mayor McNabb stated that this property has been in the same state of disrepair for several years despite notices from the City to make necessary repairs. Council emphasized adherence to City standards and documentation of progress.

Motion made by Councilmember Welborn to continue until January 12, 2026 to get building permits, contracts and things worked out with the heirs, Seconded by Mayor Pro Tem Walker.

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

- e. Update on Minimum Housing Cases

Planning Jay Dale, informed the Council of the demolition of 5464 Braxton Craven Rd. The permit has been issued and the electricity has been disconnected.

- f. Darr Road Sewer Relocation

- 1. Request for the City Staff to receive a preliminary design and field work engineering proposal from DMP

Interim City Manager John Ogburn asked City Council to approve moving ahead with Davis-Martin-Powell to complete the preliminary design and field work needed to begin the removal of Darr Rd pump station.

Motion made by Councilmember Jacky to start the preliminary designs with Davis-Martin-Powell, Seconded by Mayor Pro Tem Walker.

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

- g. Request For City Manager to Hire Full Time City Planning Director - (*John Ogburn, Interim City Manager*)

Withdrawn from the agenda by Interim City Manager John Ogburn.

9. City Manager Updates

- a. City Manager Search

Mr. Ogburn reported that we have 22 applicants that have applied for the City Manager position. The closing date for the position is August 31st. He plans to present candidates to the City Council during a Closed Session on September 8th. At that time he will present the candidates, ranked on a tiered system. There are several candidates that have experience as North Carolina City Managers.

- b. First Impressions

Mr. Ogburn bragged about how talented and hardworking the staff is, and said the Citizens are warm and friendly folks. Commended the City Council on a very well thought out Land Use Plan. Mr. Ogburn stated that he is very proud to be here.

- c. Challenges Facing Trinity

Mr. Ogburn expressed some challenges the City should figure out such as how to get sewer in all the primary growth areas so you can drive business there and we don't have them trying to go out in the secondary and rural growth areas where we aren't wanting to have businesses.

The Archdale/Trinity interlocal agreement is expiring. If the City is making progress and getting pipe in the ground and moving forward, it is a lot easier for them to extend the agreement if needed.

The City is on the Local Government Commission Unit Assistance list, and our auditors indicated it is because we are transferring funds from the general fund to the sewer fund. The Finance Director and the Board are doing a good job of paying it down. If we don't continue doing that, it's going to remain an albatross around the City's neck.

The funding and building a park is a goal of Council. We've included the master plan in our PARTF Parks and Recreation grant applications that has been submitted, they meet in August, but we do not have a State Budget. Uncertain what will happen then, but we will report when we know.

There are a lot of places in town that don't have fire protection. There needs to be a plan in place, Rodney has worked on it and there's about 100 or so places we can install fire hydrants. A price was given by Davidson Water to do the work. About \$10,000 for a 6- or 8-inch, 10 inch and 12 inch and up was a little higher in price. This is an incredibly cheap price, and we need to chip away at that. The most protection we can provide would be great as far as protecting our homes.

Mr. Ogburn stated that it is a pleasure working for the City and he has enjoyed it. He appreciates the Mayor and Council for this opportunity.

- d. Mr. Howard's one year lease for trailers

Motion made by Councilmember Allison to approve Mr. Howard's one year lease, Seconded by Mayor Pro Tem Walker.

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

10. Mayor and City Council Updates

Mayor Pro Tem Walker inquired as to who was doing the stormwater for Trinity. A Resident informed him that it was going through Lexington. Planning Director Jill Wood said the resident must be confused, that Trinity operates the Stormwater Program. Public Services Director Rodney Johnson explained the new Water Management Ordinance requires HOA's to provide the City with a yearly inspection report performed by a private contractor showing their compliance.

Mayor Pro Tem Walker inquired about the Powell bill funding for the paving of roads. Mr. Johnson explained that the roads in question, the Stone Gables subdivision and a portion of Siler St., were in the extension of the approved paving that Council voted on in the last fiscal year. He stated they were scheduled to be paved in September.

11. Adjournment

***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***

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk

DRAFT