



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, Councilwoman Wrenwick, and Councilman Sharpe

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

B. MOTION to approve the minutes from the August 8th Town Council meeting was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Chris Curry, Alliance Code Enforcement, provided the report. At **6259 Burlington Road**, a case was opened for unfinished renovation of the burned structure and a separate case for the overgrown lot. The grass was cut, and the overgrown lot case was abated and closed. However, the lot is overgrown again and in violation. A friend of the property owner contacted Clerk Dungee. She informed the friend the lot needs to be cut periodically and provided contact information for a local lawncare person the Town uses. At **6117 Burlington Road**, a case was opened due to a minimum housing violation, nuisance vehicle, and open storage. Open storage has been removed; minimum housing and nuisance vehicle remain in violation. A Civil Penalty Notice will be forthcoming, if necessary. At **6309 Rolling Acres Drive**, case opened due to minimum housing violations and overgrown lot. The open storage, junk and brush were removed, and siding installed on the structure. Work continues inside the structure and is expected to be completed by the end of the month. At **6103 Gateway Drive**, case opened due to junk vehicle and brush pile. The junked vehicle has been removed. Clean up has started but brush and downed trees remain in violation. A quote for cleanup was requested by the Town. A Civil Penalty Notice will be sent. At **401 Sedalia Road**, case opened due to multiple nuisance vehicles. The tow truck was relocated but still needs to be removed. Plan to post a 7-Day Tow Notice if it has not been removed. At **502 Sedalia Road**, an untagged RV that appears inoperable is stored on the property. Spoke with the property owners, but the vehicle remains in violation. Moving forward with Notice of Hearing. If the vehicle is not removed, then a 7-Day Tow Notice will be sent. At **203 Simmons Lake Road**, a case was opened due to overgrowth on a vacant

property. A work order was submitted to have the lot mowed; the owner will be responsible for the cost.

Cases abated and closed at **6052 Burlington Road** (overgrown lot), **6307 Jennie Drive** (overgrown lot/open storage), and **6100 Blue Lantern Road** (fallen tree).

Mr. Curry stated a couple of properties with overgrown lots and nuisance vehicles were placed in violation this week; details will be shared at the next meeting. Councilwoman Wrenwick commented on Blue Lantern Road there is a sofa in a field. Mr. Curry stated it is 6141 Blue Lantern Road and it was put in violation this week. Mayor Morgan asked about a sofa on Simmons Lake Drive. Mr. Curry has not seen it yet. Clerk Dungee stated the sofa is still there. Since Republic Services no longer collects bulk items, the Town will need to search for an alternative solution. Councilwoman O. Jones commented a house on Rolling Acres Drive has a fender at the curb.

Alton Rucker asked Mr. Curry if he would explain the violation process and when the Council considers a lien on a property. Mr. Curry shared what issues (e.g., junk vehicle, junk pile, overgrown lot, etc.) constitute a violation. When a violation is identified, he contacts the property owner. A Notice of Violation (NOV) is sent giving the property owner 10-days to respond. If there is no response, then a hearing is scheduled to determine whether additional time to abate the issue is warranted. For example, if someone has been in the hospital, more time may be allowed, usually 10 to 15 days. If it is a minimum housing violation a NOV is not required, it may go straight to a hearing. If the property is not abated following the hearing, then there is a Finding of Fact. If the property remains in violation, then if it is a vehicle the Town can have it towed, if it is junk pile a contractor can be hired to remove the junk. If the Town pays to have the property abated, a lien is placed on the property. If a home needs to be demolished due to minimum housing violation, then the Council must vote on demolition. Mayor Morgan commented homes have been demolished when there are safety issues (e.g., kids going into the home), and the owner has not taken action. The Town pays \$7,000 to \$8,000 to demolish a house and must be reimbursed so a lien is placed on the property. Mr. Curry explained that he is professional and tries to work with owners on their violation cases when they contact him. In some cases, he ends up being good friends with the owners. However, he does have a job to do, and he will do what's needed to make sure the violations are resolved.

II. Vote to Approve Proposal from LEPR

Mayor Morgan reviewed the proposal from LaToya Evans Public Relations (LEPR). The goal is to address the recent public allegations of reverse racism amongst the town leadership. In addition, the proposal included objectives, services provided, and cost of services (option A and option B). Ms. Evans attended the Town's Agenda meeting to answer the Council's questions.

Councilman Sharpe stated it was helpful to get clarity on the services. The LEPR proposal specifically mentions Rhino Times which has published articles about the Town's allegations, and also just recently published an article about the special meeting on ARP funds. He thinks with more press on the town government and leadership, he feels the money is justified. At first, he was not convinced but has reread the Rhino Times articles and feels the reverse racism, not following bylaws, and inappropriate use of funds needs to

be addressed. After speaking with Ms. Evans and recognizing the Town needs a coherent framework to address these issues, he supports the proposal. Councilwoman O. Jones agrees. She stated the truth needs to be told. At first, she too did not agree with the proposal because of the cost. Now she feels it is needed, and this firm will help the Town respond to these allegations. Mayor Morgan stated this issue has been ongoing for several months. An article in the Rhino Times about the Council's recent special meeting presented distorted facts. He added it may not go away, but it can be addressed. Councilwoman Wrenwick added the Town has not responded to the allegations because it is easy to say the wrong thing and make matters worse. The Town needs help in addressing these allegations.

MOTION to approve the LEPR Proposal, accepting Option A, the 19-hour retainer for \$9,500 was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

III. Water & Sewer Update

Mayor Pro Tem Faison reviewed an analysis that showed at least 84% of private septic drainage fields have reached their practical age limit and are in danger of failure; 70% are at least 30 years old, 14% are 20-29 years old. Fifteen percent are on lots less than 0.5 acres and are too small to accommodate a replacement system.

The City of Greensboro completed a water and sewer feasibility study. Any water and sewer services provided to the town are subject to approval by the Greensboro City Council through an interlocal agreement. The City of Greensboro met to discuss changes to their extension policy. While payment of water and sewer services is helpful, extension decisions will continue to require evidence of financial benefit to the city. The Town may benefit from researching how other small communities have made extension of water and sewer more attractive to cities providing these services.

Mayor Pro Tem Faison mentioned potential septic system issues within the town were discussed at the Town Council special meeting. Planning Board member Jones commented the Planning Board discussed how to provide residents with information regarding failing septic systems. Clerk Dungee suggested sending notices to those with homes around 30 years old and to the 50 homes on less than 0.5 acre noting due to small lot size they may not be able to replace the system. It was important to explain to residents what could potentially happen due to the age of their system. Also, the Town is requesting ARP funds to provide assistance with wells and septic systems. Clerk Dungee added the Town can survey those with wells and septic systems that are at least 30 years old to identify issues and determine who may need assistance.

IV. Guilford County ARP Project Funding Request

Clerk Dungee stated the Town Council recently learned of an opportunity for ARP funding. The Town held a special meeting to consider projects. During the meeting, it was learned that some residents thought the purpose of the meeting was for voting to extend water and sewer services to the Town. It was noted over the last few months water and sewer services were discussed for the purpose of the new development, not for existing development, and the Council is not voting on water and sewer services. She also explained that a project of this magnitude would be very extensive and would not be up for

consideration for the Council to vote with only a 48-hour notice to the Towns citizens. Conversations have been had with the City of Greensboro, as it was learned the City and Town would need an interlocal agreement and the City would need to consider revising their extension policy.

During the special meeting, the Council approved asking for funding for four projects – drinking water (wells), administrative expenses, existing sewer (septic systems), and broadband. Grant applications are due September 15th and presentations are requested by Sept. 12th. The presentations will be presented before the Board of Commissioners on the 15th, and Mayor Morgan will present each project to the county for the Town of Sedalia.

V. Vote to Approve Resolution for DEQ Merger/Regionalization

Councilwoman Wrenwick stated the Town is working with the Piedmont Triad Regional Council (PTRC) and Paul Kron, Foothills Planning & Design, PLLC, on water and sewer services and the Town's Towns proposed development plan. They are exploring grant funding to work with the Town on internal policies if the City of Greensboro allows water and sewer extensions to the Town. Clerk Dungee, Paul Kron, and Sue Schwartz, Greensboro Planning Director, met on August 29th to discuss the DEQ Merger/Regionalization feasibility grant. Feasibility grants encourage water and wastewater utilities to become more viable and proactive in the management of and financing of their systems. Grants are limited to \$50,000 from the Wastewater Reserve or Drinking Water Reserve over a period of three years to the same local government unit. Councilwoman Wrenwick stated the resolution is to request \$50,000 to conduct a feasibility study for the project described as Town of Sedalia Town Center, a proposed 100-acre mixed-use development along U.S. 70. It is not a request to fund the project, only to conduct the study. It was asked if the word "loan" could be replaced with "grant" since the request is not for a loan; the Council agreed. Councilman Sharpe clarified the grant is for a study to determine the feasibility of extending City of Greensboro water and sewer; not to study the feasibility of the Town having its own water and sewer department and building the infrastructure. It was noted the Toyota Megasite also needs a feasibility study, but it was unclear whether the Town could partner with them in the application study request.

MOTION to approve the Resolution Approving the Division of Environmental Quality Merger/Regionalization Feasibility Study Grant with the omission of the word "loan" in the document was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

VI. Update on Sedalia Signs

Councilman Sharpe stated Syntech Signs and NCDOT were resolving issues related to installation of the Towns gateway signs. The issues included determining a new location and obtaining breakaway hardware required for mounting the signs on concrete footers. The biggest issue was ensuring setback off the road while staying within the right-of-way. Images of the sign were displayed showing design, height, and frame. The sign engineering report is available for anyone interested.

Clerk Dungee added that as of earlier that day, there were additional discussions with NCDOT, Syntech Signs, and the Town to determine the new locations based on

requirements and the Town's intent. The final locations were determined following an onsite meeting. The locations are not ideal, but compromises had to be made. It was suggested to ask the Town's landscaping company to keep the brush cut down around the westbound sign if needed.

VII. Need for Town Storage

Councilwoman Jones stated the Town has a 12'x20' shed to store items for its annual events and other equipment. In 2021, a 30-foot artificial Christmas tree and decorations were donated to the Town. Currently, Charlotte Hawkins Brown Museum is storing most of the items temporarily. The tree frame is stored in the Town's shed and takes up over one-half of the space. Examples of pole barns (metal buildings) and garages were reviewed. Clerk Dungee contacted the company that provided the Town's existing shed for a quote on a larger shed. She also plans to contact other companies. There were discussions about extending the existing shed or getting a larger shed and selling the existing one. Clerk Dungee hopes to have more information at the next meeting.

VIII. Sedalia Fresh Promotional Products Quote

Mayor Pro Tem Faison stated YC Broadie, a Planning Board member, has proposed Sedalia Fresh, a program to promote and maintain a sustainable Sedalia. One goal is to offer a weekly Farmers Market. Ms. Broadie sponsored the first few events and has submitted a proposal requesting the Town to sponsor the events for the next three years. The annual cost is approximately \$10,000, which includes signage, flyers, website design, possible space rental, and an exercise expert, and approximately \$5,000 for startup (e.g., signs). Mayor Pro Tem Faison was told ARP funds could be used to sponsor Sedalia Fresh, as she learned this is exactly the type of event that can be funded by ARP money. The County Agricultural Extension suggested holding the Farmers Market on a Tuesday or Thursday; however, many work during the day and may not be able to attend. It was decided to stay with Saturdays. Councilman Sharpe added if the Town sponsors the event, it should publicize it and it may be an opportunity to communicate with residents and to address their concerns. Clerk Dungee commented the Town's newsletter is sent to residents twice a year and more things can be added to keep residents informed. Mayor Pro Tem Faison suggested a sign-up list at each meeting, so the Town has contact information for residents. Councilwoman O. Jones suggested asking the media to report on the event and other Town events such as the Christmas tree lighting and unveiling of the Sedalia signs. The Council expressed their preference for the larger sign submitted in the proposal. Also, they wanted to negotiate the staff salary (PT director) line item.

MOTION to approve sponsorship of the promotional products needed for the Sedalia Fresh events, using 13-foot signs and negotiation of the \$9,600 staff (PT Director), to be paid from the ARP grant funds made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

IX. Guilford County New Online Permitting Process

Clerk Dungee reported on August 22nd Guilford County transitioned to a new online permitting process. Residents still need to submit the Town's Development Clearance

Certificate (DCC), but it will be submitted online now rather than taking it to the county. The process for issuing permits and conducting inspections stays the same. The process for submitting and reviewing plans will be online in most cases. Mayor Morgan commented he hopes there will be information to let residents know they cannot move forward without a DCC from the Town. Clerk Dungee plans to put additional information on the DCC form.

D. CITIZENS COMMENTS

*Alton Rucker, 904 Rockhurst Drive, commented the recent meetings have been enlightening. He commended the Town, and stated the Town needed to develop effective two-way communication with residents.

*Councilwoman O. Jones, shared NCDOT seeks input on its 2024-2033 State Transportation Improvement Program (STIP). It describes all transportation projects and when these will be funded. The document is online and available at the NCDOT office on Yanceyville Road in Greensboro.

*Mayor Morgan noted the hearing for proposed apartments on Knox Road just took place. Also, there are upgrades being done in the area to the electric grid. Apparently, EV vehicle charging is blowing out small power systems, as he was told this is why we experience 1-hour outages at times. Incentives are being offered to charge these vehicles after midnight to avoid everyone charging at the same time.

*Robert Jones, 6508 Rolling Acres Drive, commented in Imperial Estates there are marks that have been placed on the streets, and this is for installation of new broadband put in by Spectrum.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on September 15th
- The next Town Council Agenda meeting will be held on September 26th
- The next Town Council meeting will be held on October 3rd
- The Sedalia Fall Litter Sweep event will be held on October 15th beginning at 9 am. A shred event may be held on the same day.
- Councilwoman Jones added the Christmas tree lighting ceremony is December 10th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)