



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
May 20st, 2024
7PM**

Meeting Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm at the Sedalia Town Hall by Mayor Morgan.
- **PRAYER & MEDITATION:** Time was allotted for silent prayer and meditation.
- **PLEDGE OF ALLEGIANCE:** Time was allotted for pledge to the U.S. flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda, with agreed changes, was made by Councilman Sharpe and seconded by Councilman Jones. Motion carried.

B. MOTION to approve the minutes from the April 29th Town Council meeting was made by Mayor Pro Tem Faison and seconded by Councilman Jones. Motion carried.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

American Rescue Plan (-56) balance:	\$133,697.38
Powell Bill Fund (-48) balance:	\$131,066.44
Guilford County ARP Funds (-37) balance:	\$60,092.99
Savings Account (-21) balance:	\$464,287.98
Town Center (Bike & Pedestrian) Fund (-13) balance:	\$53.61
Checking Account (-05) balance:	\$55,151.69

The Town Center (Bike & Pedestrian) Fund has been purposely depleted so that the money did not have to be sent back to the State. To stay in accordance with the Legislative Directive Grant's expectations, the Town of Sedalia has bought a few park benches and picnic tables for the town park (\$7,946.40), along with prepaying Foothills Planning + Design, PLLC (\$41,000).

II. Planning Board Meeting Update

Planning Board Vice-Chair Marian Jeffries gave a report on the May 16th Planning Board meeting.

The Planning Board conducted a public hearing for a minor subdivision plat for 615 Morgan-Summers Road. The request was made by Robert and Athlene Morrison, who originally owned two lots that were combined to make one plot of land. The Morrisons are now looking to divide the land into two plots again so that they can give the land to their two children.

After discussion based on the findings of fact, the Planning Board has sent the Town Council a recommendation to approve the subdivision of the plot.

III. Joran Lake Nutrient Strategy

Mayor Morgan presented the Jordan Lake Nutrient Strategy.

Jordan Lake is a multi-use impoundment located in the Piedmont region of central North Carolina, in the upper Cape Fear River Basin. Due to a high amount of nutrients, like nitrogen and phosphorus, the Jordan Reservoir Water Supply Nutrient Strategy (a comprehensive set of rules) was designed to reduce nutrient over-enrichment in Jordan Lake, with hopes to restore it to full use.

In the 2016 and 2018 session laws, the NC Policy Collaboratory was directed to begin a 3-year study on areas subject to the Jordan Lake Water Supply Nutrient Strategy relative to the readoption of the Jordan Rules. The Collaboratory was directed to commence modeling of Jordan Lake and its watershed and set the final date for receipt of the study. The Collaboratory submitted its final report of the Jordan Lake Nutrient Management Study in December 2019. Jordan Lake Nutrient Strategy rules readoption began in 2020. As part of this ongoing process, the Division of Water Resources (DWR) is facilitating stakeholder engagement, which began in 2023. In anticipation of the rules readoption process, Jordan Lake One Water (JLOW) was formed by local stakeholders to develop an integrated watershed management plan and inform future rulemaking.

Jordan Lake Stakeholder Engagement Process:

DWR outlined a tentative schedule for stakeholder meetings and their purpose. The timeline outlined Jordan stakeholder engagement workflow up to delivery of draft rules to the Water Quality Committee (WQC) of the Environmental Management Commission (EMC) in 2024. Combined Stakeholder Meetings were held to inform the general public about ongoing engagement and technical review. These took place on November 2, 2023, and February 22, 2024.

Technical Focus Groups:

Structured discussions with representative technical specialists for each rule domain. Scheduled virtual meetings took place on the following dates:

- February 26 - April 29, 2024
 - Round 1 of Stakeholder Engagement (2 meetings each for 3 rules, 9 weeks)
- June 1 - August 15, 2024
 - Round 2 of Stakeholder Engagement (2 meetings each for 3 rules, 9 weeks)

Steps After Stakeholder Meetings:

- August - September 2024: DWR/NSPB full rule draft for internal review.
- September 2024: Draft rules shared with stakeholder groups.
- October 16, 2024: Draft rules filed with the WQC.
- November 13, 2024: Draft rules presented to the WQC with a request to proceed to the full EMC for approval.

IV. Recommended Plant List

Mayor Pro Tem Faison facilitated the discussion about the recommended plant list for the Town of Sedalia.

The Town of Sedalia is looking to adopt a list of recommended plant species to the development ordinance, in accordance with the North Carolina Native Plant Society's list of non-native invasive species, along with North Carolina State University's North Carolina Extension Gardener Plant Toolbox.

The Town Council was given a list of plants, both native and exotic, that are recommended for the state of North Carolina. Along with this list was a "DO NOT PLANT" section, which lists invasive and noxious non-native tree or shrub species that are typically not allowed in most counties.

As the town is growing and more developers become interested in Sedalia, Councilwoman Jones believes that the addition of the list would be "excellent for developers to know what not to plant."

Planning Board Member Robert Jones added that the addition of the list could also be useful for the upcoming town park so that the town will know what plants and trees to utilize in its beautification process. However, he wonders how the town will handle residents who may already have the plants listed under the "DO NOT PLANT" section, asking if they will be grandfathered in.

Administrator Cam assured him that the town won't ask people to pull up any trees or plants that they have. However, if the invasive plants become a nuisance to their neighbors, that may be a different story. She added that the plant list is mainly for new businesses and developers that are coming to Sedalia.

D. CITIZENS COMMENTS

Michelle Williamson – 607 Morgan-Summers Road

As a teacher at Eastern Guilford High School (EGHS), Michelle Williams pointed out some funding opportunities for the town to consider in order to help EGHS students.

1. The school recently hosted their AP testing at the Charlotte Hawkins Brown Museum, where they found that the museum, along with the school, did not have enough tables necessary to conduct their testing, and had to use outside sources to fit every student who qualified for the test. Therefore, she is asking that the town

donate about 17-20 8-ft rectangular tables to either Eastern Guilford High School or the Charlotte Hawkins Brown Museum, to share amongst each other. This is necessary for the school, as the College Board regulates the type of seating that the students must use, and will throw out students' tests if they find that they weren't set up correctly.

2. Every school year, EGHS hosts a Teacher Appreciation Week in which the teachers are awarded small treats, such as coffee, donuts, breakfast, a luncheon, etc., during the duration of the week. This week is fully funded by the principals, and Ms. Williams asks if the town would be interested in donating anything towards that.
3. As there is a teacher shortage in North Carolina, the school really needs community members to give their time with the students by supporting AP events, proctoring tests, substituting, etc.
4. Ms. Williams mentioned a possible beautification project with the town to add printouts/canvases/murals to the halls of the school.

E. ANNOUNCEMENTS

All regular scheduled meetings are held at the Sedalia Town Hall at 7:00 pm.

- The next Town Council meeting will be held on June 3rd, 2024.
- The next Planning Board meeting will be held on June 20th, 2024.
- The next Town Council Agenda meeting will be held on June 24th, 2024.
- The next Sedalia Fresh Event will be held on June 1st, 2024.

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

(SEAL)