



City of Trinity
CITY COUNCIL MEETING

November 10, 2025
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
City Clerk Darien Comer
Finance Director Crystal Postell
Public Services Director Rodney Johnson
Planning Director Jill Wood
Attorney Bob Wilhoit
Sgt. Vincent Sanders

1. Mayor McNabb called the meeting to order and welcome guests.
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 Jacky to amend the agenda to add a Closed Session at the end of the meeting, Seconded by Councilmember Welborn.

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

Motion made by Councilmember Welborn to approve the amended Agenda, Seconded by Mayor Pro-Tem Walker.

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

4. Public Comment Period

None

5. Consent Agenda Items

- a. **Approval of Regular Meeting Minutes of October 14, 2025**
- b. **Approval of Closed Session Meeting Minutes of October 2, 2025**
- c. **Approval of Closed Session Meeting Minutes October 10, 2025**
- d. **Approval of Closed Session Meeting Minutes of October 14, 2025**
- e. **Approval of Closed Session Meeting Minutes of October 27, 2025**
- f. **Finance Director's City of Trinity Financial Statements**

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

6. Public Hearing for Jose Vento at 5022 Meadowbrook Dr. PIN #7707648547 is requesting a Setback Variance from the requirements of the Trinity Land Management Ordinance

Planning Director Jill Wood presented a request for a Setback Variance from the requirements of the Trinity Land Management Ordinance for Jose Ventos' property located at 5022 Meadowbrook Dr. PIN #7707648547. It is the desire of the property owner to renovate the old store building located in front of his primary residence to be used as an accessory dwelling unit (a single apartment).

Wood stated that the existing residence was built in 1965 behind an old store building. The old store building has been vacant for some time; however, it has been used in the past for other commercial businesses. Wood stated Mr. Vento is trying to find a use for the building that would be compatible with the residential area.

Jose Vento and Planning Director Jill Wood were sworn in by City Clerk Darien Comer. The oath that was administered: *Do you solemnly affirm that the testimony you shall give tonight is the truth, the whole truth, and nothing but the truth, so help you God.*

Jose Vento spoke and answered questions from the Council.

Attorney Wilhoit advised that Planning Director Jill Wood be sworn in.

Competent, material, and substantial evidence presented:

- A. *The house located at 5022 was built in 1965, behind a 40' x 20' building that was used as a neighborhood store for many years.*
- B. *Mr. Vento purchased the property in August 2023 with the intent of renovating the building as an accessory dwelling unit (ADU). At that time of purchase Mr. Vento was unaware of Zoning Regulations would not permit an ADU to in front of a primary residence.*
- C. *Mr. Vento agreed to remove the commercial parking lot in front of the building and plant a residential front lawn.*

D. Mr. Vento agreed to move the parking area for the apartment behind the structure to prevent vehicles from backing out into the road.

Having considered all the sworn testimony and based upon competent, material, and substantial evidence presented, Councilmember Jacky made the motion to approve the variance with the following conditions:

- A. That the front part of the property (in front of the building) be turned into a lawn, and*
- B. the parking be facilitated to the rear yard area behind the building.*

Seconded by Councilmember Welborn.

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

Attached is the Order of the Board.

7. Public Hearing for Alejandro Robles Fuerte and Monica Ponce at 0 Surrett Dr. PIN #708323924 is requesting a rezoning from HC-CZ to RR

Motion made by Councilmember Welborn to table to the next meeting, Seconded by Councilmember Jacky.

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

8. Action Agenda

- a. Request Approval North Carolina Parks and Recreation Trust Fund Project Agreement**
- b. Request Approval of the North Carolina Parks and Recreation Trust Fund Project Budget Amendment**

Finance Director Crystal Postell stated that the City of Trinity was notified on August 25, 2025, that it will be receiving a Parks & Recreation Trust Fund (PARTF) grant through the NC Division of Parks & Recreation.

The PARTF Grant Agreement will cover the period from November 2025 through October 2028. The funds awarded under this agreement, totaling \$500,000, will be maintained in a separate account to ensure proper accounting and auditing compliance.

As part of this grant award, the City of Trinity is responsible for the remaining funding for Phase One of its park construction with an estimated cost of \$1,416,129. As of August 2025, the City's remaining cost obligation is \$916,129. This balance will be funded through a combination of the General Fund through unrestricted revenues and the Parks and Recreation Reserve Fund, as outlined below:

The City remains committed to ensuring responsible financial management while investing in facilities that will serve residents for generations to come.

Motion made by Councilmember Allison to approve and adopt the Parks and Recreation Trust Fund Grant Project agreement and Project Budget Ordinance and three year allocation schedule, Seconded by Mayor Pro-Tem Walker.

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

Councilmember Allison

Voting Nay: Councilmember Lohr

9. Councilmember Debbie Jacky will nominate a member for the Planning Board for the term beginning December 2025 and ending November 2028.

Motion made by Councilmember Jacky to nominate Bradley Philips to serve as a Member on the Planning and Zoning Board. The term will be December 2025 to December 2028. Seconded by Mayor Pro-Tem Walker.

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

10. Mayor and Council will recognize the following:

- a. Mayor and Council will recognize Veterans Councilmember Ed Lohr and Interim City Manager John Ogburn for their US Army Service.
- b. City Attorney Bob Wilhoit upon his induction to the Randolph County Adults Association's Hall of Fame.

Interim City Manager John Ogburn took a moment to recognize Veterans for their service and Attorney Wilhoit for his outstanding service.

The Agenda was amended to add a Closed Session for 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, I move to go into closed session pursuant to Section 143-318.11(a)(6) of the NCGS, Seconded by Councilmember Allison.

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

Motion made by Councilmember Jacky to go out of Closed Session and back into Open Session, Seconded by Councilmember Welborn.

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 Allison.

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

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk