



**SEDALIA TOWN COUNCIL MEETING**  
**Zoom Meeting**  
**August 3, 2020**  
**7PM**

**Minutes**

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- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom 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 V. Jones, Councilwoman Wrenwick, Councilwoman O. Jones, and Councilman Meachem

**A. MOTION** to approve the agenda as written 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 Mayor Pro-Tem V. Jones and seconded by Mayor Morgan. Motion carried.

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Mr. Brandon Emory provided an update on the violation cases in town. At **6270 Burlington Road** the owners are planning on demolition and have been notified the lot is overgrown. Junk/nuisance vehicles were found at the following addresses, and his Officer is moving forward with Notices of Hearing (NOH) at **6212 Burlington Road, 6141 Blue Lantern Drive, and 401 Sedalia Road**. The owners at **811 Rockhurst Drive** informed that the vehicle on the property should be restored by August 8. The vehicle at **6134 Blue Lantern Road** was to be removed by July 31, and the vehicle at **204 Martingale Road** was removed prior to the hearing date, so that case is closed. **The vehicle at 6201 Blue lantern Road** has now been restored; this case is closed. They are moving forward with sending a Finding of Fact notification for **6309 Jennie Drive**. The owner did not attend the hearing on July 16 regarding junked/nuisance vehicles and open storage. Overgrown lots and brush piles have been removed at **200 Cushman Road, 6309 Rolling Acres Drive, 210 Cushman Road, 809 Rockhurst Drive, and 6021 Blue Lantern Road**. These cases have been closed. The management company has been notified of the overgrown lot at **6210 Burlington Road**. At **6000 Bethel Church Road**, the trash has been removed and mowing has begun. Notices of Violation (NOV) for overgrown lots were sent to **6115 Blue Lantern Road, 224 Simmons Lake Drive, and 6101 Burlington Road**. Debris was removed at the end of the road at **6200 Bogues Way**; this case is closed. At **5904-5910 Blue Lantern Road**, it remains unclear whether the mobile home will be restored or demolished. At **6259 Burlington Road**, the owner is having inspections done on the home since the fire and is waiting on the insurance claim to be finalized. It is unclear whether the house will be restored or demolished.

## **II. Planning Board Member Re-Appointment**

Mayor Pro-Tem V. Jones read the recommendation document to re-appoint Monroe Smith to the Planning Board for a three-year term from June 2020 to June 2023.

**MOTION** to re-appoint Monroe Smith for a three-year term to the Sedalia Planning Board was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

## **III. Town Trail & Playground Project**

Clerk Dungee reported on the trail and playground project that is proposed for either Dansby Drive or Simmons Lake Road. Boswell Surveying, Inc. provided an estimate for a boundary survey for each property – Dansby Drive is \$1,950 and Simmons Lake Road is \$1,650. The boundary survey includes surveying and locating boundary corners, marking the lines between the corners, and providing a survey map. It was suggested that additional surveyors be contacted to request additional cost estimates. The Town will need to review the sites to see which is better suited for the proposed project and work to get community involvement in the project. The Dansby Drive site is long and narrow and has a pond. The Simmons Lake Road site is square-shaped but tends to have a lot of water runoff. Mayor Morgan will provide Clerk Dungee with additional information on surveyors and Clerk Dungee will follow up. Clerk Dungee reviewed some of the considerations regarding construction such as environmental impacts, regulations, and standards. There are several professional trail building companies that provide consultations for trail construction. Also, several photos of playground types were shared.

## **IV. Birch Creek Business Park**

Mayor Morgan reported on the Birch Creek Business Park, and noted that in the same area, Publix Distribution is now under construction. Also, American Express has been built in the same vicinity. The green shaded areas on the map are proposed for development, but the status of what will be there is unknown. The Business Park follows I-85, south of Burlington Road, moving east toward Sedalia. It travels behind the Charlotte Hawkins Brown Museum, up to Palmer Farm Road within Sedalia. All though it is unclear what type of development is proposed for the Business Park, they do plan to keep an eye out.

## **V. Sedalia/Greensboro Water Feasibility Study Proposal**

Mayor Morgan reported that Timmons Group submitted a proposal to prepare a Preliminary Engineering Report (PER) for a Sedalia-Greensboro Water/Wastewater Connection Feasibility Study, and the cost estimate is \$15,000. The Town will need a detailed plan for water and sewer within the Town, as we continue discussions with the City of Greensboro. It was suggested discussing the proposal with landowners in the area to see if any may be interested in investing toward the cost of the feasibility study. Mr. John Nix, who owns property located outside the Town's boundaries, has shared that he is interested in bringing water to his property, and was wondering if this would be helpful at all to what Sedalia is doing. There may be opportunities somehow to partner with the Nix property owners. Also, Mayor Morgan added that it was suggested that the Town consider rezoning along Burlington Road. The Town is looking to designate property on U.S. 70/Burlington Road as the business district, and the Land Use Plan provides certain

designations for land development. However, the Town needs to decide what type of development is preferred, and provide designated zoning, so that interested developers are not making the decisions on what they want to build. This type of zoning plan may take up to one year to complete. A question was received in the Zoom Chat about providing natural gas service in the Town. Mayor Morgan responded it has been investigated, but currently it is not feasible to install natural gas lines.

#### **VI. Residential Building Training Update**

Members of the Town Council and Planning Board took a field trip to a residential building site on Morgan Summers Road within Sedalia to learn about the construction process. Robert Faison with RL Faison Construction Company provided an overview on the requirements such as clearing and grading the lot, the need for a licensed architect, well and septic permits, displaying building permits, providing a porta-john, installing a copper power line, surveying to mark/pin corners of the house, digging and pouring the footing, getting an inspection, brick laying, drain tiles and water proofing, and framing the house. Those attending took a walk around the property to get a good view of the site. Mr. Faison did an excellent job explaining the process of building a single-family home, and even though the morning sun was very hot there was a good number of board members who came out to take part in this learning experience.

#### **Guilford County Relief Agreement**

Mayor Morgan reported on the Coronavirus Relief Fund Allocation. Guilford County has received an appropriation from the Coronavirus Relief Funding. The Guilford County Board of Commissioners adopted a plan to use the funds to offset certain costs associated with the response and recovery of the COVID-19 pandemic. Sedalia has been approved for an allocation of up to \$5,130 provided the funds are for necessary expenditures due to the public health emergency, COVID-19. The expenses could not already be included in the Town's approved budget as of March 27, 2020, and the expenses would be incurred between March 1 and December 31, 2020. Eligible expenses include public safety salaries, overtime and benefits, testing operations, decontamination costs for buildings and vehicles, personal protection equipment costs, quarantine and isolation costs, and other eligible contract and equipment costs. FEMA Public Assistance eligible expenditures should be requested from FEMA before requesting reimbursement from the Coronavirus Relief Fund. An Intergovernmental Agreement for approval by the Town and a reimbursement request form was included.

Mayor Morgan asked if the Town must submit a form for each item. Clerk Dungee responded that each request is separate. Example: employee time dedicated to cleaning and purchasing of masks would be two separate requests, and the reimbursement form and documentation (e.g., receipts) would be submitted for each. Councilwoman Wrenwick commented that the funds were given to Guilford County and the County is providing funds to local municipalities within the county. Only three counties received direct funds – Mecklenburg, Wake, and Guilford. However, it appears that the request excludes reimbursements for lost revenues. Most of the Town's funding comes through property taxes, so if owners cannot work and pay property taxes that is less revenue for the Town. The Coronavirus Relief funds are only for actual costs to the Town for COVID-19 related

expenses. So, if the Town had to pay for quarantines, extra staff, time spent at COVID-19 meetings, additional cleaning supplies, etc. In order to receive reimbursement, the Town must approve and sign the contract, and submit it back to the Guilford County Manager. After further discussion on the guidelines, the Council entertained a vote.

**MOTION** to approve the Intergovernmental Agreement for Participating in the Local Government COVID-19 Reimbursement Program, as set forth by Guilford County was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

Clerk Dungee will review past expenditures for supplies and time spent dedicated to COVID-19 to see which of the expenses are eligible. It was suggested to provide COVID-19 kits for Sedalia residents that could be used as citizens have to be out and about, for going to vote, and the kids going back to school. The kits would include a mask, hand sanitizer and gloves. Clerk Dungee will purchase the items and ask for volunteers to help package the kits.

**D. CITIZENS COMMENTS**

\*Nicole Quick, 4338 Cloverley Drive, introduced herself as a candidate for N.C. House of Representatives. She commented that schools often do not have needed resources (facilities and teachers) and that kids deserve better. Nicole told her story of how and why she became involved in order to make a difference, after dealing with her own son and the lack of resources available to him. She stated that she has been the chair of the Democratic party for the last three years. She is asking for everyone’s support and is eager to work for the people in her district.

\*Shinita Wrenwick reported in Zoom’s Chat, someone expressed a safety concern regarding left-turning traffic on Rock Creek Dairy Road and Burlington Road. After getting clearer information from Mayor Morgan, Clerk Dungee said she would inform NCDOT.

**E. ANNOUNCEMENTS**

Until further notice, all scheduled meetings will be held virtual on Zoom, and will begin at 7 pm. Please contact the Town Hall to receive meeting invitations.

- The next Planning Board meeting will be August 20<sup>th</sup>
- The next Town Council Agenda meeting will be August 31<sup>st</sup>
- The next regular Town Council meeting will be Sept. 14<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)