



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
July 29th, 2024
7PM**

Meeting Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:01 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, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve the minutes from the June 24th, 2024, Agenda meeting at the August 5th Town Council meeting. Motion approved.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

Water Feasibility Study (-57) balance:	\$50,00.66
American Rescue Plan (-56) balance:	\$133,699.61
Powell Bill Fund (-48) balance:	\$128,773.12
Withdrawal Activity:	
A FineLine Striping Service (Jennie Drive-Remaining Balance)	\$2,295.50
Guilford County ARP Funds (-37) balance:	\$66,325.53
Savings Account (-21) balance:	\$414,985.70
Received:	
County Property Tax	\$2,328.06
County Vehicle Tax	\$991.35
NC Sales and Use Tax 4/30	\$6,150.80
NC Utilities Sales Tax 1 st Qtr.	\$10,231.59
Town Center (Bike & Pedestrian) Fund (-13) balance:	\$48.61

The Town Council will be closing this account, as there is no need to allocate money to this account at the moment.

Checking Account (-05) balance: \$30,219.28

The Town Hall was charged \$165 by the Guilford County Finance Department for 2nd and 3rd quarter fire inspections. Councilman Sharpe inquired about the charge, to which Administrator Dungee and Councilwoman Wrenwick answered that it is a requirement for the Town to pay for the inspection of fire extinguishers and alarms for the Town Hall, local businesses, group homes, etc.

II. Planning Board Meeting Update

Planning Board Member Jay Riehle presented the Planning Board Meeting minutes for Planning Board Vice-Chair Marian Jeffries

I. Robert Jones Planning Board Resignation

The Sedalia Town Hall has recently been made aware of the resignation of Planning Board Member, Robert Jones. The Planning Board recommends the following replacements:

- Alton Rucker
- Michelle Williams
- Robert Ravenwood

II. Planning Board Sign Ordinance Discussion – Option 3

The Planning Board is discussing updates to the Town's Sign Ordinance, focusing on option 3, which proposes that off-premises signs require a permit. They considered specific requirements for different zoning districts and discussed restrictions near historic areas. Key points include allowing one sign per lot frontage, a maximum area of 24x24 square feet, a 15-foot setback from the right of way, and a maximum height of 36 inches. Vice-chair Marian Jeffries raised concerns about requiring permits for temporary signs like political or campaign signs, while members Jay Riehle and Alfred Walker opposed this requirement.

III. Republic Services Contract Renewal

Administrator Dungee provided an update on the solid waste and recycling services provided by Republic Services. Due to a high volume of complaints from Sedalia residents about Republic Services' poor service, the Town of Sedalia considered other trash and recycling service providers. A survey was sent to residents to gather input on an option that would lower costs but reduce recycling collection from twice a month to once a month.

After discussions with Republic Services about not renewing the contract, it was determined that this timing might not be in the best interest of Sedalia residents, as it could result in a potential month-long halt in trash and recycling pick-up while GFL Environmental Services supplies the necessary carts for each household.

The Town decided to renew its contract with Republic Services for an additional year, ending on June 30th, 2025. GFL Environmental is open to the Town revisiting the possibility of switching in the future, but the current price may not remain available.

According to Republic Services' Manager of Municipal Sales, Chris Wilson, upper management was unaware of the extent of complaints from Sedalia. Since the discussions about potentially leaving, Republic Services has been more attentive to their service quality.

The motion to extend the Town's contract with Republic Services by one (1) year was made by Councilwoman Jones and seconded by Mayor Pro Tem Faison.

IV. Town of Sedalia Nuisance Ordinance Revisions

The Town Council has agreed upon the following changes/additions to the Town of Sedalia Nuisance Ordinance.

- II. Vehicles – Any parking, storing or allowing to be parked or stored on residentially zoned property or property occupied by a single-family residence or duplex:
 - 1) More than *five* vehicles, neither on a designated driveway nor on the street in front of the same property, than what is currently licensed to that residence.
 - 2) This section does not apply to the following:

(c) No more than two nuisance, abandoned or junk vehicles with car covers on any individual parcel of land.

V. Abatement and Penalties

*14) **Chronic Violator**- A person or entity who owns property whereupon in the previous calendar year, the town gave notice to abate at least three times under any provision of this nuisance chapter, and the owner failed to abate the property. A notice of being classified as a CHRONIC VIOLATOR will be sent via certified mail to the owner on or about the beginning of the new calendar year by a Code Enforcement Officer.*

***Action taken:** Upon determination of a chronic violator and where a property is found to be in violation of this nuisance chapter, the town may, without further notice in the calendar year in which the notice to abate is given, take action to remedy the violation, and the expense of such action shall become a lien upon the property and shall be collected as unpaid taxes. The owner will receive an annual notice via certified mail.*

The Town Council decided to vote these changes into place at the August 5th town council meeting, after official changes have been written into the document.

V. Sedalia Water & Sewer Survey

Mayor Pro Tem Faison provided an update on the Sedalia Water & Sewer Survey results. A significant number of Town residents have septic systems that are nearing or past their expected lifespan, so the Town must start planning and preparing for potential failures in the next 5-10 years.

Unfortunately, many lots in Town are about ½ acre in size, which means that residents may not have the option to connect to city water if their septic systems begin to fail. So far, out of the 312 households in Town, only 13 people have submitted surveys. This information is important for determining residents' ability to connect to city water in the near future; therefore, the Town urges residents to complete the survey as soon as possible.

VI. Sedalia Fun Fest

Join us for Sedalia Fun Fest on September 28th, 2024, from 12 PM to 4 PM! Here's what to expect:

- Port-a-Potties will be provided.
- McLeansville Fire Station will offer safety and first aid.
- Fun-filled inflatable games.
- Three food trucks offering delicious eats:
 - My Girls Catering and Food Truck
 - I Love Lemonade
 - Tower Dogs
- 13 vendors showcasing a variety of goods.
- Four talented performers to entertain:
 - EGHS Band and Auxiliary
 - Island Invasion Model and Dance Team
 - Fifth Floor Band
 - Souls of Beauty African Dance Team
- A craft table stocked with delightful crafts.
- Custom Sedalia fans are on order.
- Harris Teeter has graciously donated about 6 cases of free water and seltzers for the event.

A meeting with Burlington Animal Services is scheduled for August 5th, 2024, to discuss an adoption/foster event and petting areas for dogs, cats, bunnies, and more.

Residents and organizations, including North Carolina A&T State University, Elon University, the University of North Carolina at Greensboro, and Guilford Technical Community College, have received a volunteer sign-up link.

Additionally, the Town of Sedalia is partnering with Transformation Quest Academy and holding a car meet on the CHB Museum campus. Participation in this event is voluntary, and it is based on the number of people who've signed up for the Car Meet (currently zero)

VII. Metropolitan Planning Organization (MPO) Update

Councilwoman Jones provided an update on the "Bicycle, Pedestrian, Trails & Greenways Plan Administrative Modification" from the NCDOT project for Rock Creek Dairy Road and US 70 bicycle and pedestrian accommodations.

In the "Town of Sedalia Bicycle and Pedestrian Plan" adopted in 2015 and the "Bicycle, Pedestrian, Trails, and Greenways Plan of Greensboro MPO" amendment in 2028, it is recommended to add bike lanes and sidewalks on US 70 within the Town limits. Rock Creek Dairy Road plays a crucial role in connecting various residential neighborhoods, retail centers, restaurants, hotels, and more. However, there are currently gaps in sidewalks along US 70. By filling these gaps and adding bike lanes and sidewalks along this stretch, the Town aims to create a seamless and safe pathway for walkers and cyclists.

This minor adjustment to the text and mapping in the plan is consistent with the MPO Public Participation Plan provisions for minor plan modifications processed at the administrative tier. The next scheduled Technical Review Committee meetings will be held on August 19th, October 21st, and December 9th.

D. CITIZENS COMMENTS

Councilwoman Jones inquired about the family on Rolling Acres Drive, who was seen digging and spreading mud along the streets.

Administrator Dungee answered that the family on rolling Acres is digging because they are clearing the land before they plan to build on it. They claim to have permits from an agency; however, they haven't talked to the Sedalia Town Hall about building that lot. She informed them to reach out to the Town Hall before they begin the actual building process.

E. ANNOUNCEMENTS

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

- The next Sedalia Fresh event will be held on August 3rd.
- The next Town Council meeting will be held on August 5th.
- The Planning Board meeting will be held on August 15th.
- The next Town Council Agenda meeting will be held on August 26th.

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)