



City of Trinity
CITY COUNCIL MEETING

June 08, 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 Burroughs
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 Eric Clem

1. Mayor McNabb called the meeting to order and welcomes 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 Mayor Pro-Tem Walker to approve as amended, Seconded by Councilmember Welborn.

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

4. **Recognitions and Presentations**

N/A

5. **Consent Agenda Items**

- a. Approval of Regular Meeting Minutes of May 11, 2026
- b. Approval of the Closed Session Meeting Minutes of May 11. 2026
- c. Monthly Financial Statement
- d. Budget Ordinance 26 - 08: Amendment to Align the Annual Budget for both the General Fund and Sewer Fund for Fiscal Year ending June 30, 2026
- e. Resolution 26 - 08: Resolution to Close the American Rescue Plan (ARP) Local Allocation Bank Accounting Ending in 6378

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

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

6. Old Business

N/A

7. Action Items

- 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 G.S. 160D-1203. 4194 Fairwood Dr. PIN #7708621734

Eric Clem from SECI, presented a timeline of this violation. In July 2025, a complaint was received concerning the conditions of the house. An investigation found that there was damage to the roof, multiple windows missing, rotten frames, missing and rotten fascia boards, damage to the foundation, and it is open to the elements.

In October 2025, another complaint was received and a site visit was conducted with a former deputy at the property. Several complaints have been received between now and when we had the hearing. The neighbors have complained about nefarious activity, squatting, and animal infestation.

On January 20th, 2026 a complaint notice of hearing letter was mailed first class certified to the owners of record. The letter was delivered. On January 28th, 2026, there was also a letter posted on the house. On February 9th, 2026, the hearing was held with no parties attending. That same day the finding of facts and order letter was prepared giving them 90 days to either repair or demolish on their own. That notice was also mailed first class certified to the owners of record and also posted on the property on February 13th, 2026. On May 10th, 2026, it was found that no effort was made to repair or secure the house. The Ordinance letter was prepared and a notification of this meeting for tonight was also prepared and mailed to the owners. No one present from the family at tonight's meeting.

Bids were received from KBS, DH Griffin, A1 Services and Spencer's Environmental. The Council proceeded to effectuate.

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

Voting Yea: Councilmember Jacky, Councilmember Welborn, Councilmember Allison

Voting Nay: Mayor Pro-Tem Walker, Councilmember Lohr

Council asked that Mr. Clem follow all the guidelines and triple check that all the paperwork is correct before filing with the Register of Deeds.

Motion made by Councilmember Jacky to remove the property baste on all the property paperwork is in order, Seconded by Mayor Pro-Tem Walker.

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

b. Center City Park Budget Amendments

John Courtney, the Director of Parks and Recreation for WithersRavenal and Michael Alderman who is the Senior Project Manager who is also working specifically on this project. Mr. Courtney gave a little history of how we got to where we are today and the schedule for the future so that you can start to anticipate activities out there. A power point was presented to the Council. The power point will be attached to these minutes.

Motion made by Councilmember Welborn to combine the projects together, Seconded by Mayor Pro-Tem Walker.

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

Voting Nay: Councilmember Lohr

c. Resolution 26 - 05: Renaming the City Hall Reserve Fund to the General Capital Reserve Fund

Motion made by Councilmember Jacky to approve to rename Seconded by Councilmember Allison.

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

d. July 13, 2026 City Council Meeting

Motion made by Councilmember Allison to cancel the July 13th, 2026 City Council meeting, Seconded by Mayor Pro-Tem Walker.

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

e. August 10, 2026 City Council Meeting

Motion made by Councilmember Welborn to move the August 10th Council meeting to August 3rd, Seconded by Mayor Pro-Tem Walker.

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

8. Public Hearing

a. Public Hearing for the Proposed Fiscal Year 2026-2027 Annual Budget

a. Economic Development

b. Public Hearing for the Proposed Fiscal Year 2026-2027 Annual Budget

Mayor McNabb opened up the Public Hearing.

Speaking For:

None

Speaking Against:

None

Mayor McNabb closed the Public Hearing.

9. City Manager and Staff Reports

a. SGA Update

Manager Burroughs updated the Council with a Power Point that is attached.

b. Economic Steering Committee

Manager Burroughs asked the Council for one Councilmember to be on the Economic Development Committee. The Council will make a decision at a later date.

c. Personnel Policy

Manager Burroughs presented the Bereavement leave for employees that was missing from the Personnel Policy.

Employees are granted up to three (3) paid bereavement leave days upon the death of an immediate family member.

Must be taken within a reasonable period following the death and may be used for attending funeral services, making arrangements, or addressing matters related to the loss.

Department heads may require appropriate documentation to verify the need for leave.

Additional leave beyond the three (3) paid days may be approved through the use of accrued vacation, sick leave, or unpaid leave in accordance with City policy.

Personnel Policy Employee Pay Structure

Manager Burroughs asked for the Council to instruct him what pay structure to provide for the employees. See attachment provided with these minutes.

Motion made by Councilmember Jacky to take the three (3) year market rate out, give a cola which is already set. and give a merit raise up to 3%, Seconded by Councilmember Welborn.

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

Voting Nay: Councilmember Lohr

d. Jacob Carroll Update

Manager Burroughs stated that on May 15th Jacob Carroll cleanup took place. He thanked all that participated including Councilmember Ed Lohr. The next cleanup is schedule for July 24th, 2026.

e. Parking Issues on street parking

The Manager and staff met with Sheriff Seabolt, Major McAdams, and Sergeant Sanders. Planning and Sheriff Seabolt worked together to implement in our ordinances where the Sheriff's office can issue

parking tickets. Staff has created a parking ticket to move forward.

f. Land Use Plan update

Manager Burroughs was approached by staff and a Councilmember suggesting that the current Land Use Plan be updated.

Motion made by Councilmember Welborn for a review and any adjustments of the Land Use Plan, Seconded by Councilmember Jacky.

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

g. Carrie Spencer Continued Contract

Manager Burroughs asked for direction on a continued contract with Carrie Spencer for ordinance writing and planning.

Motion made by Councilmember Jacky to continue the contract with Carrie Spencer, Seconded by Councilmember Allison.

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

Voting Nay: Mayor Pro-Tem Walker

h. IT Services

The IT services will stay the same until next budget year 2027 - 2028.

i. Code Enforcement

The Code Enforcement Officer will be in the City working three (3) days a week.

j. Americas 250th Celebration

The Manager shared ideas of the 250th Celebration. JD Peace an event planner is working on creating the event with food trucks, music, history and face painting.

Rodney Johnson created the logo to represent the 250th.

k. RAFTELIS Agreement

RAFTELIS Agreement and Presentation

- City of Trinity wastewater allocation and City of Thomasville
- Raftelis was contacted for a wastewater allocation study
- This will ensure complete accuracy when determining wastewater needs for the City of Trinity
- Chad Cowan presented a power point.

10. Public Comment Period

No one spoke

11. Mayor and Council Discussion

12. Upcoming Events

- a. Planning and Zoning Meeting June 15, 2026
- b. Special Called Meeting June 22, 2026
- c. America's 250th Celebration July 17th, 2026.
- d. Farmers Market open 8:00 AM - 12:00 PM now through August 29th, 2026 at the Council Chambers parking lot.

13. Closed Session

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

Motion made by Councilmember Jacky to go into Closed Session pursuant to Legal NCGS 143-318.11(a)(3), Seconded by Councilmember Welborn.

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

Motion made by Councilmember Allison, Seconded by Councilmember Jacky.

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

Councilmember Lohr left the meeting unexcused.

14. Adjournment

Motion made by Mayor Pro-Tem Walker, Seconded by Councilmember Allison.

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

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk