



City of Trinity
CITY COUNCIL MEETING

February 10, 2025 at 6:30 PM

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

City Manager Stevie Cox
City Clerk Darien Comer
Finance Director Crystal Postell
Public Works Director Rodney Johnson
Planner Jill Wood
Planner Jay Dale
Attorney Bob Wilhoit
Sgt. Clarkston Cox

- 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 gave the Invocation.
3. **Review, amend if needed, and approve Proposed Regular Agenda**

Motion made by Councilmember Lohr to add a Closed Session for Personnel, Seconded by Councilmember Jacky. Voting Yea: Councilmember Lohr and Councilmember Jacky. Voting Nay: Mayor Pro Tem Walker, Councilmember Welborn, Councilmember Allison.

Motion made by Mayor Pro Tem Walker to approve the agenda as presented, Seconded by Councilmember Allison.

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

4. Public Comment Period

A) Bob Howard addressed the Council and stated he was given a Notice of Violation for selling trailers on his property. The Council inquired about the status of the NOV and Code Enforcement Officer Jay Dale informed them that the trailers had been moved, and the violation was considered abated. Mr. Howard also complained that he had been mowing a triangular piece of City property for multiple years and presented Council with a bill for that service.

B) Courtney Call addressed Council and informed them that she owns True Beauty Salon and Spa. She expressed concern with a Notice of Violation that she received regarding signs. She stated that the signs are needed to give her the best shot at getting new business. Councilmember Lohr echoed her concerns and stated that the City's sign ordinances needed to be reviewed and updated. The Council advised Mrs. Call that the City's ordinances were being updated and would hopefully address her concerns.

5. Consent Agenda Items

- a. **Approval of Special Called Minutes from January 2, 2025**
- b. **Approval of Closed Session Minutes from January 2, 2025**
- c. **Approval of Regular Meeting Minutes from January 13, 2025**
- d. **Approval of Closed Session Minutes from January 13, 2025**
- e. **Approval of Special Called Meeting Minutes from January 22, 2025**
- f. **Finance Director's City of Trinity Financial Statements** (*Finance Director Crystal Postell*)
- g. **Welborn Rd. Streetlight** (*Rodney Johnson, Public Service Director*)

Motion made by Councilmember Allison to approve the Consent Agenda, Seconded by Mayor Pro Tem Walker.

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

6. Public Hearing

- a. **Request for Property Rezoning - Automotive Recovery Services, Inc. - 6737 Auction Rd PIN #6798383496**

Jay Dale presented a request for rezoning. Automotive Recovery Services, INC. (IAA) Westchester, Illinois, is requesting 10.93 acres located at 6737 Auction Road. PIN #6798383496, be rezoned from RA to M2-CZ (Light Industrial/Conditioning Zoning). It is the desire of the property owner to expand the adjoining existing business, formerly known as Mendenhall Auto Auction, as per the site plan. On January 27, 2025, the Trinity Planning Board recommended approval as consistent with the Trinity Land Use Plan and passed unanimously.

Colin McGrath, Land Use Zoning Attorney for Automotive Recovery Services, (IAA). presented a power point for the Council. Mr. McGrath is asking for the property to be rezoned to M2-CZ.

He stated that this would be an extension of the storage capacity of the neighboring site. The driveway located on this property that accesses Auction Road will not be used.

Bill Dytrych addressed the Council. Mr. Dytrych gave an overview of the IAA business model. He reiterated this site will be an extension of the existing business.

Councilmember Lohr asked if this business would increase tax value coming to the City. Jill Wood advised that this is in the ETJ and will not increase the tax flow to the City.

Attorney Bob Wilhoit asked if there was any hesitation from IAA to require the berm be kept as a condition. Attorney McGrath stated they intend to keep the berm but would like to find a way to write the condition so that it is beneficial to the City and the business. Jay Dale stated there was required buffering, but IAA intends to implement beyond what is required.

Speaking Against:

Zane Emerson stated that Auction Road cannot handle traffic currently on the road. Mr. Emerson stated there had been several accidents and deaths in the area. He stated his concerns were due to safety and thieves.

Mayor Pro Tem Walker asked if this was a state-maintained road, and he was advised it was. There are no lines and marks located on the road and has several potholes. Sgt. Cox stated it needs to be resurfaced. Councilmember Welborn asked about security. Mr. McGrath stated that the new site would have the same security measures as the current site. IAA takes security very serious. He stated that IAA has a good track record as far as safety is concerned. He also stated that traffic from the proposed rezoning would result in an additional two-three trips per day. Mr. Dytrych stated that a two or four car hauler is normal use.

Motion made by Councilmember Jacky to approve as consistent with the Land Use Plan, Seconded by Mayor Pro Tem Walker.

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

b. Request for Property Rezoning - Bilal Khan - 12416 Trinity Rd. PIN #7718102919

Jay Dale presented a rezoning request for 12416 Trinity Road PIN #7718102919 to be rezoned from HC to HC-CZ. It is the desire of the property owner to operate a used car sales lot with conditions as per site plan. On January 27, 2025, the Trinity Planning Board considered the following request and recommended approval as consistent with the Trinity Land Use Plan not to exceed more than seven vehicles on the property and passed unanimously.

Bilal Khan's nephew spoke on his behalf. The applicant plans to have three to four cars, and the rest would be for customer parking. Councilmember Allison asked if any cars would be at the back of the building and if they would be doing repairs. He advised there would be none. Councilmember Allison asked about the building being in disrepair. The applicant said after approval, construction would take place for all repairs. Mayor Pro Tem Walker asked Mr. Dale about zoning conditions. Mr. Dale advised that anything outside the conditions would not be allowed, and it could be a revocation of the permit if there became a problem. Mayor Pro Tem Walker asked if we could shut the business down if they didn't abide by the conditions of the permit and Mrs. Wood advised yes. Mrs. Wood stated that the City would hold the permit until the building inspector signs off on repairs.

Speaking For:

None

Speaking Against:

None

Motion made by Mayor Pro Tem Walker to allow providing that applicant brought the building up to code with Planning and Zoning confirming, Seconded by Councilmember Welborn.

Voting Yea: Councilmember Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison.

c. Request for Property Rezoning - Naimel Parra - 0 Mendenhall Rd. PIN #6798742704

Jay Dale presented a rezoning request located at Old Mendenhall Road PIN #6798742704. This is a 4.64 acres be rezoned from RA to MI-CZ. It is the desire of the property owner to operate a semi-truck repair business with conditions as per the site plan. On January 27, 2025, the Trinity Planning Board considered the following request and recommended to deny as it is inconsistent with the Trinity Land Use Plan. The motion to deny was passed with a unanimous vote. Mr. Dale stated that this case came to the City due to several complaints about the property. The property does not have water, well, sewer or septic on site.

The applicant's nephew was there to speak on his behalf. He stated that they have a repair and freight business. There are several businesses that exist around the property and that they are only requesting 4.6 acres to be rezoned.

Speaking For:

None

Speaking Against:

George Odell stated that the applicant lives there and has for 5 years. The trucks are loud and often run at 12:00AM. He is worried about how it will affect his property. He also has video evidence of work happening in the middle of the night.

The applicant returned and admitted that they occasionally work over. He also said that they would only have 8:00AM - 5:00PM hours if approved. He stated that no one was living in the camper on the property.

Councilmember Allison stated that he agreed with the Planning board's denial. He said it would be different if everything was legal and above board.

Mayor Pro Tem Walker asked what needed to be done to bring it up to code. Mr. Dale stated that the property would be required to return to its original "Residential Agriculture" zoning state. The tractor and trailers must be removed. The chickens and farm equipment would be allowed to stay under current zoning.

Councilmember Allison stated that they would have to clean up and everything would have to be gone. They would need to make all these adjustments.

Jill Wood informed the board that they could table the request and ask the applicant to bring the property into compliance.

*Motion made by Councilmember Allison to table for 90 days with the contingency that the property owner cleans up between the hours of 8:00am and 5:00pm only Monday through Friday and no weekends at all, Seconded by Councilmember Lohr.
Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison.*

d. Request for a Variance Jackie Investments, LLC - Grey Oaks Rd PIN #7718006840

Jackie Investments LLC requested the variance be withdrawn.

7. Action Agenda

a. Ethics Policy

*Motion made by Councilmember Jacky to table this item until the retreat, Seconded by Councilmember Welborn.
Voting Yea: Mayor Pro Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison.*

b. Personnel Policy - Update

Finance Director Crystal Postell informed the Council of three Personnel Policies that were presented at the retreat. No consensus was reached. No action taken at this time. It is tabled until the Retreat.

c. Appointment of Planning and Zoning Board Liaison

Councilmember Jacky was appointed to be the Liaison for the Planning and Zoning Board. Mayor Pro Tem Walker will be the backup Liaison.

8. Mayor, Council and City Manager Updates

Motion made by Councilmember Lohr to fire the City Manager. Motion died on the floor.

Councilmember Lohr left the meeting unexcused.

9. Adjournment

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

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk