



City of Trinity
CITY COUNCIL MEETING

May 12, 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

City Manager Stevie Cox
City Clerk Darien Comer
Finance Director Crystal Postell
Public Works Director Rodney Johnson
Planning Jay Dale
Attorney Bob Wilhoit
Randolph County Sheriff Sgt. Cox

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

Motion made by Mayor Pro Tem Walker to add to the action agenda a discussion about revisiting the hiring of a Planning and Zoning Director. Second by Councilmember Welborn
Voting Yea: Mayor Pro Tem Walker, Councilmember Jacky, Councilmember Welborn, Councilmember Allison. Voting Nay: Councilmember Lohr

Added to the Action Agenda 7E.

Motion made by Councilmember Jacky to move 5f Adoption of the Revised Personnel Policy to the action agenda 7f, Second by Mayor Pro Tem Walker
Voting Yea: Mayor Pro Tem Walker, Councilmember Jacky, Councilmember Welborn, Councilmember Lohr, Councilmember Allison

Motion made by Mayor Pro Tem Walker to approve the agenda as modified, Second by Councilmember Allison

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

4. Public Comment Period

Courtney Call - 7078 NC Hwy 62, Owner of True Beauty Salon and Spa. She was inquiring about the signs that she would like to keep up at the salon. The fee is too high, and she would rather pay something cheaper or nothing at all. She is willing to take the flags down every evening.

Randolph County Sheriff Greg Seabolt wanted to thank the Council and staff for all that has been done for the new Substation transition. He stated that this would not have been possible without the cooperation and partnership forged with the City Manager.

5. Consent Agenda Items

- a. Approval of Regular Meeting Minutes of March 10, 2025**
- b. Approval of Regular Meeting Minutes of April 14, 2025**
- c. Approval of Closed Session Minutes One for April 14, 2025**
- d. Approval of Closed Session Minutes two for April 14, 2025**
- e. Finance Director's City of Trinity Financial Statements**
- f. Adoption of the Revised Personnel Policy**
- g. Amendment to the Sewer Fund Annual Budget to Align Budget for Fiscal Year End**
- h. Adoption of Resolution in Opposition of House Bill 765 and Senate Bill 688**

Motion made by Councilmember Jacky to approve the Consent agenda as modified. Second by Councilmember Welborn

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

6. Public Hearing

- a. Public Hearing and Adoption of the Proposed Fiscal Year 2025 – 2026 Budget**

City Manager Stevie Cox presented his budget statement to the City Council.

The overall budget reflects a decrease of \$135,518 (2.45%) for both the General Fund and Sewer Fund when compared to the 2024-2025 Fiscal Year Budget (\$7,634,366) versus 2025-2026 (\$7,498,848). The General Fund Budget will be \$4,466,840 and the Sewer Fund Budget will be \$3,032,008. This can be analyzed as follows:

In Fiscal Year 2025-2026, the proposed General Fund budget is \$4,466,840 and reflects a decrease of \$175,175 (3.78%) compared to Fiscal Year 2024-2025 with no changes to the City current tax rate. This is due to the following:

- There are no obligations to Randolph County Board of Elections
- Decrease the cost of our leasing contract
- There are no major buildings, repairs or renovations
- Decrease in contracted services
- Decrease in General Fund Transfers

There will be a proposed Fund Balance appropriation of \$20,185 for Fiscal Year 2025-2026 versus an appropriation of \$538,181 from the Fiscal Year 2024-2025.

The proposed Sewer Fund is \$3,032,008 and reflects an increase of \$39,657 (1.37%) when compared to the Fiscal Year 2024-2025 Budget of \$2,992,351 versus the Fiscal Year 2025-2026 Budget of \$3,032,308. There is a Net Position appropriation of \$260,200 for Fiscal Year 2025-2026 versus no appropriation from the prior Fiscal Year 2024-2025.

Summarization

The City Staff has dedicated resources to addressing each of these priorities. We have included each in the proposed Capital Improvement Plan with estimated budget amounts and the Fiscal Year that the priorities will be addressed. The City Staff will work with our local, state, and federal partners to achieve all these priorities. Furthermore, we will seek grant funding and opportunities to partner with other agencies to achieve those goals.

In conclusion, I would like to thank the City's Management Team for their commitment to addressing the needs of the City Residents. I would especially like to thank Finance Director Crystal Postell and Payroll Administrator Lisa Beam for their work making sure that the numbers within this proposed budget are balanced. Therefore, it is my pleasure to submit to the City the Proposed Budget for Fiscal Year 2025 – 2026.

Speaking For:

None

Speaking Against:

None

Motion made by Councilmember Jacky to approve the 2025 - 2026 Budget. Second by Mayor Pro Tem Walker

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

Voting Nay: Councilmember Lohr

7. Action Agenda

a. Request for Property Rezoning - Pin #6798742704 0 Mendenhall Rd.

Planner Jay Dale presented to the City Council a request that the 4.64 acres located at Old Mendenhall Rd. PIN #6798742704, 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.

The property owner was sent a Notice of Violation on September 27, 2024 which led him to apply for a rezoning. On January 27, 2025, the Trinity Planning Board considered the following request and recommended **denial** as it is inconsistent with the Trinity Land Use Plan. The motion to deny was passed

with a vote of 5-0. The City Council heard the request on February 10, 2025, and voted to give Mr. Parra 90 days to clean the property and re-hear the request on May 12, 2025.

Mr. Parra and his Nephew were present and presented a power point and answered questions from the Council.

George Odell at 6562 Mendenhall Road stated that nothing has changed. The noise has calmed down some, but the trucks are still loud.

Michael Jolly from Kannapolis North Carolina was present to put a good word in for Mr. Parra's work ethics and quality.

Motion made by Councilmember Welborn to Table until the August meeting for a final decision.

Required to clean up the property and bring it into compliance and have a site plan for a building,

Second by Councilmember Allison

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

b. Adoption of Ordinance to Order Code Enforcement Officer to Proceed to Effectuate the Purpose of the Trinity Minimum Housing Code and NCGS 160D-1203

SCEI Minimum Housing and Non-Residential Specialist Eric Clem presented to the Council a summary on October 4, 2024 of the two cases. The City Council was asked to adopt three separate Ordinances ordering the City's contracted code enforcement Officer to proceed to effectuate the purpose of the Trinity Minimum Housing Code and G.S. 160D-1203. These Ordinances are to Abate the Minimum Housing Code for the following addresses:

- 5464 Braxton Craven Road
- 5515 Rockford Drive

The City Council voted to re-hear the cases at the January 13, 2025 meeting, after each of the property owners requested additional time to address their properties. The Council then voted an extension ending May 12, 2025. After Ordinances are adopted, the Council will need to award the demolition bids.

5464 Braxton Craven Road

Adlois Shoffner who is one of the heirs for 5464 Braxton Craven property is working with an Attorney on finding the other heirs. Discussions with the Council about the cost for demolishing the house.

Councilmember Allison stated **For the Record**, I kind of do this for a living. I mean, folks in these situations and you're talking about spending that kind of money to rehab something and you're going to run into more problems. You could do that. You never want to make anybody tear anything down that they want to be able to fix. You've got to have the resources that you want to fix it. Anything can be fixed. There will come a time when you'll think, man, I should have listened to those guys and had it demo. You have a nice lot and build you a nice house for \$225,000 there.

Motion made by Councilmember Lohr to extend them 120 days. Motion died with no second.

Amended Motion made by Councilmember Lohr to grant an extension for 90 days, Second by Councilmember Jacky

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

- 5515 Rockford Drive

Property owners were not present, and nothing was done with the house.

Motion made by Mayor Pro Tem Walker to instruct Eric Clem to try and notify all parties involved or any party that he has contact with by certified mail and that they have 30 days or we are going to adopt the demolition code. Second by Councilmember Allison

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

c. Adoption of the City Council's Code of Ethics

City Manager Stevie Cox stated that there was a request for the City Council to consider adopting a Code of Ethics.

Councilmember Jacky stated **For the Record** that she had asked for this last November and was told that we had one, but it just was not presented to the Council yet.

Motion made by Councilmember Welborn to approve and adopt the City Council's Code of Ethics.

Second by Mayor Pro Tem Walker

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

d. Adoption of the Fund Balance Policy

Finance Director Crystal Postell stated that it is good practice for the City to establish a Fund Balance Policy to preserve the financial integrity of the City. It is fiscally advantageous for both the City and the taxpayers to set goals and provide guidance concerning the desired level of fund balance for planned and unplanned events.

Motion made by Councilmember Jacky to adopt the Fund Balance Policy, Second by Councilmember Welborn

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

e. Planning and Zoning Contract and Code Enforcement Contract discussion. Deferred to the June 9th Meeting Agenda.

Motion made by Mayor Pro Tem Walker to add to the June 9th Meeting Agenda, Second by Councilmember Allison

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

f. Adoption of Revised Personnel Policy

Finance Director and Human Resources Director Crystal Postell gave an overview of the major revision to the Revised Personnel Policy. Those items are listed below:

- Chain of Command (*Relocate Attorney on Chain*)- Page 2
- Career Development (*Return All Costs Associated with Development*) - Page 33
- Percentage change for employee Course training (*Decreased*) - Page 34
- Grievance Procedure Against City Manager (*Changed to 20 Days*) - Page 63

Motion made by Councilmember Jacky to accept the Personnel Policy with stated amendments.

Second by Mayor Pro Tem Walker

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

g. Consideration to Cancel the July 14th, 2025 City Council Meeting.

Motion made by Councilmember Welborn to cancel the Council meeting for July 14th, 2025, Second by Mayor Pro Tem Walker

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

8. Mayor, Council and City Manager Updates

Councilmember Lohr asked who has the authority to increase zoning fees like "rezonings" and "variance" fees. Mrs. Postell stated that Council has the authority to do so. He asked why Council was unaware of the changes in the last two budget cycles. Mrs. Postell informed him that all fee changes are in the budget books handed to Council for review before voting.

Councilmember Lohr expressed his desire to meet with the YMCA concerning the fields on Turnpike Rd. Mr. Cox asked if he would like a meeting to set up between the City and the YMCA. Councilmember Lohr stated he would like two Councilmembers to speak to them.

9. Adjournment

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

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

Attest:

Richard McNabb, Mayor

Darien Comer, City Clerk