



City of Trinity
CITY COUNCIL MEETING

September 14, 2026 at 6:00 PM

City Council Chambers

AGENDA

NCGS § 143-318.17 Disruption of official meetings

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.

(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)

Action may be taken on agenda items and other issues discussed during the meeting

- 1. Call to Order; Welcome Guests and Visitors**
- 2. Pledge of Allegiance and Invocation**
- 3. Review, amend if needed, and approve Proposed Regular Agenda**
- 4. Recognitions and Presentations**
- 5. Consent Agenda Items**
 - [a.](#) Approval of Regular Meeting Minutes of August 3, 2026
 - [b.](#) Approval of the Closed Session Meeting Minutes of August 3, 2026
 - [c.](#) Finance and Budget Items
 - [d.](#) Project Ordinance 26 - 05: To Establish the National Fitness Campaign (NFC) Project
 - [e.](#) Budget Ordinance 26 - 09. Amendment to both the General Fund and Sewer Fund Annual Budget for Fiscal Year ending June 30, 2026 to Appropriate Fund Balance to Align Budgets to start the Auditing Process
- 6. Action Items**

- [a.](#) Budget Ordinance 26 - 10: A Technical Budget Amendment for the City of Trinity, Randolph County North Carolina Fee Schedule
- [b.](#) Resolution 26 - 11: To Establish a Credit Card Rebate Use Policy
- [c.](#) Part Time Office Assistant
- [d.](#) Internship
- e. Appoint two City Members to the Archdale/Trinity Chamber
- f. Appoint two Planning and Zoning Board Members
- [g.](#) Revision of the Fire Prevention Ordinance
- [h.](#) Landmark Designation for Leach - Morgan House, 1847 at 5655 Meadowbrook Dr.

7. Public Comment Period

8. City Manager and Staff Reports

- a. Private Community Pump Station Discussion (Public Works Director Rodney Johnson)
- b. On Street Parking Update
- c. NCDEQ Compliance Inspection Report
- d. EPA Compliance Evaluation Inspection
- e. Addressing Councilmember Lohr's questions
- f. GFOA Excellence in Financial Reporting two years in a row

9. Mayor and Council Discussion

10. Closed Session

- a. Closed Session - Pursuant to NCGS 143-318.11(a)(6) for Personnel.

11. Upcoming Events

- a. Planning and Zoning Board Meeting on September 21, 2026

12. Adjournment



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



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: Finance Department

Prepared By: Crystal Postell, Director of Finance

Contact Information: 336-431-2180 / cpostell@trinity-nc.gov

AGENDA ITEM TITLE

August 2026 Financial Review

SUMMARY

The Finance Department remains committed to safeguarding the fiscal integrity of the City of Trinity through diligent oversight and responsible management of municipal assets and resources. We continue to uphold the standards set forth by Generally Accepted Accounting Principles (GAAP) and City regulations to ensure transparency, accountability, and financial stewardship.

In accordance with these principles, the Finance Department is pleased to present the City's monthly financial statements for August 2026. These statements provide a comprehensive overview of the City's financial position and operational performance, enabling informed decision-making and long-term planning.

RECOMMENDED ACTION

No recommendation needed

ATTACHMENTS

Budget vs Actual Statements for General Fund and Sewer Fund



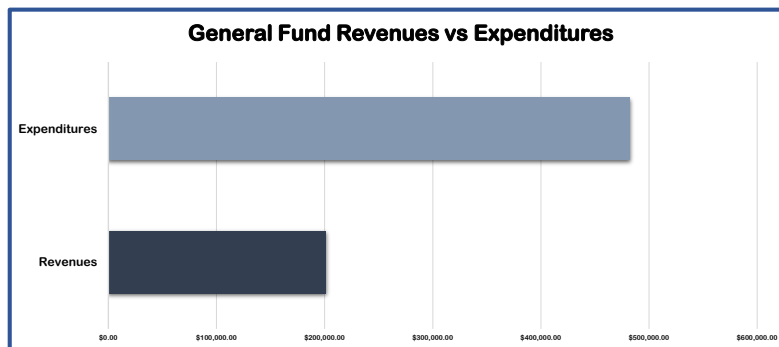
TRINITY

NORTH CAROLINA

Section 5c.

General Fund Budget vs Actual Statement Ending on August 31, 2026

	Budget	Actual	Variance	
REVENUES				
Powell Bill	\$ 283,000.00	\$ 51.25	\$ (282,948.75)	0%
Ad Valorem/ Vehicle Tax	\$ 1,244,530.00	\$ 77,372.96	\$ (1,167,157.04)	6%
Sales and Use Tax	\$ 2,924,011.00	\$ -	\$ (2,924,011.00)	0%
Solid Waste	\$ 601,348.00	\$ 93,982.32	\$ (507,365.68)	16%
Other Taxes	\$ 431,122.00	\$ -	\$ (431,122.00)	0%
Investment Earnings	\$ 199,400.00	\$ 31,357.87	\$ (168,042.13)	16%
USDA Community Facilities Grant/Loan	\$ 1,000,000.00	\$ -	\$ (1,000,000.00)	0%
Other Revenues	\$ 53,930.00	\$ (1,483.81)	\$ (55,413.81)	-3%
	\$ 6,737,341.00	\$ 201,280.59	\$ (6,536,060.41)	3%
EXPENDITURES				
Governing Board	\$ 66,150.00	\$ 12,010.24	\$ 54,139.76	18%
Planning Board	\$ 8,200.00	\$ -	\$ 8,200.00	0%
City Manager's Office	\$ 228,717.00	\$ 50,975.50	\$ 177,741.50	22%
Finance	\$ 389,494.00	\$ 55,808.78	\$ 333,685.22	14%
City Clerk and Legal	\$ 202,282.00	\$ 25,085.55	\$ 177,196.45	12%
Information Technology	\$ 43,507.00	\$ 3,384.63	\$ 40,122.37	8%
Indemnity and Insurance	\$ 41,570.00	\$ 34,303.50	\$ 7,266.50	83%
Public Information	\$ 27,000.00	\$ -	\$ 27,000.00	0%
Community Development	\$ 433,763.00	\$ 46,892.46	\$ 386,870.54	11%
Facilities Services	\$ 171,550.00	\$ 24,761.70	\$ 146,788.30	14%
Public Safety	\$ 936,600.00	\$ 24,747.43	\$ 911,852.57	3%
Powell Bill	\$ 269,600.00	\$ 4,930.50	\$ 264,669.50	2%
Street	\$ 463,988.00	\$ 56,371.28	\$ 407,616.72	12%
Stormwater	\$ 173,900.00	\$ 20,826.69	\$ 153,073.31	12%
Sanitation	\$ 1,114,500.00	\$ 67,437.57	\$ 1,047,062.43	6%
Economic Development	\$ 13,600.00	\$ 21,400.00	\$ (7,800.00)	157%
General Fund Transfers	\$ 2,091,420.00	\$ -	\$ 2,091,420.00	0%
Community Enhancements	\$ 61,500.00	\$ 33,000.00	\$ 28,500.00	54%
	\$ 6,737,341.00	\$ 481,935.83	\$ 6,255,405.17	7%
Surplus / (Deficit)		\$ (280,655.24)		



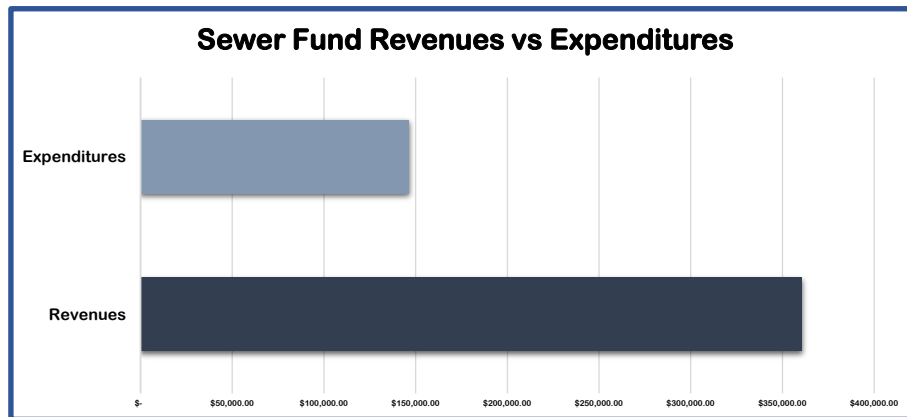
Note: The City of Trinity has collected approximately 3% of its projected budgeted revenues to date. In comparison, operational departments have expended about 7% of their total projected annual budgets. At present, this reflects an estimated deficit of \$280,655.24.

It is important to note that General Fund revenues are received gradually at the beginning of each fiscal year. For example, the City's largest Ad Valorem tax payment—estimated at \$570,000 or more—is anticipated to be received in mid-to-late September.



Sewer Fund
Budget vs Actual Statement
Ending on August 31, 2026

		<u>Budget</u>	<u>Actual</u>	<u>Variances</u>	
REVENUES					
	Sewer Billing	\$ 2,424,574.00	\$ 357,299.12	\$ (2,067,274.88)	15%
	Sewer Tap Fees	\$ 7,201.00	\$ -	\$ (7,201.00)	0%
	Investment Earnings	\$ 44,000.00	\$ 3,412.36	\$ (40,587.64)	8%
	Transfer In- Sewer Capacity	\$ 498,000.00	\$ -	\$ (498,000.00)	0%
		<u>\$ 2,973,775.00</u>	<u>\$ 360,711.48</u>	<u>\$ (2,613,063.52)</u>	12%
EXPENDITURES					
	Sewer	\$ 2,973,775.00	\$ 146,492.77	\$ 2,827,282.23	5%
		<u>\$ 2,973,775.00</u>	<u>\$ 146,492.77</u>	<u>\$ 2,827,282.23</u>	5%
Surplus / (Deficit)			<u>\$ 214,218.71</u>		



*Note: The City of Trinity has collected approximately 12% of its projected budgeted revenues to date. Operational departments have expended about 5% of their total projected annual budgets. At present, the City reflects an estimated surplus of **\$214,218.71** within the Sewer Fund.*



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: Finance

Prepared By: Crystal Postell, Finance Director

Contact Information: 336-431-2180 or cpostell@trinity-nc.gov

AGENDA ITEM TITLE

Project Ordinance 26 – 05: To Establish the National Fitness Campaign Project

SUMMARY

During the August 3, 2026, City Council meeting, the City Council has agreed to move forward with the National Fitness Campaign (NFC). The National Fitness Campaign (NFC) project is intended to expand access to outdoor fitness opportunities and support community health, wellness, recreation, and active-living initiatives. The project will provide a dedicated public fitness amenity designed to encourage physical activity and community engagement.

The project will include the development and installation of a National Fitness Campaign outdoor fitness facility within our Center-City Park Phase 1. The project may include, as applicable:

- Outdoor fitness equipment and infrastructure;
- Site preparation and improvements;
- Concrete pads, surfacing, landscaping, and related site amenities;
- Signage and branding associated with the National Fitness Campaign;
- Design, engineering, permitting, and project management costs; and
- Other costs necessary to complete and place the facility into service.

Note: The Project Ordinance 26 – 05 includes both sales tax and contingency

The City of Trinity will be responsible for \$123,913 which will transfer from the General Fund in two allocations. The allocations will be transferred as follows:

Fiscal Year 2026 – 2027	\$61,957	Fiscal Year 2027 – 2028	\$61,956
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RECOMMENDED ACTION

Staff recommends for the Trinity City Council to approve and adopt Project Ordinance 26 – 05.

ATTACHMENTS

Project Ordinance 26 – 05

“Approved” Resolution 26 – 10



AN ORDINANCE ESTABLISHING A PROJECT ORDINANCE FOR THE NATIONAL FITNESS CAMPAIGN PROJECT.

PROJECT ORDINANCE 26 – 05

BE IT ORDAINED by the City Council of the City of Trinity, North Carolina, pursuant to N.C.G.S. §159-13.2, that the following project ordinance is hereby established:

Section 1. A project ordinance is hereby established for the purpose of accounting for the costs of the National Fitness Campaign (the “Project”), which includes planning, design, construction, mitigation, and related activities necessary to complete the Project.

Section 2. The officers of this unit are hereby directed to proceed with the National Fitness Campaign Project within the terms of the budget contained herein.

Section 3. The following amounts are appropriated for the project:

	Increase (Decrease)
Fitness Court	\$ 191,584.00
Fitness Court Concrete Pad	25,000.00
Fitness Court Installation	30,000.00
Contingency	12,329.00
	<u>\$ 258,913.00</u>

Section 4: The Following revenues are anticipated to be available to complete the project:

	Increase (Decrease)
National Fitness Campaign Grant	\$ 35,000.00
General Assembly	100,000.00
Transfer from General Fund	123,913.00
	<u>\$ 258,913.00</u>

Section 5. The Finance Director hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, in accordance with North Carolina General Statute 143 – 63.31 and North Carolina General Statute 159 – 34.

Section 6. This AIA grant project ordinance expires on August 2027, or when all the AIA funds have been obligated and expended by the City of Trinity, whichever occurs sooner.

Section 7. Copies of this Budget Ordinance shall be furnished to the City Clerk and to the City Manager and the Finance Director to be kept on file by them for their direction in the disbursement of funds.

Adopted on the 14th day of September, 2026

SEAL

Darien Comer, City Clerk

Richard McNabb, Mayor



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: Finance

Prepared By: Crystal Postell, Finance Director

Contact Information: 336-431-2180 / cpostell@trinity-nc.gov

AGENDA ITEM TITLE

Budget Ordinance 26 – 09: Amendment to both the General Fund and Sewer Fund Annual Budget for Fiscal Year Ending June 30, 2026 to Appropriate Fund Balance to Align Budgets to Start the Auditing Process.

SUMMARY

The Finance Department has completed the final check run to close out the City's obligations for the fiscal year ending June 30, 2026. This closeout does not include open Purchase Orders that the City is continuing to work toward closing in the coming months, as those Purchase Orders have been re-encumbered. Budget Ordinance 26-09 will increase the prior-year General Fund balance by \$39,340. There will be no change to the Sewer Fund.

RECOMMENDED ACTION

Staff recommend Trinity City Council approve and adopt Budget Ordinance 26 – 09.

ATTACHMENTS

Budget Ordinance 26 – 09



AMENDMENT TO THE BOTH THE GENERAL FUND AND SEWER FUND ANNUAL BUDGETS FOR FISCAL YEAR ENDING JUNE 30, 2026, TO APPROPRIATE FUND BALANCE TO ALIGN BOTH BUDGETS TO START THE AUDITING PROCESS.

ORDINANCE 26 – 09

BE IT ORDAINED by the City Council of the City of Trinity, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

Section 1. To amend the General Fund, the appropriations are to be changed as following:

	Increase (Decrease)
General Government	\$ 38,240.00
General Government	(38,240.00)
Public Services	71,941.00
Public Services	(34,268.00)
Economic Development	1,667.00
Appropriated Fund Balance	(39,340.00)
	<u>\$ -</u>

Section 2. To amend the Sewer Fund, the appropriations are to be changed to as follows:

	Increase (Decrease)
Sewer Utility Operations	\$ 32,831.00
Sewer Utility Operations	(32,831.00)
	<u>\$ -</u>

Section 3. Copies of the Budget Ordinance shall be furnished to the City Clerk and to the City Manager and Finance Director to be kept on file by them for their direction in the disbursement of funds.

Adopted this 14th day of September, 2026.

SEAL

Darien Comer, City Clerk

Richard McNabb, Mayor



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: City Manager

Prepared By: Michael Burroughs, City Manager

Contact Information: 336-431-2847 / mburroughs@trinity-nc.gov

AGENDA ITEM TITLE

Budget Ordinance 26-10: Technical Budget Amendment for the City of Trinity, Randolph County North Carolina Fee Schedule

SUMMARY

The City of Trinity staff is requesting City Council to review and approve the reflected fee schedule. This fee schedule would be congruent with the fees that have been established since the City of Trinity implemented its sewer system. The fees are for the new connection of properties to the sewer system. This fee has been in the schedule for many years and is effective to remain in the fee schedule as of July 1, 2026, when the Council adopted the FY 2026-2027 budget.

In agreement with this recommendation, staff presents Council with the budget ordinance & fee schedule. This budget ordinance explains in detail the fees to be implemented in the 2026-2027 Fiscal Year.

RECOMMENDED ACTION

Approval of the Budget Ordinance 26-10 effective July 1, 2026

ATTACHMENTS

Budget Ordinance 26-10 Fee Schedule

**A TECHNICAL BUDGET AMENDMENT FOR THE CITY OF TRINITY, RANDOLPH
COUNTY NORTH CAROLINA FEE SCHEDULE**

BUDGET ORDINANCE 26 – 10

WHEREAS, the City of Trinity of North Carolina is authorized by applicable provisions of the North Carolina General Statute and local ordinance to establish and revise fees for services provided by the City of Trinity; and

WHEREAS, the City Council of the City of Trinity has determined that it is appropriate to establish a fee for all services provided; and

WHEREAS, the proposed fee is intended to recover a portion of the cost associated with providing and administrating the service; and

WHEREAS, the City of Trinity maintains an official Fee Schedule identifying fees charged for services provided by the local government;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Trinity, North Carolina, as follows:

Section 1. Fee Established.

The City of Trinity Fee Schedule is hereby amended to maintain the following fee, which has been charged since the establishment of the City's public sewer system:

Sewer Connection Fee

Inside City Limits \$2,500 or \$8.00 per gallon off daily design flow based on *15A NCAC 02T.0114 Wastewater Design Flow Rates whichever is greater*

Outside City Limits 200% of inside sewer connection fee or \$16.00 per gallon off daily design flow based on *15A NCAC 02T.0114 Wastewater Design Flow Rates whichever is greater*

Section 2. Use of Fee Revenue.

Revenue generated from the fee established herein shall be deposited into the appropriate fund and account of the City of Trinity and shall be used in accordance with applicable law and the adopted annual budget.

Section 3. Budget Amendment.

To the extent necessary, the Budget Officer is authorized to make the appropriate budget adjustments to recognize the anticipated revenue and corresponding expenditures associated with implementation of the fee, subject to the requirements of the North Carolina Local Government Budget and Fiscal Control Act.

Section 4. Fee Schedule.

The City of Trinity is directed to update the official Fee Schedule to reflect the fee established by this Ordinance and to make the revised Fee Schedule available to the public in accordance with applicable law.

Section 5. Effective Date.

The Ordinance shall become effective on July 1, 2026

Adopted the 14th day of September, 2026

Darien Comer, City Clerk

SEAL

Richard McNabb, Mayor



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: Finance

Prepared By: Crystal Postell, Finance Director

Contact Information: 336-431-2180 or cpostell@trinity-nc.gov

AGENDA ITEM TITLE

Resolution 26 – 11: To Establish a Credit Card Rebate Use Policy

SUMMARY

The City of Trinity receives monthly credit card rebate revenues through its Purchasing Card Program. These revenues constitute public funds, they must be budgeted, appropriated, accounted for, and expended for lawful public purposes in accordance with the North Carolina Local Government Budget and Fiscal Control Act, including N.C.G.S 159 – 8, N.C.G.S 159 – 13, and N.C.G.S.159 – 28, as well as other applicable laws and City financial policies.

RECOMMENDED ACTION

Staff recommends Trinity City Council to approve and adopt Resolution 26 – 11.

ATTACHMENTS

Resolution 26 – 11



RESOLUTION TO ESTABLISH A CREDIT CARD REBATE USE POLICY

RESOLUTION 26 – 11

WHEREAS, the City of Trinity is committed to maintaining sound financial management practices and ensuring that all public funds are expended in accordance with NCGS 159-8, NCGS 159-13 and NCGS 159-28.

WHEREAS, the City of Trinity receives a monthly credit card rebate revenues through its Purchasing Card Program

WHEREAS, such rebate revenues constitute public funds and must be budgeted, appropriated and expended for lawful public purposes in accordance with the North Carolina Local Government Budget and Fiscal Control Act (Chapter 159) and other applicable laws; and

WHEREAS, the Trinity City Council finds that establishing a written policy governing the administration and expenditure of credit card rebate revenues promotes transparency, accountability, fiscal responsibility, and consistent financial practices; and

WHEREAS, the Trinity City Council further finds that expenditures supporting employee professional development, workforce training, employee recognition, safety initiatives, and other legitimate governmental purposes contribute to the efficient and effective operation of the City and serve a valid purpose.

NOW, THEREFORE, BE IT RESOLVE by the City Council of the City of Trinity, North Carolina:

Section 1. Adoption of Policy

The "City of Trinity Credit Card Rebate Use Policy," attached here and incorporated by reference, is hereby adopted as an official policy of the City.

Section 2. Administration

The City Manager is authorized to administer the policy and establish administrative procedures necessary for its implementation.

The Finance Director shall account for all credit card rebate revenues in accordance with generally accepted governmental accounting principles, applicable guidance of the North Carolina Local Government Commission, and the City's financial policies.

Section 3. Authorized Expenditures

Credit card rebate revenues may be budgeted and expended only for lawful public purposes, including, but not limited to:

- Employee education, training, and professional development;
- Employee recruitment and retention initiatives;
- Employee recognition and appreciation activities that promote morale, retention, and organizational excellence;
- Safety, wellness, and workforce development programs;
- Operational improvements and other expenditures authorized by the adopted policy.

All expenditures shall remain subject to budget appropriations, purchasing requirements, and applicable provisions of North Carolina law.

Section 4. Budget Compliance

Nothing in this Resolution authorizes expenditures without an approved appropriation. All expenditures shall comply with the annual budget ordinance, budget amendments adopted by the City Council when required, purchasing policies, and all applicable provisions of Chapter 159 of the North Carolina General Statutes.

Section 5. Compliance with Law

If any provision of the Credit Card Rebate Use Policy conflicts with applicable federal or North Carolina law, the provisions of law shall be controlled, and the remainder of the policy shall remain in full force and effect.

Adopted this 14th day of September, 2026

SEAL

Darien Comer, City Clerk

Richard McNabb, Mayor



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: City Manager

Prepared By: Michael Burroughs, City Manager

Contact Information: 336-431-2847 / mburroughs@trinity-nc.gov

AGENDA ITEM TITLE

Part Time Office Assistant

SUMMARY

The City of Trinity is committed to enhancing customer service by adding a part-time Office Assistant position. This position would assist city staff in clerical and customer service duties. The City Council provided staff with directions to seek this future employee to increase efficiency during high-volume workdays.

In agreement with this recommendation, staff presents Council with the budget amendment for this position. This budget amendment will assist the City of Trinity to provide its citizens with optimal customer service. The position is a part of the long-term planning process for the City of Trinity.

RECOMMENDED ACTION

Approval of Council for a Part-Time Office Assistant

ATTACHMENTS



**AMENDMENT TO THE GENERAL FUND ANNUAL BUDGET TO COVER THE COST TO HIRE ONE
PART-TIME OFFICE ASSISTANT AND ONE INTERN**

BUDGET ORDINANCE 26 – 11

BE IT ORDAINED by the City Council of the City of Trinity, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2027:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

	Increase (Decrease)
General Government	\$ 35,104.00
	<u>\$ 35,104.00</u>

Section 2. To amend the General Fund, the estimated revenues are to be changed as follows:

	Increase (Decrease)
Appropriated Fund Balance	\$ 35,104.00
	<u>\$ 35,104.00</u>

Section 3. Copies of this Budget Ordinance shall be furnished to the City Clerk and to the City Manager and Finance Director to be kept on file by them for their direction in the disbursement of funds.

Adopted this 14th day of September, 2026.

SEAL

Darien Comer, City Clerk

Richard McNabb, Mayor



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: City Manager

Prepared By: Michael Burroughs, City Manager

Contact Information: 336-431-2847 / mburroughs@trinity-nc.gov

AGENDA ITEM TITLE

Internship

SUMMARY

The City of Trinity staff is requesting City Council to consider approving an internship opportunity. This position would assist city staff in many departments. The internship would provide an opportunity for the city to obtain research data & provide a brand-new perspective from the future workforce. The proposed internship would begin immediately and last until the beginning of May 2027. The maximum number of hours for this internship request would be twenty-eight hours a week.

In agreement with this recommendation, staff presents Council with the budget amendment for this position. This budget amendment will help assist the City of Trinity with extra staff assistance for roughly eight months. During this time, the internship position will be assigned to various tasks and benchmarks.

RECOMMENDED ACTION

Approval of Council for Internship Position

ATTACHMENTS



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 09/14/2026

Department: Public Services

Prepared By: Rodney Johnson, Public Services Director

Contact Information: [336-431-2841](tel:336-431-2841)/rjohnson@trinity-nc.gov

AGENDA ITEM TITLE

Revision of the Fire Prevention Ordinance

SUMMARY

This agenda item is a presentation of a proposed amendment to the Fire Prevention section of the Code of Ordinances.

Background:

The current budget includes the installation of fire hydrants to support emergency services to the public. A review of the Fire Prevention code during coordination with Davidson Water and the Guil-Rand Fire Department has resulted in the need for an amendment to the code. Davidson Water does not allow permanent Storz connections on hydrants so they have requested the sections that address the connections be revised. Staff recommends a text amendment as a compromise between Davidson Water's requirements and the fire department's need for the connections.

RECOMMENDED ACTION

Staff recommends City Council adopt the attached amendment to the Fire Prevention Chapter of the Code of Ordinances.

ATTACHMENTS

Recommended Amendment

Recommended Amendment to the City of Trinity Code of Ordinances:

Revise Article II Chapter 11 Fire Prevention as follows:

11.4 Requirements for Fire Service Water Mains, Fire Hydrants and Fire Connections on Private Property.

(B) *Fire hydrants*. Fire hydrant coverage shall not exceed the limits established in the most current version of the North Carolina Fire Code, to the most remote point of any building covered by the state fire prevention code.

- (1) All fire hydrants will be on a public main, no private fire hydrants are permitted.
- (2) For proper measurement, start at the fire hydrant and measure along the same path of travel as a fire truck would use. Do not measure according to the term "as the crow flies."
- (3) The approach route of firefighting apparatus should be kept in mind as fire hydrant locations are determined. Fire hydrants should be located so that the fire apparatus will not have to go past the fire to catch a fire hydrant, then double back to the fire.
- (4) Fire hydrants shall be installed and painted according to Davidson Water, Inc., city engineering, public works and fire department specifications.
- (5) Each fire hydrant must be readily visible and within six (6) feet of the curb line. No obstructions are permitted between the hydrant and the curb line.
- (6) All obstructions, such as fences, trees, shrubs, signs, etc., shall be at least three (3) feet from the fire hydrant in all directions. The city or fire department shall have the right to cut, trim or remove obstructions to the extent and for the purpose of correcting such hazards.
- ~~(7)~~
- ~~(8)~~
- (7) The fire department may install temporary Storz connections on hydrants but shall remove them upon completion of use.



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

Memorandum

July 30, 2026

TO: Michael Burroughs, City Manager, City of Trinity
FROM: Ross Holt, Administrator and Member, Randolph County Historic Landmark Preservation Commission
RE: Landmark Designation for Leach-Morgan House ("Melrose"), 1847

The Randolph County Historic Landmark Preservation Commission was established by the Randolph County Board of Commissioners in 2008 as the county's official body to identify, preserve and protect Randolph County's historic landmarks, and to educate the public about those resources, as well as preservation in general. The commission operates under Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes, which provides for the designation of local historic landmarks.

Through intergovernmental agreements, the Landmark Commission also serves in the same role for each municipality in Randolph County (Trinity entered into its agreement on September 23, 2008). Landmark designations are recommended by the commission, but officially made through an ordinance of the governing board for the jurisdiction in which the proposed site is located.

The process is as follows. The Landmark Commission accepts applications from property owners, or generates applications itself with the agreement of property owners. After a period of study and feedback, the commission considers recommending the site for designation. If the commission votes to recommend a site, the recommendation is forwarded to the governing board of the jurisdiction in which the site is located. After holding a public hearing, the governing board can vote to adopt a local ordinance that officially designates the site as a local historic landmark.

Once a landmark is designated, the designation is recorded in county and municipal records. Changes proposed by the property owner to the landmark that might alter its historic character must be approved by the Landmark Commission. The property owner is entitled to a 50 percent property tax deferral if they so choose, so long as the landmark designation is maintained. The landmark is featured on the commission's website and in travel and tourism information.

The Landmark Commission recently voted to recommend the Leach-Morgan House ("Melrose"), 1847, at 5655 Meadowbrook Drive in Trinity, for designation. Therefore, we respectfully request that the Trinity City Council take up this request.

Accompanying please find a copy of the Randolph County Historic Preservation Ordinance, the Landmark Commission resolution recommending designation of the Harper House, a draft local ordinance, and the landmark designation report.

For detailed information about the commission and the landmarks, visit www.rchlpc.org.

Thank you.



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

Resolution Recommending Local Historic Landmark Designation Leach-Morgan House ("Melrose"), 1847

WHEREAS, Chapter 160D, Article 9, Part 4, of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission, having the authority to exercise all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Leach-Morgan House ("Melrose"), 1847; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark Designation Report and has advised that the Randolph County Historic Landmark Preservation Commission will have sufficient evidence to prove that the Leach-Morgan House possesses the requisite special character and integrity for designation as a local historic landmark; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices; and

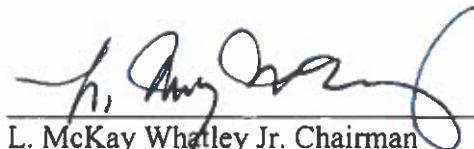
WHEREAS, the Randolph County Historic Landmark Preservation Commission finds that the Leach-Morgan House ("Melrose"), 1847, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Trinity's heritage by having value as an example of the cultural, historic and social heritage of City of Trinity; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; and (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

WHEREAS, the property is more specifically described as follows:

The Leach-Morgan House ("Melrose"), 1847, is located at 5655 Meadowbrook Dr., Trinity, N.C., PIN 7707681150, Trinity Township, Randolph County, N.C.

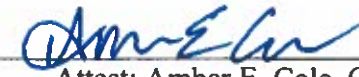
NOW, THEREFORE, BE IT RESOLVED, this 22nd day of July, 2026, in the 250th Year of American Independence, that the Randolph County Historic Landmark Preservation Commission approves the application for Local Historic Landmark designation, and recommends to Trinity City Council that the exterior of the Leach-Morgan House ("Melrose"), 1847, and its tract, be designated as a Local Historic Landmark.

Randolph County Historic Landmark Preservation Commission



L. McKay Whatley Jr. Chairman





Attest: Amber E. Cole, Clerk

Date: 7/22/26

Ordinance Number _____
Ordinance Designating the Exterior of the Leach-Morgan House
("Melrose"), 1847, as a Local Historic Landmark in Trinity, North Carolina

WHEREAS, Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the City of Trinity designated the Randolph County Historic Landmark Preservation Commission as a joint historic preservation commission on September 23, 2008, having the authority to exercise, within the planning jurisdiction of the City of Trinity, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Leach-Morgan House ("Melrose"), 1847; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark designation report which contains the historical information necessary for the Randolph County Historic Landmark Preservation Commission to determine special historical significance and integrity; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission and the Trinity City Council conducted the required public hearings and published legal notices; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has adopted a unanimous resolution requesting the City of Trinity to designate the exterior of the Leach-Morgan House ("Melrose"), 1847, as a Local Historic Landmark, and

WHEREAS the Randolph County Historic Landmark Preservation Commission finds that the Leach-Morgan House ("Melrose"), 1847, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Trinity's heritage by having value as an example of the cultural, historic and social heritage of City of Trinity; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; and (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

WHEREAS, the property is more specifically described as follows:

The Leach-Morgan House ("Melrose"), 1847, is located on a 21-acre tract at 5655 Meadowbrook Dr., Trinity, N.C., PIN 7707681150, Trinity Township, Randolph County, N.C.

NOW, THEREFORE, BE IT ORDAINED, by the Trinity City Council, North Carolina, that:

- 1: The property known as the exterior of the Leach-Morgan House ("Melrose"), 1847, and its tract, located at 5655 Meadowbrook Dr., Trinity, N.C., within the planning jurisdiction of the City of Trinity, North Carolina, is hereby designated as a Local Historic Landmark pursuant to Chapter 160D, Article 9, Part 4, of the North Carolina General Statutes, and by inter-local agreement approved September 23, 2008, between the City of Trinity and the County of Randolph.
- 2: That the exterior of the Leach-Morgan House ("Melrose") may be materially altered, restored, remodeled, or demolished only following issuance of a Certificate of Appropriateness from the Historic Landmark Preservation Commission.
- 3: That nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material or outer appearance thereof, after obtaining the necessary permits and official approval for said stated repair. Nothing herein shall prevent the construction, alteration, restoration, demolition, or removal of such features when a building inspector or similar authorized official certifies to the Historic Landmark Preservation Commission that such action is required for the public safety because of an unsafe condition. Furthermore, nothing shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.
- 4: That a suitable sign may be posted indicating the designation as a Local Historic Landmark and containing appropriate information.
- 5: That Martha Morgan Stunda, owner of the Leach-Morgan House ("Melrose"), hereby accepts notice as required by the applicable law of this action, and directs that copies of this Ordinance be filed and indexed in the office of the Trinity City Clerk, the Randolph County Register of Deeds, the Randolph County Tax Department, and both the City and County Planning and Inspections Departments as required by applicable law.

Upon the motion of _____, and a second by _____,
the foregoing ordinance was passed upon its first reading by a vote of _____.

**CITY OF TRINITY
NORTH CAROLINA**

BY: _____
Richard McNabb, Mayor

Adoption Date

ATTEST: _____
Darien Comer, City Clerk



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

LOCAL LANDMARK DESIGNATION REPORT

Leach-Morgan House ("Melrose"), 1847



1. Name of Property

Historic Name: "Melrose," Leach-Morgan House

Other Name: Morgan Manor

2. Location

Street Address: 5655 Meadowbrook Dr.

City/Town/Jurisdiction: Trinity, N.C.

Tax Parcel ID Number: 7707681150

3. Owner Information

Name: Martha Morgan Stunda

Address: 5651 Meadowbrook Dr., Trinity, NC

Phone: 336-905-0036 / 336-431-3749

4. Applicant/Contact Person:

Name: Martha Morgan Stunda

Contact: 336-905-0036 / 336-431-3749

General Data/Site Information

A. Date of Construction and major additions/alterations: 1845; kitchen/office/bedroom addition, ca. 1940

B. Number, type and date of construction of out buildings: 4 – Barn, Stable, Meat House, Garage

C. Approximate lot size or acreage: 21 acres

D. Architect, builder, carpenter and/or mason: Unknown; bricks made by Lewis Leach, sons and farmworkers

E. Previous field documentation: L. McKay Whatley Jr., 1978

F. Original Use: Residence; boarding house for students

G. Present Use: Residence (unoccupied)

Classification

Ownership of Property: Private

Category of Property: Building and tract

Function or Use

Historic Functions: Residence, boarding house for students

Current Functions: Residence (unoccupied)

Description

Architectural Classification: Dwelling

LOCAL LANDMARK DESIGNATION REPORT

Leach-Morgan House (Melrose), 1845

ABSTRACT

The Lewis Morgan Leach House, named "Melrose" by its owner presumably after the abbey that inspired Sir Walter Scott, was the home of a prominent farmer and community leader in northwest Randolph county. Leach (1800-1893) was one of the organizers of Union Institute, which became Normal College and then Trinity College, now Duke University. Leach was a member of the committee overseeing construction of the school building, built about the same time as this house. "Melrose" (there were three other nearby Leach family houses, so that name avoids confusion), was one of just five brick homes built in Randolph County before 1870.

Four of those five were within three miles of Melrose (the Coffin-Makepeace House in Franklinville is the fifth), and all may have had similar connections to the construction of the brick "Old Main" building of Union Institute. The house is architecturally significant as a representation of this rather unusual construction technique in the county. It is also significant in terms of the history of education in the Piedmont. The school was called "union" to recognize the cooperative efforts of local Methodists and Quakers to establish and promote education; after Quakers established New Garden Boarding School in Guilford County the school was affiliated with the Methodist church and took the name "Trinity College." Students boarding at the Institute and Trinity College roomed in private houses all over the Trinity area, and this is one of the few surviving examples of those homes.

It is also one of the few documented properties related to early anti-slavery activism in the Piedmont. Leach was a delegate in 1826 to the North Carolina Abolition Society, and attended meetings of the Manumission Society in 1825 and 1826.

The rural setting of the house and its outbuildings are a well-maintained example of those present in any local farm before World War II; the designation boundary includes the entire 21-acre tract.

HISTORICAL CONTEXT AND SIGNIFICANCE

By Dan Warren

By the third quarter of the eighteenth century, four families – the Browns, the Johnsons, the Leaches, and the Mendenhalls (all formerly of Pennsylvania) – had settled what is now the area of Trinity, Randolph County, North Carolina. Bound by common Pennsylvania antecedents, their common North Carolina locale, and common religions, members of the families intermarried, establishing even stronger ties.

For years the children and grandchildren of the community members were taught in their homes. After a few decades Margaret Mendenhall Leach (1800-1870), wife of James T. Leach (1798-1881), had started a school in her home.* As the numbers grew, four of the community fathers combined monies and energies and started Brown's Schoolhouse in the 1830s. When

* James T. Leach should not be confused with James Madison Leach, a U.S. Congress member and member of the Confederate congress, who was a first-cousin-once-removed of Lewis Morgan Leach and James T. Leach.

continued growth necessitated a new building, the Methodists and Quakers of the area joined to form the Union Institute, the name being adopted to denote the partnership of the two denominations. Beginning in 1849, an attempt was made to redevelop the school as a Normal College, a teacher training institution. In 1859, with support from the Methodist Episcopal Church, the school was established as Trinity College. In 1892, it was moved to Durham, and in 1924 it became the nucleus of Duke University.

Lewis Morgan Leach, a prominent farmer, land speculator, and community leader (and brother of James T. Leach) inherited 200 acres of a 300-acre tract his grandfather Hugh Leach had received through a State of North Carolina grant in 1788 around what is now Trinity's Meadowbrook Drive (see Appendix B, Chain of Title). Intimately associated with Brown's Schoolhouse and its various incarnations, Leach was one of the organizers and trustees of the Union Institute. He served on the committee to oversee the construction of a new school building, and later was secretary of the Union Institute Society. He also was assigned to a committee to handle the finances of the new school. Leach continued on the boards of trustees for Normal College and Trinity College. After the Civil War, he was assigned, with others, to lay out and establish a road "to extend from Trinity College to some point on Hoover Road near Col Leach place by way of Welborns and Paynes Mill, Ahi Robins and Hope Well Church" by the Trinity Township Board of Trustees. This road would later become Meadowbrook Drive.

Leach, a Methodist, was a delegate in 1826 to the North Carolina Abolition Society. Along with General Alexander Gray, a neighbor, fellow Methodist and the largest slave owner in Randolph and Guilford counties, Leach attended meetings of the Manumission Society in 1825 at Hopewell Methodist Church (where they were members), and in 1826 at Springfield Friends Meeting (where they were not). Leach is reputed to have been an owner of enslaved people; one instance of ownership – a 28-year-old enslaved female in 1850 – appears in census records from 1830 through 1860.

Leach had married Nancy Elder in 1826. He continued to amass his landholdings, and, in the mid-1840s, he planned and erected the large and commanding brick home named "Melrose" but referred to locally as "the Brick House" or "the Uncle Lewis Leach place." Bricks for the house were hand-made by sons of the Leaches and by their farm workers. Here the Leaches raised their family and boarded students at the nearby College, as did many of their neighbors.

Miss Rose Johnson, a lifelong resident of Trinity and descendant of the founding families of the community, was a local correspondent to the *Charlotte Observer* and to the *Trinity Alumni Register*. In a series of articles, Johnson wrote of her remembrances and descriptions of places in "Old Trinity." To quote, in part, the October 1917 edition of the *Register*, with the permission of the Duke University Archives,

About three quarters of a mile from the College door of Old Trinity, almost due south, stands what is known about here as the Brick House, or, as some still say, the 'Uncle Lewis Leach Place.' This is still, after the lapse of so many years, quite an imposing looking residence. It stands facing the north, a commodious two-story house with large airy rooms opening upon a wide hallway. In the long ago there was the most picturesque little portico or balcony in front with an upper porch as well, which gave this great spacious brick housed rather the appearance of the old-time manor houses....

The portico in front gave a quaint appearance to the house and while it was small did not seem out of proportion, and both porches under and upper were

almost completely covered with the old English honey-suckle. A door from above opened out upon this upper balcony, and from that, one could get a fine view of the country around Trinity for miles. Looking in one direction was Shepherd Mountain, the only hill that could be called a mountain in Randolph, and from this upper porch, appeared to good advantage, way down in southwestern Randolph. One could discern two prongs of the Uwharrie, and where they mingled their waters were starting on their long and winding journey to some greater river.

Visitors came and went at pleasure, all were made welcome. It was quite a treat to be entertained by the family who resided in this house. Like all the places around Trinity in the long ago, this was a boarding house for the college boys, and here boarded boys from all points of the compass, and here they lived and studied and went down into that wonderful basement to dine, and dine they did too, of the best the land afforded.

A few years ago a long piazza was built in front of the brick house, in the place of the little balcony, and then 'Melrose' was changed....

According to Martha Morgan Stunda, the home's current owner, the front porch was remodeled again in the 1930s. Railing was added to the porch in 2004-2005.

Nancy Elder Leach died in 1881, and Lewis Morgan Leach followed in 1893. Both are buried at Hopewell Methodist Church in Trinity. The farm was inherited at their death and was later sold out of the family.

It passed through several owners until John Duckrey "Duck" and Pallie Loftin Morgan bought the property with their son and daughter-in-law Charlie Joseph and Lida Tucker Morgan. They moved in in the Spring of 1931 with no electricity or indoor plumbing and began a complete restoration of the antique structure. Memoirs of Lida tell us that Charlie went to Duke Power with a proposition: if they would run power lines to the house, Charlie would buy a new electric stove. Soon they had power. The floors were replaced, as were the rafters and roof. The brick exterior walls are 25 inches thick.

According to "Students, College Gone; Melrose Home Remains," an article by Braxton Younts in the Sunday, October 29, 1961, edition of the *High Point Enterprise*,

The boarding students, as well as the family of the house, ate in the basement. When built, the floor of the kitchen there was of dirt, and it was after some 50 years of its existence that a portion of this floor was put in, and its concrete surface is still [1961] in use.

Cooking, at least a great portion of it, was done in an open fireplace, with large pots suspended over the flames with cranes or hooks mounted on the chimney. However, in the Morgans' rebuilding, this fireplace was sealed up.

Also in the basement was the dark room or cooling place where the Leaches stored their meat. This space now [1961] houses a modern heating plant for the home. The portion of the basement used for dining purposes is now a den, complete with wood-burning fireplace and comfortable seating, as well as paneled walls.

Heating, in the old days, was from fireplaces in each room.

Morgan said that the brick walls of the house were renovated also. First the original lime and sand mortar was scraped out to a depth of about an inch and fresh cement mortar forced in. To prevent dampness from seeping into the house the new owners painted the exterior with a sealer and then covered this with white paint, making it an outstanding landmark for the community – or rather continuing it as a landmark, as it has been this past century or more.

The interior walls of the home are plastered over the brick, as they were when the house was built.”

In an article in the March 26, 2006, edition of the *Greensboro News and Record*, the author describes the “huge front door, with its glass interior knob, [that] is original and opens onto a grand staircase, adorned by original artistic scrollwork and medallions, in the center of the house. Mac Whatley, in his *Architectural History of Randolph County, N.C.*, noted several items of historic interest when he reviewed the house for inclusion in his book. He wrote,

...Some two-panel Greek Revival doors survive, as well as two simple post-and-lintel mantels in upstairs bedrooms. The den mantel is a simple yet unusual design with swelling ogee curves resembling furniture in the ‘Empire’ style. The tread ends of the open-string staircase are decorated with brackets and the case itself features raised panels with applied oval shells carved in a sunburst pattern.

Current owner Martha Morgan Stunda is the daughter of Charlie and Lida Morgan. According to Stunda, when her parents and grandparents moved into the house in 1931, the basement constituted a bedroom and sitting room in addition to the kitchen. This was her grandparents’ area; Charlie, Lida, and, later, Martha slept on the second floor. In the 1940s and original eating porch on the back was replaced with a three-room addition: an office, a bedroom, and a breakfast area. Indoor plumbing was added in 1945. For many years this was a working farm, raising tobacco, vegetables, and beef cattle.

Two springs service the farm; but one was dammed in the late 1940s, building a lake. A large barn, other farm outbuildings, and 3 tobacco barns and a pack house contribute to the farm.

After the death of Lida in 2004, Martha Morgan Stunda updated the house further and has opened it as Morgan Manor venue. It advertises 20 acres of quiet suburban land, three bedrooms with baths, formal living and dining rooms, den, office, large kitchen, and a closed-in porch with an informal dining area.

To again quote Rose Johnson,

Visitors came and went at pleasure, all were made welcome, and all considered it quite a treat to be entertained by the family who resided in this house.

ARCHITECTURAL ANALYSIS

By L. McKay Whatley, Jr.

The 1830s in Randolph County were evidently prosperous enough to see major advances in masonry construction. Despite the plentiful clay available in the county, until that time use of

brick in construction was limited to foundation underpinning, firebox linings or chimney stacks. Masonry work was costly and difficult, since the lack of natural lime in the Piedmont limited brick construction. The first known use of it was by the Moravians in Forsyth County in the 1780s (Bisher and Southern, 29).

The Dempsey Brown House, 5455 Brown House Road in Trinity, appears to have been the first to be built entirely of masonry; a brick beside the entrance door is inscribed "1836." In 1838 the Randolph Manufacturing Company in Franklinville, the county's first brick commercial building, was built using locally-made brick. About the same time the nearby Elisha Coffin House (owner and primary stockholder of the factory) was built using the same size brick, readily identified by the many iron inclusions contaminating the clay. The next year (1839) Randolph County built its first brick courthouse in Asheboro, which remained in use until 1909. The first county historian J.A. Blair in 1890 (Blair, 2) states that the county's first brick Courthouse was built about 1830 ("a small brick house was built, which, in consequence of some defect in the walls, soon became unsafe and was torn down..."), but no reference to this has been found in court records.

"Melrose," 5655 Meadowbrook Drive, Trinity, is said to have been built between 1845 to 1847 by Lewis Morgan Leach, one of the original supporters of public schooling in Trinity. The nearby R.W. Reddick House (now destroyed) also in Trinity, was apparently built about the same time. This timing roughly coincides with the construction of the "Old Main" building of Union Institute (later Trinity College), which began in February 1853 with funds from the state Literary Fund. Union Institute was a 3-story brick building 100 feet long by 50 feet wide, large enough for 300 students; it included a chapel, recitation rooms, society halls, laboratory, library, museum, and living quarters for some students. It was finished in June and dedicated in July 1855 (Chaffin, 12).

The low-bid contractor for the Union Institute building was Thomas Rice (1803-1893) of Franklinville, who built both the frame Island Ford factory in Franklinville and its covered bridge over Deep River. Rice was said to have been the contractor for the Greensboro Methodist Church on Elm Street in 1831, a two-story brick building thirty feet wide and fifty feet long. He may also have been the contractor for the church's next sanctuary, built in 1851 on West Market Street; both were masonry structures. Thomas Rice was the church secretary at the Quarterly conference of Dec. 2, 1837, so he was certainly connected to the first church. (Historical Sketch read at 100th anniversary of founding of West Market Church, 1934). As contractor, Rice acted as chief carpenter and designer, while Robert Gray (1820-1890) of Gray's Chapel, provided the masonry work. Gray had been the mason for the 1839 Franklinville factory as well as the 1848 Cedar Falls factory. He was the mason for the Union Institute in 1853, and for the Glenanna Female Seminary in Thomasville in 1855 (*Historical Gleanings*, 74).

The 1985 Randolph County survey entry on Melrose (Whatley, 52) is in error when it says that the house used "American" masonry bond. The many layers of white paint added since 1931 obscure the brick, but a documentary photograph of vintage 1900 clearly shows that the mason used Flemish bond, very unlike the four other Randolph County brick houses. "Flemish" bond uses brick stretchers and headers laid alternately in a single course- usually for load bearing walls at least two bricks thick. Interestingly, close inspection of the two existing documentary photographs of the Union Institute building seems to indicate that it also featured Flemish bond brickwork. That building is less than a mile north of this house; the bricks used are said to have been made and fired on the Leach property, and are 3 inches tall by four inches wide by 8-1/2 inches long.

The house is also unusual in that it features a raised basement not usually found among Randolph County antebellum structures. The original kitchen and dining room were housed in the basement which was accessed through a bulkhead door on the west facade down three steps, roughly six feet below ground level. Several small windows set into the walls provide daylight to two rooms divided by a central hall with stairs providing access to the rest of the house. The western room was used as a kitchen, and the eastern room was apparently rented to boarding students from the Institute. The structure of the house visible in the basement ceiling is made of rough-hewn lumber with visible adze marks.

The house is designed as three symmetrical bays, with windows on each side of the entrance door. It is about 30 by 50 feet in plan and the entrance facade faces due north. A 15-foot-wide porch provides access to the entrance door about three feet above ground level. A documentary photo shows that the second floor originally had a door onto the porch roof, a plan similar to that of the Coffin-Makepeace House in Franklinville. That second floor veranda entrance is now closed and converted into a bathroom. The north facade windows are 36 inches wide by 80 inches tall, and feature 9 over 9 sash. The window and door lintels are of wood, as were those in the Reddick House in Trinity (those in the Coffin-Makepeace house are of granite).

Interestingly, the side elevations are not symmetrical; both have centrally placed exterior chimney stacks, but the western facade has windows on each side on the second level but no windows are found on the first level. On the east side the bay north of the chimney is blank on both first and second floor, and the south bay has windows on both levels. A brick shed occupies the first floor level entirely across the south side; this appears to be integrated with the two-story house but the layers of paint make it difficult to be certain. Posing a question is the fact that the floor level of this shed wing is a foot or more lower than the first floor of the primary house, and the owner thinks that it originally had a dirt floor. This wing now houses a modern kitchen and dining room, and the original fenestration has been enlarged and modernized.

The front originally featured double-leaf entrance, with two doors under a transom; now replaced by a single modern door, this was probably two-panel Greek Revival doors similar to those still remaining in the rooms upstairs. The ten-foot-wide center hallway just inside exhibits the most elaborate millwork in the house. The open-string stair has a flight to a landing and then a short flight to the second floor level; its rail has plain square balusters and ends in a simple slide. Each step is supported on a bracket with a simple scroll design. Below this are five raised panels decorated with 4x8-inch oval carved sunburst medallions. A two-panel door set under the first landing provides access to the basement. These scrolls and medallions are normally features of architectural styles much earlier than 1847; features such as these are found in the William Coltrane House (c. 1785-1800) and the Jeduthan Harper House (c. 1800-1815), both located in northwestern Randolph County.

The eastern room, used as a den, has no historic trim. The fireplace is faced with modern brick added by the owner's father about 1930. The western room has a ponderous wooden mantel with swelling ogee curves resembling furniture in the 'Empire' style favored by Thomas Day of Milton in the 1850s. The firebox is apparently faced with soapstone which at some point was marbleized in a brown and gold pattern. Both bedrooms upstairs feature two-panel doors and simple post-and-lintel mantels. The only other notable millwork in the house involves the window cases; the chunky apron under the stool of each window is made of a square block with cove molding and a rounded base nosing.

The house is sited on the crest of a hill descending toward a pond at the southwest base of the hill; Interstate-85 channels traffic around the property behind a grove of trees. It is still surrounded by the outbuildings of the former farm, including well house, wash house, smoke house, hired man's house, corn crib, tractor shed, double garage and gambrel-roofed barn. Much of the original acreage has been sold off for nearby subdivisions, but enough property remains to preserve its original rural setting.

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APPENDIX B: LEACH-MORGAN HOUSE CHAIN OF TITLE

1788	66/368 Land Pat. Bk.	State to Hugh Leach, 300 acres.
1800	8/170 RC Deed Bk.	Hugh Leach to John Leach, 200 acres.
1825		Death of John Leach. Intestate; no record of real property disposition.
1850	28/202	D/T, Lewis Leach to Jesse Harper et. al., 203 acres "on which Lewis M. Leach now resides."
1876	54/360	Branson Coltrane, Commissioner for the lands and improvements of Lewis M. Leach, at public sale to J. Frank Leach, 203 acres, "a parcel of real estate which was the property of Lewis M. Leach... the tract of land on which L.M. Leach did then reside."
1876	39/36	M/D, J.F. Leach to D.M. Payne, 203 acres "on which said Lewis M. Leach now lives.
1902	39/36	Margin notation: "This mortgage is satisfied in full this day by the payment of judgement no 215 Civil Docket 10 Page 89 This June 5 th 1902. D.M. Payne Mortgagee."
1910	263/81	N.C. English, Commissioner, under a judgement of the Superior Court of said County, in the special proceedings entitled J. Frank Leach and Lewis Leach, by their next friend N.C. English, to J.R. Riddick (at public sale), 107.5 acres.
1912	150/288	J.R. Reddick and wife Sarah Reddick to Eula E. Wagstaff, 80.32 acres.
1918	180/97	O.L. Wagstaff and wife Eula E. Wagstaff to T.J. Steed, 62.23 acres less 16.2 acres (all of the original O.L. Wagstaff tract with the exception of 16.2 acres lying to the south of the aforesaid described tract).
1919	186/254	T.J. Steed and wife Martha Steed to A.M. Heilig, 62.23 acres less 16.2 acres (all of the original O.L. Wagstaff tract with the exception of 16.2 acres lying to the south of the aforesaid described tract).
1929	239/557	A.M. Heilig and wife Zula Heilig to J.W. Matlock and wife Ossie Ethel Matlock, 62.23 acres less 16.2 acres (all of the original O.L. Wagstaff tract with the exception of 16.2 acres lying to the south of the aforesaid described tract).
1931	250/126	J.W. Matlock and wife Ossie Ethel Matlock to J.D. Morgan and C.J. Morgan, 62.32 acres less 16.2 acres.
1952	473/328	J.D. Morgan and wife Pallie Morgan to C. J. Morgan and wife Lida Morgan, 62.32 Acres less 16.2 acres.
2008	2104/717	Martha Morgan Stunda (sole heir and Executor of the Estate of Lida T. Morgan) to Martha Morgan Stunda, 62.23 less 16.2 acres.

APPENDIX A: LEACH-MORGAN HOUSE DESIGNATION BOUNDARY

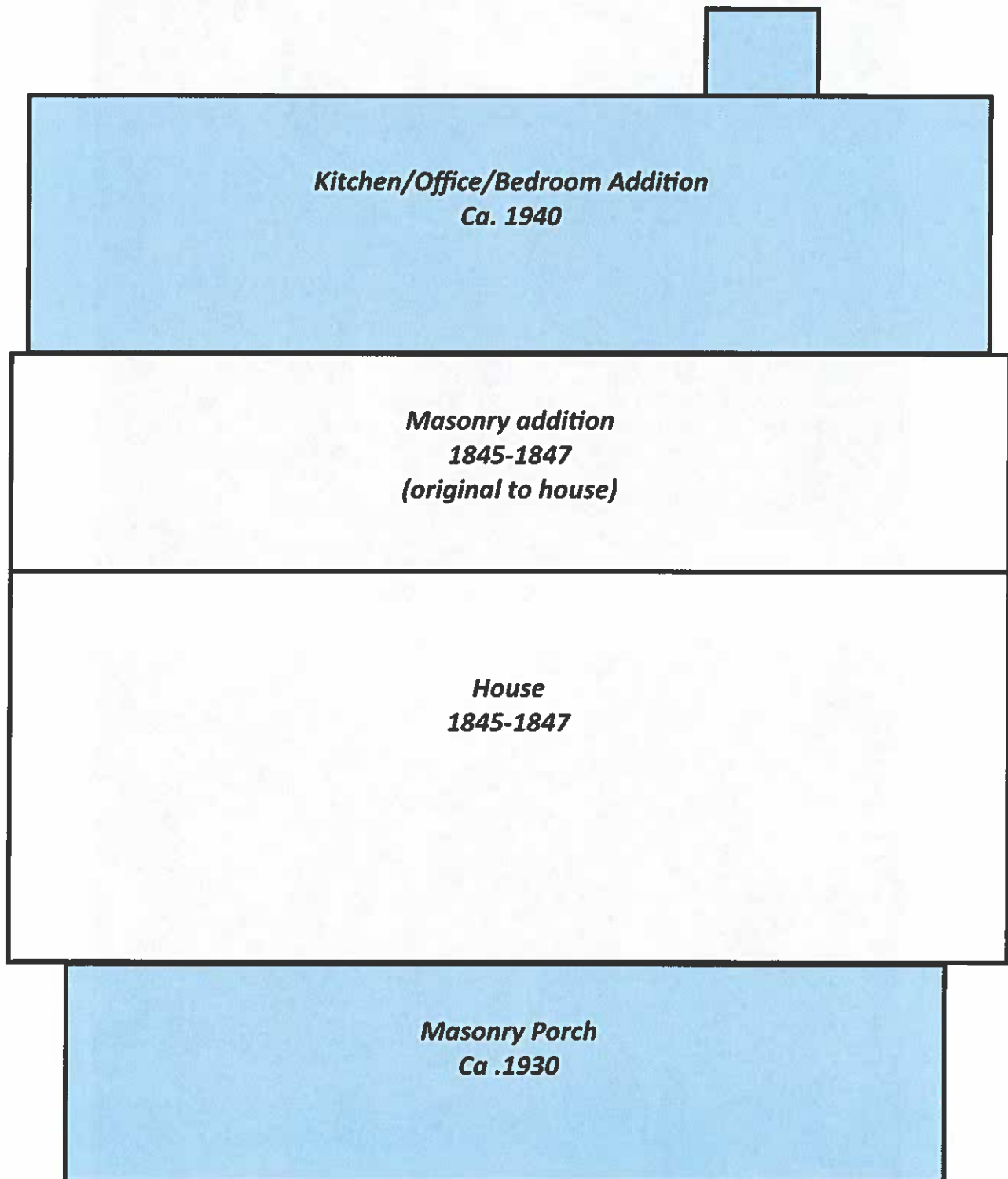
REID	20297	OWNER ADDRESS2	
PIN	7707681150	OWNER CITY	TRINITY
TAXED ACREAGE	20.89	OWNER STATE	NC
PROPERTY DESCRIPTION	MEADOWBROOK RD;W	OWNER ZIP	27370
DEED BOOK & PAGE	002104/00717	LOCATION ADDRESS	5655 MEADOWBROOK DR
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	STUNDA, MARTHA MORGAN	DATA REFRESHED	5/17/2026
OWNER ADDRESS	P O BOX 49		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 415 feet
5/21/2026

APPENDIX C: FLOOR PLAN



Leach-Morgan House (Melrose), 1847



Front view from north



Front/side view from northeast

Leach-Morgan House (Melrose), 1847



Front and side view from northwest



Rear view from south/southeast

Leach-Morgan House (Melrose), 1847

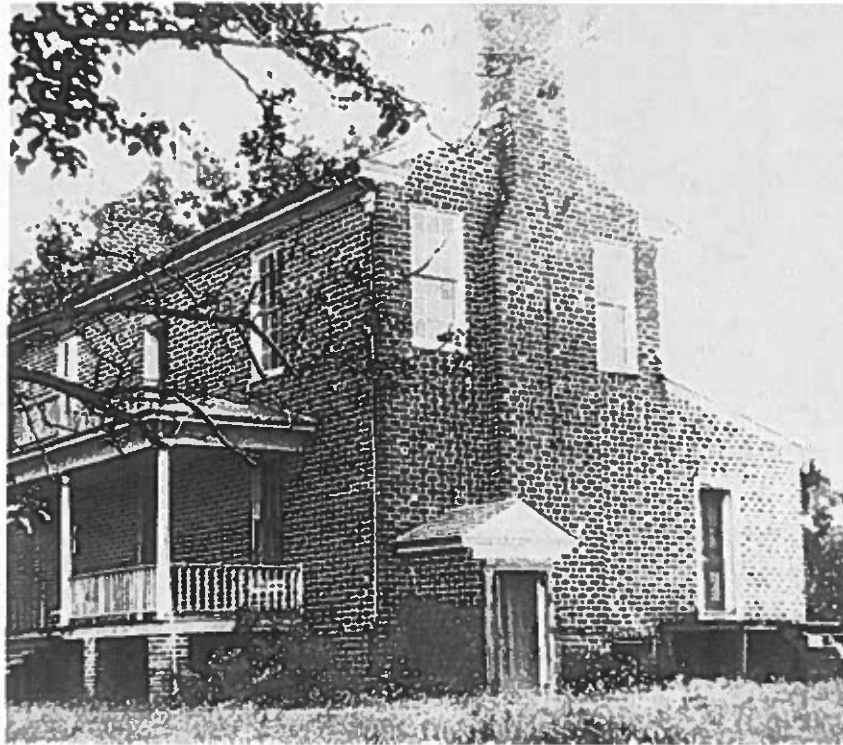


Side view from east



Front view ca. 1910

Leach-Morgan House (Melrose), 1847



Front and side view from northwest

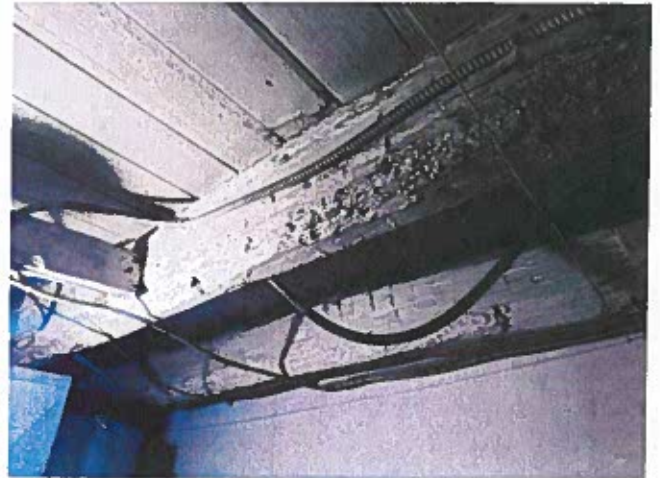


Aerial view from northeast

Leach-Morgan House (Melrose), 1847



Eave return detail



Joist detail



Staircase detail



Mantle detail



Two-panel door detail



Sill and base moulding detail

Leach-Morgan House (Melrose), 1847



Outbuilding



Outbuilding



Outbuilding



Outbuilding



Lewis Morgan Leach



Nancy Elder Leach



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

NOTICE OF PUBLIC HEARING LOCAL LANDMARK DESIGNATION COUNTY OF RANDOLPH, N.C.

The public is advised that on Wednesday, July 22, 2026, at 6 p.m., the Randolph County Historic Landmark Preservation Commission will conduct a public hearing in the **Meeting Room of the Asheboro Public Library**, 201 Worth Street, Asheboro, N.C., to consider Local Historic Landmark designation for the following properties:

**LEACH-MORGAN HOUSE ("MELROSE")
5655 Meadowbrook Dr.
Trinity, N.C. 27370**

Historical data may be obtained by contacting the Randolph County Public Library, 201 Worth Street, Asheboro, N.C. Recommendations from the Historic Landmark Preservation Commission will be forwarded at a later date to the appropriate governing board. Interested citizens are invited to attend this public hearing and will be given the opportunity to provide comment.

L. McKay Whatley Jr., Chairman
Randolph County Historic Landmark Preservation Commission