



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
March 7, 2022  
7PM**

**Minutes**

---

- **OPENING:** 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:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman O. Jones, and Councilwoman Wrenwick.
- **ABSENT:** Councilwoman V. Jones

**A. MOTION** to approve the agenda was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Chris Curry with Alliance Code Enforcement (ACE) provided the update. At **6259 Burlington Road**, renovation is almost complete; the contractor is waiting for materials to be delivered. At **6117 Burlington Road**, the case was opened due to nuisance, junk, trash, debris, minimum housing violation and junk vehicle. None of the letters sent to the owner have been returned so it is assumed these are being ignored. Mr. Curry was able to contact the owner and described what needed to be done to bring the property into compliance. He plans to wait a couple of weeks for the owner to make progress. If no progress is made, an ordinance order will be sent for the town to abate the property. At **6103 Gateway Drive**, a case was opened due to nuisance vehicle, trash, debris, and junk piles of trees. Progress has been slow, but the vehicle has been removed and tree burning is occurring. At **401 Sedalia Road**, a case was opened due to three inoperable vehicles. A hearing was conducted. The owner was given until March 30<sup>th</sup> to have two vehicles abated and until April 30<sup>th</sup> to bring the other vehicle into compliance. At **6021 Blue Lantern Road**, the case was opened due to a nuisance vehicle. Mr. Curry did talk with owner, and a Notice of Violation was sent. Two tow notices were sent. The vehicle has been towed. At **400 Sedalia Road**, the owner is removing the tree and it is about 95% abated. However, it appears work has stopped. Mr. Curry will check the status on this case. At **6003 Rolling Acres Drive**, a case was opened due to nuisance, trash, junk, and debris located beside the home. There is a legal issue between the tenant and property owner. A hearing was held. The plan is to have the Guilford County Sheriff's Department to stand by with the owner while she abates the case.

The deadline has been set for March 31<sup>st</sup>. At **6210 Riverview Drive**, a case was opened due to nuisance, junk, and debris in the yard. The property is nearly abated, and only the closed-in trailer remains.

Cases abated and closed are **904 Rockhurst Drive** (nuisance/junk vehicle) **306 Grand Oaks Drive** (nuisance vehicle), **314 Grand Oaks Drive** (junk/inoperable vehicle), **903 Rockhurst Drive** (nuisance/junk/trash/debris in yard and carport), and **5936 Bethel Church Road** (nuisance/junk vehicle/junk pile/trash and debris).

## **II. Vote to Adopt Modified ACE Contract**

Mayor Morgan reported the Council discussed the revisions to the current contract with Alliance Code Enforcement. The agreed upon terms were an increase the hours worked per week from 8 hours to 10 hours at \$38 per hour. The effective date will be March 7, 2022, if the modifications are approved.

**MOTION to adopt the modified Alliance Code Enforcement contract was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.**

## **III. Downtown Revitalization Grant and the Legislatively Directed Grant**

Clerk Dungee reported the Town received a \$25,000 grant in 2019 to be used for construction of sidewalks along US 70 in the Town's proposed business district. Final widening plans for US 70 have not been finalized by the NCDOT so the funds remain in the account. Recently the Town received another grant for \$50,000. These funds will be used for the Town's proposed walking trail. The contract has been executed and the funds have been received. The Town will need to follow the required guidelines and submit annual reports. The Town received an extension on the first grant. Now both grants should be expended by July 1, 2023.

Mayor Morgan thanked Representative Jon Hardister (who had just walked into the meeting) for being responsible for the Town receiving both grants. Representative Hardister presented the Town with a check for the \$50,000 grant. A picture was taken of Representative Hardister and the Council members holding the check. Representative Hardister commented he noticed the Sedalia sign is no longer readable and has contacted NCDOT regarding the sign. He asked if the Council had any questions for him. The Council asked about the proposed widening of US 70. Representative Hardister responded he discussed the project with the NCDOT division engineer, and he was informed that the project remains in the master plan. Currently it is a few years off, but it may be expedited due to increased development in the area. He suggested having a town hall with NCDOT to present the options and receive feedback.

The Council shared a preference for the bypass to go south around the town. Also, Representative Hardister commented the developers of a proposed project in the town are working on their plans and discussing water and sewer with the City of Greensboro.

#### **IV. Planning Board Operations**

Mayor Morgan reported the Planning Board has experienced disruptive issues such as talking out of turn and making things personal, and these actions do not represent the Town in a positive way. Several of the issues have been documented in the Planning Board minutes; however, these have been disputed. Mayor Morgan attended one of the Planning Board's meetings to explain how this disruptive behavior cannot continue and that the Town Council will not appoint more members until these issues are resolved. Also, he informed members that each is appointed by the Council and can be removed by the Council. Things with the Planning Board meetings had improved since then until recently when the disruptive issues had resumed. He noted there are two Planning Board members causing most of the disruptions. At the February Town Council agenda meeting a couple of options for resolving the issue (i.e., give another warning or remove members from the Planning Board) were discussed.

It was asked if there were any replacements if Planning Board members are removed. Mayor Morgan responded the Town currently is trying to resolve a problem, and if two members are removed there would be three members remaining on the Planning Board. Mayor Pro Tem Faison commented on the need for the Council to be careful if explaining any reasons why a member is removed. Mayor Morgan suggested removing the most disruptive member to see if there are improvements.

Planning Board Vice-Chair, and Interim Chair Jeffries responded that in order to help with this, the Planning Board reviewed its by-laws and purpose, and rules were established where members were to raise their hand to keep from talking out of turn. She was concerned the Planning Board was having to handle the disruptions rather than planning and zoning matters. She added there are times when she no longer is interested in serving on the Planning Board, and over the years the members have not had to deal with these types of disruptions. She commented it was unclear if removing one member would make a difference. Also, she commented if a Planning Board member does not share with her in advance the request to add topics for discussion, then it is not going to be put on the agenda. Mayor Morgan responded if one Planning Board member is removed and the issues continue, then additional members can be removed. The Council discussed removing which member would make the most positive impact.

**MOTION to suspend the appointment of Ed Piotrowski from the Sedalia Planning Board was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.**

Planning Board member Jones shared there are two or three residents that have expressed an interest in serving on the Planning Board. It was decided to hold an interest meeting for those in town wanting to serve on the Planning Board. The meeting would provide an overview of the role and duties of a Planning Board member. Then, those that remain interested could attend a Planning Board meeting to see how it operates.

## **V. Land Use Plan**

Mayor Pro Tem Faison reported Clerk Dungee sent residents an invitation to join a committee to help develop the updated Land Use Plan. The Plan must be completed by July 1, 2022. Mayor Morgan and Clerk Dungee met with Paul Kron on February 15<sup>th</sup> to discuss the revised project timeline. There will be five meetings included in the scope-of-work. Three work sessions will be held on March 14<sup>th</sup>, April 11<sup>th</sup>, and May 9<sup>th</sup>, a Town Hall Community meeting will be held on May 23<sup>rd</sup>, and the Town Council Final Presentation will be on June 6<sup>th</sup>. Mayor Pro Tem Faison also posted the information on NextDoor Sedalia. Clerk Dungee commented three to four residents have responded so far. Councilwoman Wrenwick added these meetings will be important for those that are interested in planning and growth of the Town especially those property owners along U.S. 70.

## **VI. Spring Litter Sweep Update**

Councilwoman O. Jones reported the upcoming Spring Litter Sweep event will be held on April 23<sup>rd</sup> at 8 am and a dumpster will be available at 9 am at the Town Hall for Sedalia residents. It is hoped more residents will join in than in the past to help with the Litter Sweep event. Clerk Dungee will order more litter pickers. Also, on this same day, Sedalia and Gibsonville will hold a shred event at the Charlotte Hawkins Brown Museum from 9 am to 12 noon. The shred services can be capped off if the truck gets full, but it is unlikely that will happen. The Town will need volunteers to help that day.

## **D. CITIZENS COMMENTS**

\*Councilwomen O. Jones asked Clerk Dungee if a notice had been sent to the new resident on Rolling Acres Drive concerning their garbage and recycle carts. Clerk Dungee responded a letter was sent, and since the resident is new, she added other items they may not be aware of.

\*Councilwomen Wrenwick added a similar notice may need to be sent to the resident at the end of Bogues Way as well.

\*Mayor Pro Tem Faison stated the builders of the two newest homes on Bogues Way have been served notices from an attorney who is investigating the situation regarding the restrictive covenant for phase 3. They are in violation of not going to the land developer of the subdivision with their proposed plans prior to building.

\*Mayor Morgan stated garbage and recycle carts are turned over and there is trash lying on the ground at the curb of the mobile homes off Burlington Road. Something needs to be done because it has become an eye sore. Clerk Dungee commented the lot is owned by a county land trust, and she has reported it to the enforcement officer to see if he can reach out to the owners. Also, it was noted the big truck parked on Sedalia Road has now been removed.

**E. ANNOUNCEMENTS**

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

- The next Planning Board meeting has been rescheduled to March 16<sup>th</sup>.
- The next Town Council Agenda meeting will be held on March 28<sup>th</sup>.
- The next Town Council meeting will be held on April 4<sup>th</sup>.

Meeting adjourned.

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Clerk

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)