



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
October 4, 2021
7PM**

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 V. Jones, Councilwoman O. Jones, Councilwoman Wrenwick, and Councilman Meachem.

A. MOTION to approve the agenda with the addition of a discussion on the civil summons case for 305 Dansby Drive was made by Mayor Pro Tem V. Jones and seconded by Councilwoman Wrenwick. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Mr. Chris Curry with ACE introduced himself. He stated he's been doing code enforcement for about 6 years and was with the Guilford County Sheriff's Department for about 12 years. He prefers face-to-face interactions with property owners to discuss cases before sending notices. His main goal is to protect the quality of life and keep properties clean. Mr. Curry gave a report on the Town violation cases.

At **5904-5910 Blue Lantern Road**, the McLeansville Fire Department will do a controlled burn of both structures; it is tentatively scheduled for November 20th. At **6259 Burlington Road**, renovation is about 90% completed.

At **6111 Bogues Way**, there is a vehicle with no tags that appeared inoperable, and open storage of debris, trash, and construction materials. A Notice of Hearing was sent. At **206 Grand Oaks Drive**, there is a vehicle with body damage that appears to be inoperable. A Notice of Hearing was sent. At **6134 Blue Lantern Road**, a case was opened due to an inoperable vehicle with no valid tag. A Notice of Violation and Notice of Hearing was sent. At **6141 Blue Lantern Road**, a case was opened due to an inoperable vehicle and expired tags. A Notice of Violation was sent. At **6102 Blue Lantern Road**, case opened due to junk vehicle that appears wrecked with no tag. A Notice of Violation and Notice of Hearing were sent. At **6229 Burlington Road**, there are two vehicles stored that appear to be inoperable with expired tags and overgrown lot. A Courtesy Notice/Notice of Violation was sent. The lot has been mowed, but the vehicles remain. A Notice of Hearing was sent. At **6101 Blue**

Lantern Road, a case was opened due to a junk vehicle and open storage on property. A Notice of Violation and Notice of Hearing were sent.

At **606 Rockhurst Drive**, case opened due to junk located in the driveway and at the front door. Notice of Violation was sent. A hearing has been set up. At **313 Martingale Drive**, case opened due to junk located at the rear of the home, also a junk vehicle. A Notice of Violation and Notice of Hearing were sent. At **304 Martingale Drive**, case opened due to junk pile located in the driveway and a vehicle with expired tags. A Notice of Violation and Notice of Hearing were sent. The debris in the driveway has been removed and a fitted vehicle cover has been ordered.

Cases abated and closed are at **6252 Burlington Road** (disabled vehicle), **204 Martingale Drive** (open storage), **6137 Blue Lantern Road** (nuisance/junked vehicle), and **201 Grand Oaks Drive** (inoperable vehicle/overgrown lot).

II. Candidate Campaign Speeches

Mayor Morgan introduced each of the candidates running for Town Council. Each candidate was asked to keep their speech limited to 3 to 5 minutes.

Councilwoman Ophelia Jones: Councilwoman Ophelia Jones stated she would like to be your candidate for the Town Council in the November election. She has as a B.S. degree from Shaw University, a M.Ed. from Bowie State University, and secondary school administration and supervision. She has been retired from the Guilford County School system for 12 years. She first ran for Town Council in 2001 and has the same vision and outlook to serve Sedalia and to help the Town get what it deserves. She wants to be part of something great and permanent and wants to continue what her ancestors have worked for. Her family moved back to Sedalia in 1979, and she plans to be buried at the cemetery next to her home church located in Sedalia. She stated she has been a reliable member of the Town Council and has missed only 3 or 4 meetings during the time she has served. She participates in the Town's events such as Litter Sweep, Founders Day, and Senior Luncheons. She participated in the 2005 Sedalia Beautification Contest, and was chair of the committee to seek clean water and obtain sewer lines for Sedalia in 2004-05. She is a member of N.C. Black Elected Municipal Officials and is chair of the Scholarship Committee. She stated she gives her honest opinion for problems presented to Town Council, and the Town Council comes to consensus for answers. She promises to work for and serve the community and asked residents to please allow her to serve another four years.

Questions:

What have you accomplished?

She has represented Sedalia in attending meetings with the Greensboro Urban Area Metropolitan Planning Organization on widening U.S. 70 through Sedalia. Right now, there are no plans for it to come through Sedalia; some want a bypass going north, and others want it to go south. However, there is no funding for this project.

Have you accomplished anything more tangible?

She has been involved with the Founders Day activities. She helped replace the Imperial Estates sign when it was damaged. She works with N.C. Black Elected Municipal Officials'

Scholarship committee where a Sedalia student received \$1000 grant money for college. She helped add streetlights to the Town and to get paved roads in Sedalia.

Councilman Clarence Meachem: Councilman Clarence Meachem stated he has been a Sedalia resident for over 50 years. He is the father of four grown children and retired from Straughn Brewery after 25 years and from N.C. A&T University after 15 years. He was elected to the Sedalia Town Council in 2001 and has served on the Council since that time except for one term. He stated he sees the potential growth coming to Sedalia. He commented Dansby Drive has been a dirt road since he's lived here and would like to see it paved. He added Stewart Bend Road was a dirt road and the citizens that owned property on the road worked with Guilford County to allow them to be taxed until the work of having it paved was paid for. He has tried to get Guilford County to do the same for Dansby Drive, but the county tax department would not agree to collect the taxes. The survey has been done and the majority of the property owners have agreed to pay to have the road brought up to NCDOT standards. He stated he will continue to work on it whether he is re-elected to the Town Council or not because he feels the road needs to be paved. He also serves as a mason.

Councilwoman Shinita Wrenwick: Councilwoman Shinita Wrenwick stated she is on the ballot for Town Council and is asking for your vote. She graduated from N.C. State University with a B.S. in Computer Science with a concentration in Business. Her career started with NCNB (now Wells Fargo) bank. She is currently with N.C. Health and Human Services' IT Division. She has served on the Town Council since 2013, and as finance officer for the last four years. At each Town Council agenda meeting, she reports the status of the Town's accounts, so residents know where money is being spent. She consistently attends meetings only missing meetings if she is sick. She likes to listen to both sides of an issue and will give her honest opinion. She visits newcomers and provides them with a Welcome Bag that includes information about the town. She participates in all Town activities (e.g., Founders Day, Litter Sweep, etc.). She commented Sedalia has a small staff so if one is on the Town Council or Planning Board one should be ready to work and interact with neighbors. After the road she lives on had six houses built, she got a petition together to submit to NCDOT to have the road put on state maintenance. Once this was approved, the road is now eligible for receiving Powell Bill funds. She plans to retire and remain in Sedalia. She is the mother of one and grandmother of one. She attends Elon Baptist Church where she is an assistant treasurer. She commented neighbors care about each other and help each other when needed.

Questions:

Is there an annual report that details what money has been spent on and are the documents provided to citizens?

Reports are given monthly during the Town Council agenda meeting. Also, there is a report at the Town Hall for any resident to review. All budget information is open to the public. Residents can also find all town budgets on the local government website.

Ed Piotrowski: Ed Piotrowski thanked the Town Council for the invitation to introduce himself and he stated his desire to serve on the Town Council. He has two teenage boys that are involved in school activities and Boy Scouts. His wife owns a small boutique in

Graham and has worked for Habitat for Humanity. He grew up outside of Detroit and moved to Sedalia seven years ago. He has a B.S. in Aviation Maintenance Management, and a M.S. in Business Administration from UNC-G. He has worked at Textron Aviation for 13 years and been a lead technician, a quality control manager, and an operations manager. He is running for Town Council because neighbors and friends asked him about it. He was asked to participate on the Planning Board and has been on the Planning Board for over a year. He went door-to-door talking with residents. Some comments he received included there was a need for a change in leadership, why are water and sewer still being discussed, the Town should be more transparent, have more of an online presence, and the website should be updated. If elected, he would like to update the current website, and improve the Town's technology (e.g., YouTube or Facebook Live) to provide information to the citizens. While talking with residents, he heard from those that have Greensboro water, oppose additional town services, but would like to see businesses like a car wash, ABC store and speed bumps on Blue Lantern Road. Some residents shared what all they have seen, what it took for the Town to become incorporated, and where they want to go from here. He asked residents to vote for him to be the voice of the community and at the Town Hall.

Questions:

Other than a social media upgrade, do you want to bring a car wash, ABC store, and speed bump, etc. to the Town?

The car wash, ABC store, and speed bump were ideas residents shared with him when he went door-to-door talking with the community. He is just sharing the ideas residents mentioned to him.

Are you running based on complaints and what things have you seen that are good in Sedalia?

Love in the town is overflowing. When he went door-to-door to talk with residents. Everyone has greeted and talked with him. He is not running on complaints, or the ideas residents shared. He is bringing those ideas back to let the Town know what was shared with him. He talked with almost 100 people. He wanted to voice concern more so from a technology standpoint. There should be an easier way for residents to participate.

Since you have been on the Planning Board as far as the ordinances and the zoning, have you considered if the Town can actually get a liquor store?

He is not interested in it and noted these were comments made by residents when he talked with them. It is unclear what would be required for the Town to get an ABC store or any of the other ideas that were shared with him. He does think planning for a downtown is a good idea with property that is here. If the Town does not plan, then someone may come in and change the dynamics of the Town.

On your first day what would you do?

He would update the website and ensure the minutes are available to the community. Currently, there is nothing new since April. The Town could be past discussions on projects by the time the meeting minutes are posted on the website. Currently the Town is discussing a downtown, water and sewer, and U.S. 70 widening. Also, the bios for the candidates for Town Council are at the post office, but not on website.

How do you know someone wants a speed bump on Blue Lantern Road?

A resident on Blue Lantern Road mentioned to him she has a son that rides a bike and is concerned about traffic and speeding on Blue Lantern Road. She feels it would be safer.

You have been in the town for seven years and have not attended meetings. This is 84 missed meetings, why are you committed to the Town Council now?

He commented he has been on the Planning Board for one and one-half years. It was his impression that people new to the community needed to live in the town a little while before being on a board. Also, most of the meetings have been on Zoom since last year, and he does not like attending meetings on Zoom; he prefers in person meetings. Also, he has been involved in other activities, but is no longer, and has more time now.

Serita Faison: Serita Faison stated she serves as Chair of the Planning Board. She is from Cleveland, Ohio and has lived in Sedalia for 11 years. She attended Liberty University. She has been married for 28 years and has a son and two grandchildren. She attended the first Founders Day and was impressed with the Town, its organization, and leadership. She wanted to be part of it. About one year later she joined the Planning Board. She started as a member of the Planning Board. Two to three years later she became co-chair and has been chair now for 17 months. She became the chair during the pandemic, so all meetings have been on Zoom. During this time, she has served on the stormwater committee, developed the solar panel ordinance, visited the solar farm on Burlington Road, worked on the hiking trail, participated in the “Hear We Grow” initiative to help establish a downtown for Sedalia, helped update the Town’s Development Ordinance to include the Chapter 160D compliance regulations, is working to get improved broadband along Highway 70, and is working to change Gibsonville addresses to Sedalia. She wants to make the town attractive. During her door-to-door visits, one resident suggested placing a sign “Welcome to Sedalia – America’s Most Beautiful Town”. She also would like to improve technology to get information to the Town’s residents and plans to start working on it.

Questions:

A attendee of the meeting suggested contacting one of the colleges about an intern to help improve the Town’s technology.

What are you doing to help change addresses?

She has spoken with the postmaster, addressed a response to Tom Tillis, and has been looking at what other towns are doing. Her understanding is that for Sedalia to even be considered, it would need to have its own EMT. She will continue to working on it.

A resident suggested she reach out to Jamestown.

III. Accounting Firm Update

Clerk Dungee stated about six weeks ago, the Town’s accountant for 20 years or more passed away. An employee with his firm, Mr. Will Boney, will take over doing the Town’s financials, bookkeeping, and taxes. The Town will continue to have Eddie Carrick, CPA do the Town’s audit. It was unclear whether Mr. Boney could continue as the Town’s accountant because he is not certified but is working on certification. After contacting the

Local Government Commission, it was determined the Town can continue with Mr. Boney. Mr. Boney will send an engagement letter that describes all the services to be provided to the Town. The Council will need to review and approve it. Also, Clerk Dungee got a bookkeeping contract. It is not required but is available for best practices. Councilwoman O. Jones thought the N.C. League of Municipalities (NCLM) was contacted and it was determined Mr. Boney could not do the Town's books. Clerk Dungee responded the NCLM sent the Town a list of accountants, but it was the Local Government Commission who indicated the Town did not need a certified accountant for the Town's financials or bookkeeping but did need a certified accountant to do the Town's audit. Since the Town has a certified accountant (Eddie Carrick, CPA) for the audit, Mr. Boney can continue to provide the Town's financial and bookkeeping services.

IV. N.C. A&T University and N.C. State University Design Studio Update

Mayor Morgan attended a presentation with students from N.C. State University and N.C. A&T State University. The students are doing architectural designs for what the town could look like in the future. Each team's presentation was 30 minutes and following their presentation experts critiqued their work. Mayor Morgan is working to get the images to share with the town. The projects focused on the Charlotte Hawkins Brown Museum and also a potential Town Center. Michelle Lanier, Director of Historic Sites, mentioned the state is interested in the 100 acres that is for sale. It was said that Planning could take one to two years to complete. The N.C. A&T State University students will be giving a presentation of their preliminary work at 2:30 pm on Wednesday.

Marian Jeffries, Planning Board member, commented she enjoyed hearing about the history of Sedalia and Dr. Brown and all she did when she came to Sedalia as a 13-year-old girl. Robert Jones, Planning Board member, added U.S. 70 is Dr. Brown Memorial Highway. Mayor Morgan commented during the meeting with the students that Dr. Brown's niece married Nat King Cole, and he would come to the school to sing for the students sometimes. Councilwoman O. Jones also enjoyed the presentation.

V. 305 Dansby Drive

Clerk Dungee showed the location of 305 Dansby Drive in relation to property owned by the Town. There is a Civil Summons for this property due to owners being delinquent on taxes. The Town may be able to bid on it if the Town wants the property. It is a vacant lot and could be used as a parking area for the walking trail. However, there may be concerns about using it as a parking area. Clerk Dungee will get more information to share with the Council and it will be discussed at the next meeting.

D. CITIZENS COMMENTS

*Robert Jones, 6508 Rolling Acres Drive, asked about the timeline for when Sedalia was first incorporated and progress that followed. Clerk Dungee responded there was one in a frame, but it got broken. Mr. Jones suggested maybe a video could be made or have something displayed around the room at the Town Hall.

*Ophelia Jones & Serita Faison commented that campaign election signs are being moved or taken. She does not know who is responsible, but the signs cost money. Also, it is against the law to move or take campaign election signs.

E. ANNOUNCEMENTS

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

- The Sedalia Cruise-In will be held on October 9th starting at 11:00 am
- The Sedalia Fall Litter Sweep will be held on October 16th at 9:00 am
- The next Planning Board meeting will be held on October 21st.
- The next Town Council Agenda meeting will be held on October 25th
- The next Town Council meeting will be held on November 1st.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)