



**SEDALIA TOWN COUNCIL MEETING**  
**SEDALIA TOWN HALL**  
**6121 Burlington Road**  
**June 6, 2022**  
**7PM**

**Minutes**

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- **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.

**A. MOTION** to approve the agenda was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried. It was noted the presentation on video services has been rescheduled for the June 27<sup>th</sup> agenda meeting.

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

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Chris Curry, Alliance Code Enforcement, provided an update for each case in the Town.

At **6117 Burlington Road**, some debris clean-up has been done, but there is still a minimum housing violation. The house has a hole in the roof and the structure has been deteriorating; there is no front porch. The issues have been present for a couple of years. Mr. Curry asked the Council to consider the next steps; he suggested adopting an ordinance to abate. Councilwoman O. Jones asked if Mr. Curry has been in contact with owner. Mr. Curry responded he has been in contact with the owner on a few occasions.

At **6103 Gateway Drive**, case opened due to a nuisance vehicle, trash, debris, and junk piles of trees. Progress is slow, but abatement is happening. At **401 Sedalia Road**, the owner has covered two vehicles. The tow truck remains in violation. The truck has no tags, no valid registration, or insurance. The owner was given 66 days to bring the property into compliance. Mr. Curry asked if the Council wants to waive the request of getting a cover for the tow truck. At **6137 Blue Lantern Road**, case opened due to three junk vehicles with expired tags or no tags. Also, grass is overgrown around the vehicles. The owner was contacted, and another notice was sent giving the owner 10 days to bring property into compliance. At **212 Martingale Drive**, a commercial trailer is partially in the roadway; the tractor is in the driveway. A Notice of Violation was sent. At **6307 Jennie Drive**, Mr. Curry spoke with the owner regarding junk and overgrowth. The property has been brought into compliance. At **6309 Rolling Acres Drive**, case opened due overgrowth around storage

buildings and minimum housing violations for the vinyl siding in front and on the side of house.

At **606 Rockhurst Drive**, case opened for junk in yard and overgrown grass. Mr. Curry spoke with the owner. The case will be abated in 30 days. At **6124 Burlington Road**, two Notices of Violation were sent for high grass. Councilwoman Wrenwick asked if there was still a dispute about whether the church owned the property. Mayor Morgan responded there is, and the case is still in litigation. It was asked if the church can cut the grass due to the litigation. Mr. Curry responded that they church can cut the grass if they decide to. He has sent another notice giving the property owner 10 days to cut the grass. If the grass is not cut, then it will be contracted out and a lien put on the property. At **6259 Burlington Road**, the house was being remodeled. The grass is over 36 inches, and a fallen tree is blocking driveway. Two Notices of Violation were sent. At **6052 Burlington Road**, two Notices of Violation were sent for high grass. At **902 Rockhurst Drive**, case opened for high grass. Two Notices of Violation were sent. At **6258 Burlington Road**, a Notice of Violation was sent for high grass. At **800 Rockhurst Drive**, there is overgrowth of vegetation on house, side of house, front porch, gutters, and no cover on the boat. Notice of Violation was sent. At **203 Simmons Lake Road**, overgrowth on a vacant property. Notice of Violation was sent. At **218 Simmons Lake Road**, there is extreme overgrowth; the property appears abandoned. Notice of Violation was sent. If the overgrowth is not addressed, it will be contracted out.

Case abated and closed at **400 Sedalia Road** (fallen tree), **312 Grand Oaks Drive** (fallen fence), **6125 Burlington Road** (fallen tree), and **604 Rockhurst Drive** (junk vehicle).

Mayor Morgan asked about the three cars at the house with a blue roof on Burlington Road. Two cars have been removed, but one remains. The remaining car does not appear to have tags. Mr. Curry responded he will investigate it.

## **II. Vote to Adopt Town of Sedalia Revised Land Use Plan**

Paul Kron, Foothills Planning & Design, presented the Town's updated Land Use Plan. He stated it usually takes at least nine months to develop a Land Use Plan, but the Town completed it in three months. During the process of updating, the Town Council, Planning Board, Land Use Plan committee, community members, and students from N.C. A&T University answered the following questions: "What do you like?", "What don't you like?", and "What do you want, but don't have?".

The State requires the Town to complete an updated Land Use Plan by July 1, 2022. This is a first draft, and it can be updated or amended in the future. The Land Use Plan is a manual for use by the Town Council, Planning Board, citizens, and developers to guide future development. It is a policy document that describes what the Town has and what it wants. It is not zoning; zoning is the regulatory tool for the Town to get what it wants.

The Land Use Plan includes information about existing conditions, demographics, environmental features, transportation, and community involvement. It provides information on the possible location for sewer lines if the Town gets water and sewer service. This plan also provides information on a new road proposed to connect U.S. 70 and Sedalia Road, the proposed expansion of U.S. 70, and southern bypass alternative for U.S.

70. It provides information on proposed bicycle and pedestrian paths as well as parks. Also, there is information on conservation areas – areas not suitable for development such as steep slopes, floodplains, or hydric soils.

The Land Use Plan includes a map of existing land uses that includes vacant, residential, voluntary agricultural district, agriculture, recreation, commercial, Palmer Memorial Institute, Sedalia Town Hall, and churches. Within town, 64% of the land is underutilized or vacant; outside of town 84% is underutilized or vacant. The current Land Use Plan zoning and existing uses allow for everything in town to stay the same. If the Town wants to change anything, then what changes does it want to see. Top votes were for greenspace, sidewalks, bike paths, parks, etc. Also, the community wants to preserve and honor its African American heritage. The Town would like to have a town center with shops that add value and enhance the town and use roads, sidewalks, greenways, and bike paths for connectivity.

The Land Use Plan includes the Town's vision statement and goals. The Town wants to preserve and protect what it values the most – a pedestrian friendly town center with street trees, and benches, conservation areas, parks, trails, development that does not harm existing residential areas, and support for existing and new entrepreneurs. Public water and sewer infrastructure will be needed to meet its goals. A request for water and sewer services has been submitted to the City of Greensboro. It will take 30 days for a feasibility study to be completed. The water and sewer service will be primarily for new development. The Town supports the southern bypass for U.S. 70 because it does not want a 5-lane highway being constructed through town.

Future land use categories include a conservation overlay and mixed residential. Also, other options like cluster development and meeting the residential needs of all ages are included in the Land Use Plan. Since 2009 the Town has considered a downtown streetscape design created by the N.C. A&T University students. In 2021, N.C. A&T University students designed a town square. Both designs provide connectivity between the Town and Palmer Memorial Institute. Currently there is 100 acres for sale across from the Palmer Memorial Institute that could include a town square, town hall, and shops.

The future land use map was reviewed. There remains a lot of agriculture, rural residential, and a few areas of commercial. The Town does not want commercial strip development so an area of mixed use was added. Mixed use allows for shops to have living areas upstairs as well as higher density residential surrounding the shops to allow a lot of people to live close to the town center. As development moves closer to existing neighborhoods, then larger residential lots are planned. Also included is a proposed park between the U.S. 70 bypass and the Palmer Memorial Institute and Sedalia Elementary School. A park in this area would provide a buffer from traffic. Decisions get made over time, and the Land Use Plan can be used as a guide to instruct developers on where and how to build. Strategies or action plans include conducting a feasibility study for water and sewer, obtaining more information about the U.S. 70 bypass, strengthening existing zoning and ordinances. For example, the Town does not currently include an open space requirement for new development in its ordinance. Also, the Town can have a development agreement that includes how development is done. The Land Use Plan can be changed or amended if it is not working. Mr. Kron asked the Council to consider adoption of the Land Use Plan.

Mayor Morgan stated Mr. Kron has done an excellent job leading the Town Council, Planning Board, staff, and community through the Land Use Plan update.

**MOTION to adopt the Town of Sedalia Land Use Plan was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.**

### **Public Hearing Item**

#### **III. Vote to Adopt Budget, Fiscal Year 2022-2023**

Councilwoman Wrenwick reported most of Town's revenue is from property taxes; the tax rate is \$0.275 per \$100. A portion of Town's revenue comes from sales tax, investment earnings, and unrestricted intergovernmental revenues. It was noted there is a beer and wine tax separate from the ABC distributions; the ABC distributions are from taxes on mixed drinks. The beer and wine tax and ABC distributions are based on Town's population. Projected revenue for 2022-2023 is \$251,780.

Councilwoman Wrenwick noted several changes were made to the Town's expenditures. Under Governing Body, the line item for Travel & Training was increased from \$12,000 to \$15,000 due to travel being more expensive. Under Governing Body, the line item for Computers & Electronics was increased from \$500 to \$1,000. Clerk Dungee commented it is possible that some grant money may be used to purchase the computers. This amount was removed from the line item.

Under Administration, the Office Assistant has been asked to work additional hours – an increase from 8 to 10 hours per week to 12 to 14 hours per week. This line item has been increased from \$7,000 to \$14,000; however, Clerk Dungee noted after doing the math, increasing the line item to \$10,000 would be sufficient.

Councilwoman Wrenwick noted under Finance there are several line items (e.g., salaries) where there are no funds allocated. This is because the Town does not have a Finance Department. Clerk Dungee asked about the \$2,500 allocated for the line-item Departmental Supplies under Public Buildings & Grounds. It is unclear what these funds are allocated for, and the Town's accountant will be asked.

Under Streets & Highways, \$8,000 has been added to the line-item Capital Outlays for the new Town signs. The Town's Code Enforcement Officer's contract was amended to include more hours, so under Public Safety the line item for Code Enforcement Services has been increased to \$22,800. Under Environmental Protection – Sanitation, the line item for Garbage/Trash Pick-Up was increased to \$60,265.

Under Recreation, \$5,000 has been allocated for Founder's Day. Clerk Dungee noted there may be a need for additional funds for Founder's Day. The \$2,500 allocated for Departmental Supplies under Public Buildings & Grounds may be moved and added to the Founder's Day line item for a total of \$7,500. Also, the Town will be holding a Christmas Tree Lighting Ceremony this year and Councilwoman Wrenwick suggested the Council consider reallocating the Car Show funds (\$2,500) for the Christmas Tree Lighting Ceremony.

Total expenditures are \$290,430 but will be slightly less when the Office Assistance line-item is reduced. Total revenues are \$251,780; therefore, the expenditures exceed revenues

by \$38,650. However, the additional expenditures can be taken out of the fund balance. The Town usually ends up being within budget because expenditures typically do not exceed the amount allocated. The Town's fund balance is over the current budget, so the Town is in good shape financially. The Town's budget must be submitted to the Local Government Commission by July 1, 2022. *(It was noted later that it's not normal practice for the budget to be submitted to LGC, but it can be if it is requested. The towns annual audit is submitted annually to the LGC).*

Councilwoman O. Jones asked whether the Town needed to adjust expenditures for Attorney fees. Mr. Kron commented legal assistance may be needed if the Town prepares any development agreements. It was decided to increase the line item for Attorney fees from \$10,000 to \$15,000.

**MOTION to adopt the Town of Sedalia budget for fiscal year 2022-2023 was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.**

#### **IV. Sedalia Fresh Presentation**

YC Broadie shared information on Sedalia Fresh, a sustainable farmer's market experience offering organic produce and products, plant-based foods, coffee truck, live entertainment, and yoga. The event will be held on June 18<sup>th</sup> from 8 to 11 am in the parking lot of Bethany Community Church. If it rains, it will not be held. There is a lack of fresh organic fruits and vegetables in the area. Many are excited about it, and it will be open to all. She provided a flier to be posted at the post office and sent via email to the Sedalia community. She noted the flier was shared with all subdivision HOAs in the area. It is hoped the program will grow and be held more frequently, maybe weekly. She asked the Town to consider adopting the program.

#### **V. Review Pre-Proposal from All Pro Media**

Clerk Dungee shared information regarding a proposal submitted by All Pro Media, Inc. for designing a custom audio and camera system for streaming and/or recording Council meetings. The proposal included cameras, microphones, monitor, and speakers. The video and audio will be fed to a Zoom channel, and it will be possible to record the meeting. The initial consultation fee is \$1,000. The project estimate is \$16,000 - \$24,000 depending on options selected.

#### **VI. New Member Appointment to the Planning Board**

Planning Board Vice-Chair, Marian Jeffries, submitted a written recommendation to the Town Council to appoint YC Broadie as an alternate member of the Sedalia Planning Board. The Planning Board reviewed Ms. Broadie's application during their May 19<sup>th</sup> meeting. The Planning Board voted unanimously to recommend the Town Council appoint Ms. Broadie as an alternate member of the Planning Board.

*MOTION was made to appoint Ms. Broadie as an alternate to the Planning Board. However, it is unclear who stated the motion and who seconded the motion. To document this action by the Town Council, a motion will be made during the following Town Council meeting.*

## VII. Planning Board Meeting Update

Marian Jeffries provided an update on the most recent Planning Board meeting that was held on May 19<sup>th</sup>. During the meeting, an update was provided concerning a request for a rezoning at 6050 Burlington Road, and the two upcoming public hearings that are scheduled in June and in July. The board also discussed the recommendation of a new alternate Planning Board member, highlights of the Council and Planning Board Retreat that was held in May, and the Community Meeting that was held on May 23<sup>rd</sup> concerning the updated Land Use Plan. Lastly, it was mentioned that the town plans to hold a Christmas Tree Lighting event, and it's scheduled for Dec. 10<sup>th</sup>. Everyone is invited to attend.

### D. CITIZENS COMMENTS

\*Robert Jones, 6508 Rolling Acres Drive, asked about the status of the town signs. Mayor Pro Tem Faison responded the signs are in the process of being made. She added the signs look very nice and will be installed by Founder's Day on August 6.

\*Councilwoman O. Jones stated there are residents on Rolling Acres Drive that rarely pull their carts back to the house. She asked what can be done. It interferes with grass cutting; the mowers must go around the carts. A courtesy notice has been sent in the past. It was suggested the carts are tagged with information about pulling the carts back to the house. Another suggestion was to ask the Code Enforcement Officer to send notice.

\*Robert Jones asked Mr. Kron why he mentioned the possibility for bike paths to be put on the 70 acres on Burlington Road since it is not within the Town limits. Mr. Kron responded since it is not within the Town's jurisdiction the town could not do anything unless the property owner asked to be annexed. He apologized, stating he forgot this property is not within the Town's jurisdiction. Mayor Morgan added the Town can discuss with the property owner the possibility of adding a bike path.

### E. ANNOUNCEMENTS

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

- The Planning Board will hold a public hearing on June 16<sup>th</sup> to consider a vote to rezone property at 6050 Burlington Road.
- The next Town Council Agenda meeting will be held on June 27<sup>th</sup>
- The Town Hall will be closed on July 4<sup>th</sup> for Independence Day
- The next Town Council meeting will be held on July 11<sup>th</sup>

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)