



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
May 1, 2023
7PM**

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, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe
- **ABSENT:** Mayor Pro Tem Faison

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve the minutes from the previous meeting. A few Council members had not reviewed the minutes from the previous meeting, so it was decided to wait until next month's meeting for approval.

C. GUESTS/REPORTS/DISCUSSIONS

I. Code Enforcement Report

Mr. Chris Curry provided the report on the town's violation cases.

- **902 Rockhurst Drive**, a case was opened due to a junk pile, which has now been removed. Case abated and closed.
- **6144 Blue Lantern Road**, zoning complaints have been reported of individuals potentially living in an RV stored on the property. Mr. Curry has not seen any activity at the RV but will continue to monitor it.
- **5902 Blue Lantern Road**, a case was opened due to trash on the property. The new owner is clearing the land but was unable to burn the debris. Trucks are now being used to clear the debris.
- **6215 Burlington Road**, this property was inspected, as litter on the property was reported. The litter has been removed; case abated and closed.
- **206 Grand Oaks Drive**, a case was opened because of junk vehicles, and owners not keeping car covers on these vehicles. Owner was advised if car covers are not kept on the vehicles, then the vehicles must be removed from the property.
- **509 Three Cedars Lane**, two vehicles on the property were in violation. One vehicle has been removed. The property will continue to be monitored.

- **6021 Blue Lantern Road**, a case was opened due to trash carts that continuously remained at the curb. The crats have been removed; the case is now abated and closed.
- **6057 Burlington Road**, an inspection was completed on this property, junk and debris in the backyard was identified. Also, a vehicle that appear to be inoperable. A Notice of Violation will be sent.
- **915 Rockhurst Drive**, a case was opened because of open storage of junk and debris, and a junk vehicle that appears inoperable.
- **911 Rockhurst Drive**, case opened due to a junk pile of debris of trees and limbs. The abatement process has started.
- **809 Rockhurst Drive**, case opened because of open storage of debris in front yard and a vehicle filled with junk and debris.
- **6124 Burlington Road**, vegetation overgrowth of more than 24 inches.
- **6229 Burlington Road**, debris spotted on the property from a fallen mailbox that appears to be vandalism.
- **6259 Burlington Road**, vegetation overgrowth of more than 24 inches. Will give a 7-day notice. However, with this case, the town might have to put in a work order and place liens on property.
- **6270 Burlington Road**, overgrowth and a fallen tree identified on the property.
- **6231 Burlington Road**, vehicle with expired tags and torn vehicle cover.
- **6309 Rolling Acres Drive**, overgrowth on top of storage building and an overgrown lawn.
- **6157 Blue Lantern Road**, case opened due to open storage of furniture and overgrowth of lawn.
- **6155 Blue Lantern Road**, open storage, and overgrowth of lawn.
- **6101 Blue Lantern Road**, junk vehicle and overgrowth of lawn.
- **5912 Blue Lantern Road**, junk and debris piles of limbs and brush for more than 30 days. Mayor Morgan commented there are vehicles on the fence line that appear abandoned. Mr. Curry responded he has discussed this with the owner.
- **204 Martingale Drive**, junk, trash, and debris scattered over the property and overgrowth of the lawn is a nuisance. Mr. Curry contacted owner. Some cleaning has started, but he will continue to monitor the progress.

II. Review Draft Budget FY 2023-2024

Councilwoman Wrenwick reported on the changes between the 2022-23 and 2023-24 budgets. Total revenue is expected to be \$306,780.00. Expenditures for salaries and wages, payroll taxes, dues, subscriptions, bookkeeping and other accounting services, spring litter sweep, streetlighting, sanitation (garbage) fees, and the Council retreat have increased. New categories were added for consulting and public relations, CHB Collaboration, and Sedalia Fresh events, Public buildings and grounds categories decreased since the capital outlay for the Town welcome signs have now been completed. Total expenditures are expected to be \$345,485. This is \$38,705 over budget but the Town has savings to cover the shortfall. Although expenditures exceed revenue,

these are expected expenditures not actual expenditures. Councilwomen Wrenwick noted the Town rarely goes over its budget. She invited citizens to ask questions or suggest ideas. She noted there was at least one typo in the draft budget that will be pointed out to the Town's CPA. The budget is public record so anyone wanting a copy can contact Clerk Dungee.

Motion to adopt the Town of Sedalia budget for 2023-24 was made by Councilwoman Jones and seconded by Councilman Sharpe. Motion carried.

Councilman Sharpe commented the Town will receive \$183,000 in property taxes which is increased from \$149,000 last year. He added the Council investigated whether it could reduce the Town's tax rate from \$0.27.5 per \$100; however, with the need for additional staff due to the increased workload for items such as grants the town has received, the potential ETJ, and the land use plan, it is not feasible to reduce the tax rate. The additional \$34,000 the town will receive in taxes may be used to hire additional staff to ease the workload on Clerk Dungee.

Councilwoman Jones asked if the Town planned to increase fees for its Development Clearance Certificate (DCC). Clerk Dungee responded it was suggested to increase the fee from \$35 to \$75. This will bring in some revenue from the DCC increase, but not significantly. Also, a scale of fees for the DCC was proposed because it was felt that someone constructing a storage building should not have to pay the same fee as someone constructing a house. Mayor Morgan suggested reviewing the fees charged by other towns.

Councilwoman Wrenwick reported her public official bond application has been approved. The bond is required by state law and is provided by Travelers Insurance and the N.C. League of Municipalities. The fee to complete this is \$158. She noted the town tax collector would have also needed to be bonded, but Guilford County collects the Town's taxes, so Clerk Dungee does not need to be bonded.

III. Discount for Early Payment of Property Taxes

Councilman Sharpe reported Guilford County has adopted a 1% discount for property taxes paid by August 31. This is up from a 0.5% discount. The discount takes effect July 1, 2023. For a home valued at \$242,000 early payment of taxes will save about \$18. The Tax Department has submitted a resolution to the state for approval. It was noted that tax relief programs are available for citizens. The Town of Sedalia also adopted a resolution amending its tax discount rate to be the same as Guilford County (1%). Councilman Sharpe read over the adopted resolution, which was approved during the previous meeting. This action will be shared with the Sedalia citizens.

IV. Council & Planning Board Annual Retreat

Councilwoman Jones provided a summary of the Town's annual retreat. Topics discussed included the Planning Board's role, maximizing the efficient use of DEQ grant funds for the utility regionalization study, the N.C. Highway 70 bypass, an extraterritorial jurisdiction (ETJ) extension, a plan to increase town staff, the town center plan, and the 603 Sedalia Road property. Participants met with Larry Holmes to discuss the Town's leadership development strategy to keep the community's legacy and history alive. Also,

participants toured several developments. Likes and dislikes about each development were listed. A to-do list was developed for the ETJ, US 70 Bypass, staffing, park plan and town center plan.

V. State and Local Fiscal Recovery Funds Reporting

Clerk Dungee stated the annual report for the American Rescue Plan Act, Coronavirus State and Local Fiscal Recover Funds was submitted. The Town completed four projects including the audio/visual equipment, air purifying system for the Town Hall, construction of the new shed as part of revenue replacement, and purchase of KN-95 masks and gloves. The plan for next year's reporting is to obligate the remaining \$131,296 to revenue replacement for payroll expenses or for other projects that may qualify. Councilwoman Wrenwick added the funds must be appropriated by 2024 and used by 2026 to avoid the funds being returned.

VI. The Legacy Project Summary

Mayor Morgan reported the Town has two properties on the National Register for Historic Sites – Charlotte Hawkins Brown Museum (CHB) and Paisley House. Carolyn Cole with RGJ is leading a project to create a unified vision for the Town and CHB. A strategic plan will be created that fuses the adaptive reuse of the Palmer Memorial Institute campus facilities with creating a Sedalia Town Center.

The North Carolina Historic Sites Alliance will lead a stakeholder committee to work with professionals in design and planning, marketing, finance, and economic development to create a strategic plan, site development plan and action plan. Workshop sessions and project presentations are planned to include Palmer Institute alumni, stakeholders and the Sedalia community. The design team and development partners will lead a joint public presentation on the Legacy Project Plan. The Town Council and staff will be able to review the draft report. It is hoped the report will narrow the scope of the project.

Clerk Dungee participated in a visioning meeting to share what the Town is planning and its needs. The Town plans to develop its own town center design rather than relying on a developer. Once the design is completed the Town will look for a developer that is willing and able to construct its' design with the towns vision and history in mind. Councilwoman Wrenwick commented that citizen input is important and welcome.

Councilman Sharpe expressed concerns about the increase in traffic on U.S. 70 particularly trucks due to the Publix Distribution Center. He would like to see the design and construction of the town center and U.S. 70 bypass to be completed at the same time. Clerk Dungee commented it was hoped the bypass could be paired with the Rock Creek Dairy Road interchange improvement, but that project got pushed up and it is unlikely the projects can be paired now. She added U.S. 70 cannot be widened through town so it will need to go to the north or south. The current plan is to go south with the bypass. It was noted once the bypass is constructed the town may be able to prohibit trucks from coming through town. In addition to safety issues related to school traffic, the trucks can create vibrations that damage buildings overtime. Mayor Morgan suggested the town develop a committee to work on the details of this bypass project.

D. CITIZENS COMMENTS

*Michael Sharpe, 916 Rockhurst Drive, reported he was informed there have been some package and mailbox thefts around town. Residents should be careful and keep an eye out. Clerk Dungee added that she too has been notified as well that residents have had items stolen from the mailboxes.

*Alton Rucker, 914 Rockhurst Drive, commended the Town Council on its work. He suggested the Town consider ways to get larger attendance at its meetings and to get more information out to the community. He felt it was important to include the community and to have transparency. It was noted the Town has struggled with meeting attendance and attendance often depends on the agenda topics. The Town has an email list to help inform the community, information is posted at the Town Hall and the Post Office, it has a monthly automated call to update residents, and periodically sends a newsletter to engage citizens. It was suggested that maybe the town could hold another community meeting and provide food to get folks to be involved.

E. ANNOUNCEMENTS

Charlotte Hawkins Brown Museum staff asked for vendors and volunteers for Black Heritage Day on Saturday, June 10 from 11 am to 3 pm at the Charlotte Hawkins Brown Museum. The event will commemorate the 140th birthday of Dr. Brown and celebrate black music, art, and culture. There will be vendors, food trucks, games, music, community resources, black art, and more. If interested, contact Clerk Dungee.

There will be a shred event at the Coliseum on May 3rd from 4-7 pm. Anyone in line at 7 pm will get to drop off materials. It is limited to three boxes or less.

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

- The next Planning Board meeting will be held on May 18th.
- The next Town Council Agenda meeting will be held on May 22nd.
- The next Town Council meeting will be held on June 5th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)