



City of Trinity
CITY COUNCIL MEETING

August 03, 2026

City Council Chambers

MINUTES

PRESENT

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

OTHERS PRESENT

City Manager Michael Burrough
City Clerk Darien Comer
Public Works Director Rodney Johnson
Planning Director Jill Wood
Finance Director Crystal Postell
City Attorney Bob Wilhoit
RCSO Sgt. Sanders
SCEI Dustin Grant

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

Councilmember Walker read the Disruption of Official Meetings NCGS 143-318.17 to the audience.

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

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

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

4. Consent Agenda Items

- a. Approval of Regular Meeting Minutes of June 8, 2026
- b. Approval of the Closed Session Meeting Minutes of June 8, 2026.
- c. Approval of the Special Called Meeting Minutes of June 22, 2026.
- d. Approval of the Special Called Closed Session Meeting Minutes of June 22, 2026
- e. Finance and Budget Items

Motion made by Councilmember Allison approved the consent agenda, Seconded by Councilmember Jacky.

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

5. Old Business

- a. Ordinance ordering the City of Trinity's contracted Code Enforcement Officer to proceed to effectuate the purpose of the Trinity Minimum Housing Code and NCGS 160D-1203. 5515 Rockford Dr PIN #7708621734

Dustin Grant from SCEI reported to the Council that no noticeable work has been done on the property as of today.

Steven Grey at 5515 Rockford Dr. was present and spoke on behalf of the owner. Mr. Grey needed some guidance as to what the Council was asking them to do with the house. They had been instructed by Josh Rose, an Engineer they are working with, to begin working on the inside of the house to bring the foundation up to code. He started demolishing the bottom end of the house and that is what has been done so far. Mr. Grant informed Mr. Grey and City Council that the City is only concerned with the outside of the house from a Code Enforcement and Minimum Housing perspective.

Motion made by Councilmember Welborn to give a continuance until the November 9th Council meeting, Seconded by Councilmember Jacky.

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

6. Action Items

- a. Resolution 26 - 10: A Resolution to Accept the National Fitness Campaign Grant Award and Authorizing the City's Participation in the Fitness Court Project

CITY MANAGER BURROUGHS stated that the City of Trinity received a \$35,000 grant from the National Fitness Campaign. Several nearby agencies have received fitness courts, including Asheboro, Thomasville, and the Town of Kernersville. The National Fitness Campaign needs directions from the Council to move forward with the grant. The project would take place over a twelve-month period. Mayor McNabb and Manager Burroughs have been meeting virtually with the National Fitness Campaign. Manager Burroughs stated that the City is working to obtain as many grants as possible for the park. The City has been awarded \$500,000 from the PARTF grant. Manager Burroughs shared a PowerPoint with the Council and audience. The City has also received \$100,000 from the State for the park.

Motion made by Councilmember Allison to adopt Resolution 26 - 10 to accept the National Fitness Campaign Grant award and authorize the City's participation, Seconded by Mayor Pro-Tem Walker. Voting Yea: Mayor Pro-Tem Walker, Councilmember Jacky, Councilmember Welborn, Councilmember Allison Voting Nay: Councilmember Lohr

- b. Wastewater Allocation Study (Chad Cowan, RAFTELIS)

Manager Burroughs stated that the study performed by RAFTELIS would really be a good thing to have in order to know what is available. Manager Burroughs is asking in what direction the Council would like to go with \$10,000 or \$30,000 study.

Motion made by Councilmember Jacky to go with the \$10,000 study and revisit if needed, Seconded by Councilmember Welborn. Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

- c. Economics Development Steering Committee

Manager Burroughs is requesting the Council to formally choose two members that would like to represent the Economic Development Committee. Councilmember Allison and Councilmember Jacky volunteered to be on the committee.

Motion made by Councilmember Welborn that we send Councilmember Allison and Councilmember Jacky to be our representatives, Seconded by Councilmember Allison. Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

7. Public Hearing

- a. Hector Maldonado Rezoning Request to Amend Conditions at 6022 Circle Dr Ext. PIN #7708094404

Planner Jill Wood requested amendments to the conditions for the property. The property was rezoned in 2003 with specific conditions for an automotive repair business. The owner wants to add an outdoor storage lot behind the building and enclose it with fencing. Substantial work has already been completed on the property. The Planning and Zoning Board approved this on July 20, 2026 unanimously.

Greg Mauldin was present and spoke for the owner. These are the conditions for the rezoning:

- Proposed allowable uses of the property - automobile repair shop, automobile parts sales, automobile storage, machine shop, or welding shop.
- Junkyard, automobile graveyard, disassembly plant or visible outside storage of secondhand material will not be permitted.
- Temporary storage of wrecked or disabled motor vehicles shall be maintained within the opaque fenced storage area to the rear and side of building (as per site plan). No vehicles shall be stored on the premises for more than 120 days.
- Driveway areas shall be used for customer/employee parking and shall not be used for storage of vehicles.
- No outdoor servicing, repair or disassembly will be permitted outside of the building or opaque fenced area (as per site plan).

- Entire property outside of opaque fenced area will be kept in clean, neat and orderly condition. Grounds (outside of fenced area) shall be seeded and straw applied. Property shall be maintained as per site plan submitted and attached to this application.
- No motor vehicles shall be located closer than 10 ft. from the road right-of-way.

Speaking For:

None

Speaking Against:

None

Motion made by Councilmember Allison to approve and amend the property with conditions listed above at 6022 Circle Dr. extension. We find this request consistent with the Trinity Land Use Plan, Seconded by Mayor Pro-Tem Walker.

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

Motion made by Councilmember Allison to adopt the consistency determination and finding of reasonable and public interest in the matter of the applicant for the rezoning of Hector Maldonado, Seconded by Councilmember Welborn.

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

b. Proposed Temporary Moratorium - Data Centers

Planner Jill Wood is initiating an Ordinance Instituting a Temporary Moratorium on the permitting of Data Centers, Data Processing Facilities, Cryptocurrency Mining Operations and any use Associated with Data Processing Facilities within the zoning jurisdiction of the City of Trinity, North Carolina pursuant to NCGS 160D-107.

Motion made by Councilmember Jacky to enact a moratorium for Data Centers lasting 12 months, Seconded by Mayor Pro-Tem Walker.

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

8. Public Comment Period

Bob Howard at 6821 NC Hwy 62 recited the Declaration of Independence to commemorate the 250th Celebration.

Tina Liptrap at 5472 Rock Valley Dr. inquired about the high rates for sewer.

Martha Ogle at 4227 Hopewell Church Rd. was pleased with the Temporary Moratorium on Data Centers. She asked that the Council do their research on the subject before moving forward.

9. City Manager and Staff Reports

a. 250th Celebration Feedback

Manager Burroughs stated the 250th Celebration was a great success. He hopes it will be a yearly event. In the future we should add more kids' activities. He thanked everyone for all their hard work, pulling this together in such short notice.

b. Pre-Agenda

Motion made by Councilmember Welborn to end the Pre-Agenda before the regular Council meeting.

The regular Council meeting will begin at 6:00 PM, Seconded by Councilmember Jacky.

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

Voting Nay: Councilmember Lohr

c. Bulk and Yard Waste

Manager Burroughs explained the new Bulk and Yard waste pick up beginning September 1, 2026.

d. City Hall Property

Manager Burroughs investigated the clearing of the land beside City Hall. That price would be between \$130,000 and \$150,000. That would also include adding sewer to the City Hall property. The consensus of the Council is to hold off on the property clearing.

Motion made by Councilmember Welborn to hold off clearing the land beside City Hall., Seconded by Councilmember Jacky.

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

e. Land Use Plan Update

Manager Burroughs informed the Council about the Land Use Plan:

- In-house updates to "plug the gaps" in the current plan.
- Carrie Spencer, our contracted planner, will be assisting the City.
- This is not something we will have to outsource.
- Update statistical data.
- Review goals and policies to cover the vision of the Council.
- Not revising growth map, just updating.
- Taking our current LUP and modifying.
- What is amended will be brought to the Planning Board and then to City Council.

f. Condemnation Update: 4194 Fairwood Dr. PIN #7708621734

Manager Burroughs stated that property at 4194 Fairwood Dr PIN #7708624764 and 4828 Lake Darr Rd PIN #7717196058 have been abated. Property owners took care of it themselves.

g. Two Alternate Members assigned to the Planning and Zoning Board

The Council was directed to have some names at the next meeting for two Planning and Zoning alternates.

h. Fire Hydrant Update

Manager Burroughs reported that the City of Trinity, Guil-Rand Fire Department, Davidson Water Inc., Glover Engineering held a meeting to discuss installation of new fire hydrants on Tuesday July 28th.

- The City of Trinity will have to update their ordinance to follow Davidson Water Inc. protocol.
- Currently, a minimum of a 5-inch Storz Connection is required and does not coincide with Davidson Water Inc. requirements.
- Davidson Water Inc. would have to modify their requirements and they serve multiple jurisdictions. This would be a massive undertaking for them.
- Guil-Rand Fire Department provided the City of Trinity with a proposed map of phasing.
- The City of Trinity will continue to move forward to keep this project at an expedited pace.

i. Office Assistant

Manager Burroughs asked for directions in hiring a part-time or full-time Office Assistant.

Motion made by Councilmember Jacky to hire a Part -Time Office Assistant, Seconded by Mayor Pro-Tem Walker.

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

Voting Nay: Councilmember Lohr

10. Closed Session

- a. Closed Session - Pursuant to NCGS 143-318.11(a)(3) for Legal. To consult with the City Attorney in order to protect Attorney - Client privilege.

Motion made by Councilmember Welborn to go into Closed Session, Seconded by Mayor Pro-Tem Walker.

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, 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 into Open Session, Seconded by Councilmember Welborn.

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

11. Mayor and Council Discussion

None

12. Upcoming Events

- a. Planning and Zoning Board Meeting on August 17, 2026

13. 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 P. Comer CMC, City Clerk

DRAFT