



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
April 4, 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 and Councilwoman V. Jones

A. MOTION to approve the agenda with the removal of discussion items II and V was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Councilwoman O. Jones and seconded by Councilwoman Wrenwick. Motion carried.

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Clerk Dungee provided the update in Chris Curry's (Alliance Code Enforcement) absence.

At **6259 Burlington Road**, renovation is almost complete; the contractor continues to wait for materials to be delivered. At **6117 Burlington Road**, case opened due to nuisance, junk, trash, debris, minimum housing violation and junk vehicle. The property owner has a dumpster. The property will continue to be monitored.

At **6103 Gateway Drive**, case opened due to nuisance vehicle, trash, debris, and junk piles of trees. Progress has been slow, but abatement is happening. At **401 Sedalia Road**, case opened due to three inoperable vehicles. A hearing was conducted. The owner was given until March 30th to have two vehicles abated and until April 30th to bring the other vehicle into compliance. On March 31st, the property remains in violation. At **604 Rockhurst Drive**, case opened due to nuisance vehicle.

At **6125 Burlington Road**, case opened due to a fallen tree. Abatement process has started. At **312 Grand Oaks Drive**, case opened due to a fallen fence. Mr. Curry spoke with the owner, and it will be taken care of.

Cases abated and closed at **400 Sedalia Road** (fallen tree), **6003 Rolling Acres Drive** (nuisance vehicle), and **313 Grand Oaks Drive** (nuisance vehicle).

II. SYNTECH Architectural Signage

Removed from the agenda.

III. Adopt the Town of Sedalia Guideline Policy for Elected Officials

Mayor Morgan reviewed the Sedalia Guideline Policy that covers travel and expenses, remote meeting participation, and salary and stipends. The purpose of the policy is to ensure that laws relating to public funds and public property are being followed. Also, the guidelines are to ensure proper and expected participation for all elected officials. This includes attendance at board meetings and other professional meetings, town involvement, and guidelines regarding materials and services available to them.

A typographical error was noted with the word “recorded” on page 5, item 7. Also, under “Conflict of Interest”, Mayor Morgan clarified that a Town Council or Planning Board member must abstain from voting if it involves a family member that will provide a paid service for the town.

A meeting attendee asked how items in the policy may be changed or eliminated. Mayor Morgan responded any items that are changed or eliminated must be detailed and then voted on by the Council at a Council meeting.

MOTION to approve and adopt the Town of Sedalia Guideline Policy for Elected Officials was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.

IV. Approve Town of Sedalia 2022 Audit Contract

Councilwoman Wrenwick reported a new state law states local governments are no longer allowed to use the same person who prepares the audit, as the one who prepares the financials and bookkeeping work. Therefore, there are two Engagement Letters in the document. Currently, the Eddie Carrick, CPA firm does the audit, and Tony Brewer, CPA prepares the financial statements. The audit fee is \$7,500. Overall, the audit will cost approximately \$300 more than last year. Currently the town is in good standing with the Local Government Commission. Clerk Dungee commented the new state law also requires the town prepare a response letter to the audit report and she is working on it. The Town’s financials, taxes and bookkeeping are done by WMB Accounting Services, and its property taxes are collected by Guilford County.

Teresa Austin, 210 Cushman Road, asked if the town was using a new firm. Councilwoman Wrenwick responded yes; the town had to contract with a new firm because the previous CPA passed away. However, this same firm did the audit last year. Ms. Austin asked for clarification that the new law meant the town needed to use two firms. Councilwoman Wrenwick responded yes. Ms. Austin asked how the town selected these firms. Councilwoman Wrenwick responded there is a specific accounting skill set needed for local governments. The firms used by the town were recommended by prior auditors or other local governments. Ms. Austin asked if there were any relatives of the Town Council or Planning Board doing the Town’s financials or audits. Councilwoman Wrenwick responded none of the Town’s accountants are relatives of either the Town Council or Planning Board. Mayor Morgan added Mr. Massey had been the town’s CPA for 20 years and still would be doing the Town’s bookkeeping, but he passed away. He did both the bookkeeping and audits, but now with the new state requirement the town would have had to find another

firm to do the audit. He noted the town is in good standing because it uses good accounting firms.

Another question was whether the town pays anything to Gibsonville. Mayor Morgan responded no, and he added that the Gibsonville addresses are merely to do with mailboxes and receiving mail at resident's homes.

**MOTION to approve the Town of Sedalia 2022 Contract to Audit Accounts was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison.
Motion approved**

V. Town Sign Options

Removed from the agenda.

VI. Land Use Plan Committee Meeting Update

Councilwoman O. Jones reported on the Land Use Plan Committee meeting held on March 14th. Paul Kron, Foothills Planning and Design, presented an overview of land use planning, subdivisions, zoning, and conditional rezoning. The Town's current Land Use Plan (2009) does not include a town center only that the town wants a downtown. Mr. Kron provided a summary of the scope of work and timeline including a discussion of existing conditions, work sessions and meetings, and the Land Use Plan report. In addition, the town's demographics were reviewed and the town's vision statement and goals that were developed during the 2021 Town Council and Planning Board retreat were shared. Attendees discussed goals for the town and town center related to connectivity, commercial goals, sustainability, aesthetics of future development, keeping the small-town feel and preserving the town's history. There were a few comments regarding a proposed 100-acre development.

An attendee asked when the Land Use Plan was due. Councilwoman O. Jones responded the State requires an updated Land Use Plan to be submitted by July 1, 2022. There are several more meetings. The next meeting is April 11. Clerk Dungee sent an e-mail to residents seeking committee members.

Joseph Tiller, 6210 Burlington Rd, asked if Planning Board members are elected. Mayor Morgan responded Planning Board members are appointed. Mr. Tiller asked how a Planning Board member would be removed from the Planning Board. Mayor Morgan responded they can be removed by action of the Town Council if there is a valid reason for removal. Removal of a Planning Board member takes place over time. He noted it is hard to get good members, so the town works to keep its Planning Board members.

An attendee asked about the location of the 100-acre development. Clerk Dungee pointed out the area on the large wall map. She clarified that the Land Use Plan actually includes the entire town not just the 100-acre development that is within the town's limits. There was a brief discussion about other proposed developments within or adjacent to the town, such as Bloomfield Road, and also other lots in town that are currently on the market, such as on Burlington Road.

VII. 2022 Spring Litter Sweep Event

Clerk Dungee announced the details of the upcoming Spring Litter Sweep event to be held on April 23rd at 9 am. This event will include the collection of trash along the roadsides in the community, a shred truck on the Charlotte Hawkins Brown Museum campus from 9 am to noon, and a dumpster in the parking lot at the Sedalia Town Hall from 9 am to 5 pm. All are invited to come out and participate. Everyone participating will meet at the Sedalia Town Hall at 9 am to receive the needed supplies, and we'll all go out together.

VIII. Adopt Resolution to Accept Donated Christmas Items

Councilwoman V. Jones read the resolution for the town to accept the Christmas decorations that were donated by the Four Seasons Town Centre. The donated items consist of a 30-foot artificial Christmas tree, two, 10-foot artificial trees, three large Christmas bells, one large strand of decorated garland, three sets of artificial poinsettias, and other miscellaneous Christmas decorations. The town would be accepting the donation of the Christmas decorations in partnership with the Charlotte Hawkins Brown Museum for use during the Christmas holidays.

MOTION to approve the Sedalia Resolution to Accept the Donated Christmas Items was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion approved

IX. Approve Project Management Services Proposal

Clerk Dungee reported on the proposed compensation of Paul Kron with Foothills Planning & Design for his work regarding the proposed development project in the town. During a recent meeting, Mr. Kron played a very beneficial role in representing the town and its vision. Clerk Dungee and Mr. Kron discussed ways of which the town could use his services, addressing items such as the Sedalia walking trail, Land Use Plan update, and the potential developments within the town. Concerning the proposed 100-acre development, Mr. Kron submitted a proposal for his project management services that includes an average of 25 hours per month at a discounted cost of \$100 per hour. Last month Mr. Kron provided 17 hours of service to the town, and this was used as a reference guide. To date, Mr. Kron has reviewed the Greensboro water and sewer extension policy, prepared a summary of that policy, prepared a sewer service area map, attended meetings, and coordinated with others who could assist.

Joseph Tiller, 6210 Burlington Road, asked what the Planning Board does. Mayor Morgan responded the Planning Board reviews projects, coordinates with Guilford County Planning and Development Department, and provides recommendations to the Town Council. Mr. Tiller commented \$100 per hour is a lot to pay, and alluded that the town could pay the Planning Board or someone in Town who might want to volunteer their time to work on this project. Mayor Morgan responded the Town's Planning Board members are not trained and licensed planners, and the Council doesn't know anyone in Town who could layout 150 acres, all of which would need to be rezoned. Mr. Kron's job would also be to talk with DOT about the widening process, and also to manage the water & sewer process. Water and sewer discussions are happening all over, as several developments are being proposed all

around. Mayor Morgan mentioned that the towns of Pleasant Garden and Summerfield are asking for water and sewer just like Sedalia because the developers are looking to build in those towns as well. The City of Greensboro is realizing the need for water and sewer to grow, but at the same time, they have to decided if they can agree to extend the water.

Ms. Austin asked if Mr. Kron had other employees. Mayor Morgan responded yes. Ms. Austin thought she had seen a letter that the town would be getting water and sewer. Clerk Dungee stated that the town did not send out a letter saying we were getting water and sewer. She added that several months ago people were contacting the Town Hall asking if the town was getting water because they were being told we were. What she believed Ms. Austin is referring to is an email she sent clarifying that the Council has had conversations over the last few years about getting water for the town center along the proposed business district on U.S. 70, but now it appears that a developer is proposing a development that would require water and sewer. That same email was shared on Sedalia Nextdoor to help clear up the confusion.

Mayor Morgan said he does remember when a rumor had gotten started a while back that the town was getting water & sewer, so he wanted to make sure that was cleared up.

Regarding compensation for Mr. Kron managing the potential plans for the Town Center, Councilwoman Wrenwick stated Mr. Kron would be paid from a Small-Town Development grant as opposed to the town's general funds. If the town does not use the grant, then the funds would need to be returned. Also, it would justify the use of the funds because this is something the town really needs. Mayor Pro Tem Faison added she feels this would be a good use of the town's money as management of the project is needed.

MOTION to approve the project management service proposal from Foothills Planning & Design was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

D. CITIZENS COMMENTS

*Serita Faison, 6102 Bogues Way, stated a friend of her's that works for a company which put in a bid in for a potential development proposed to be built on the corner of Sedalia Road and Bethel Church Road. These plans are for 250 affordable homes on 100+ acres. The concern is that low-income style homes will bring down property values, plus there will be an increase of traffic in the area. It was noted that some tree removal was happening a few months ago. At the time, Guilford County Planning and Development Department had not received a request for permitting on that property, so no one knew what the plans were.

*Shinita Wrenwick, 6201 Bogues Way, stated information on video and audio set up provided by Carey Sound AVL was forwarded to Clerk Dungee. She added her church uses this company. Mayor Pro Tem Faison commented if there is a resident that knows a media specialist to please let the town know.

*Shinita Wrenwick, 6201 Bogues Way, stated her church is celebrating 100 years of being founded. They have asked who has served as a political figure. She asked if it was okay to include herself as an Elected Official in the 100-year anniversary. Mayor Morgan responded yes.

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 will be held on April 21st
- The 2022 Spring Litter Sweep will be held on April 23rd
- The next Town Council Agenda meeting will be held on April 25th
- The next Town Council meeting will be held on May 2nd

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)