



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
June 3rd, 2024
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 Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe attended in-person. Mayor Morgan attended via zoom.

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 May 6th Town Council Meeting and updated April 29th Agenda Meeting was made by Councilman Sharpe and seconded by Councilwoman Jones. Motion carried.

C. REPORTS/DISCUSSIONS

I. Minor Subdivision Plat #23-09-SUB-00177 Hearing

Mayor Pro Tem Faison the subdivision case for 615 Morgan-Summers Road, where they are requesting the addition of a two-lot subdivision of their 3.52-acre lot. The request was made by Robert and Athlene Morrison to split their existing property in half, to gift to their children. The plat has been reviewed by the Planning, Addressing, Watershed, and Environmental Health staff, and determines that the plat is in compliance with Sedalia's development ordinance.

The Planning Board's recommendation letter for Minor Subdivision Plat #23-09-SUB-00177, from the May 16th Planning Board Meeting was presented at the meeting:

"The Sedalia Planning Board held a public hearing on the Minor Subdivision Plat case #23-09-SUB-00177. The proposal was for creating a two-lot subdivision with a total of 3.52 acres. The Guilford County Planning Department representative was present and reviewed finding and determine the plat was in compliance with Sedalia Development Ordinance. The Sedalia Planning Board also had opportunity to review the Sedalia procedure for reviewing the request. Time was allotted for family comments, Planning board members questions and the public questions. The motion was made, seconded and unanimously voted in favor, to recommend to the Town Council for approval of the request."

Councilwoman Wrenwick made a motion to approve the minor subdivision, which was seconded by Councilwoman Jones. The Town Council voted in favor of the subdivision 5-0.

II. Code Enforcement Report

609 MORGAN SUMMERS RD.

- Repairs have been made to bring the property into compliance.
- ***Case is Abated and Closed.***

6270 BURLINGTON RD.

- Contacted the Owner for an update as property remains in Violation.
- Final Notice was sent, and property owner advised a realtor has contacted her to purchase the property.
- Spoke with the owner again, she has hired Maynard to demolish the structure. Should be demolished in June-July

6124 BURLINGTON RD.

- Improvement is underway with the removal of the dead tree and trimming grass. Finding of Fact Order sent.
- Owner is currently seeking financial assistance to make improvements to restore the structure.

6307 JENNIE DR

- After contacting the vehicle owner, the tires were repaired and restoration of the vehicle is in progress, currently awaiting replacement parts.

336 SEDALIA RD.

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Notice of Violation was prepared and sent.

903 ROCKHURST DR

- Reached out to the owner to verify if the tenants will still be evicted in May. He stated that they will be gone in May.
- Some progress has been made.

6020 BLUE LANTERN RD.

- Opened a case on this property for minimum housing and junk pile. Windows missing or broken, Window trim deteriorating. Structure appears unsecure & junk beside the structure.
- Hearing held, No one was present. Prepared and sent Finding of Fact Order to bring property into compliance.

6133 BURLINGTON RD.

- Case opened for Minimum housing. Fascia board rotting and deteriorating. Missing in some places. Garage door deteriorating. Mailed out notice of violation.

- Spoke with the owner, he said he has hired contractors to do the work.
- Hearing held, no one was present. Prepared and sent Finding of Fact Order.

204 MARTINGALE DR.

- Case opened in reference to open storage /junk/debris.
- Prepared and sent Finding of Fact Order.
- The owner has installed an enclosed canopy to house more storage and/ or use as a workshop.

1153 PALMER FARM RD.

- Case opened for trash, junk and debris in the carport and around the house.
- Reinspected the property and the junk pile and trash has been removed.
- ***Case is Abated and Closed.***

6215 BURLINGTON RD.

- Case opened for trash, junk and debris located beside the structure.
- After contacting the owner, all junk was removed.
- ***Case is Abated and Closed.***

6006 BLUE LANTERN RD. – **Town Attorney Advised Against Discussing**

- Property Owner was notified of the Zoning Violation for livestock in a residential area and was given 14 days to remediate.
- As a result of no improvement, Hearing is scheduled for June 3rd.
- Town Attorney and the owner's Attorney are expected to be present.

6004 # 2 BLUE LANTERN RD. - **Town Attorney Advised Against Discussing**

- Property Owner was notified of the Zoning Violation for livestock in a residential area and was given 14 days to remediate.
- As a result of no improvement, Hearing is scheduled for June 3rd.
- Town Attorney and the owner's Attorney are expected to be present.

5910 BLUE LANTERN RD. - **Town Attorney Advised Against Discussing**

- Property Owner was notified of the Zoning Violation for livestock in a residential area and was given 14 days to remediate.
- As a result of no improvement, Hearing is scheduled for June 3rd.
- Town Attorney and the owner's Attorney are expected to be present.

5912 BURLINGTON RD.

- I conducted an inspection on this property and found it to be in violation of multiple apparent disabled vehicles. 2 Junk vehicles (campers) appear that they haven't been moved for an extended period.

- Notice of hearing mailed.
- After the hearing, I did a reinspection and both vehicles have been removed.
- ***Case is Abated and Closed.***

6101 BLUE LANTERN RD.

- Case was opened in reference to open storage of a washing machine stored in the yard and an apparent disabled vehicle with flat tires.
- Hearing was held, Finding of Fact Order was sent, and the washer was removed from the property.

6117 BLUE LANTERN RD.

- Case was opened in reference to an abundance of open storage/junk and debris consisting of multiple items.
- Hearing was scheduled for May 13th. No one was present.
- Prepared and sent Finding of Fact Order giving property owner 15 days to bring the property into compliance.

6143 BLUE LANTERN RD.

- Case was opened in reference to open storage of washer and dryer in the yard. Grass exceeding maximum height allowed.
- After contacting the property owner, the open storage was removed, and the grass was cut.
- ***Case is Abated and Closed.***

6252 BURLINGTON RD.

- I conducted an inspection on this property and found it to be in violation of JV. Gold vehicle, front tires are off, untagged. Trash, debris and junk to the right of the property.
- Notice of Hearing was prepared and sent and scheduled for 06/03/24.

6138 BLUE LANTERN RD.

- I conducted an inspection on this property and found it to be in violation of multiple junked Vehicles located in the woods.
- Vehicles haven't been moved for an extended period resulting in vegetation growth around the vehicles.
- After sending out Notice of Hearing which is scheduled for 06/03/24, one vehicle was removed from the property.

6220 CREEK LN.

- I conducted an inspection on this property and found it to be in violation of junk pile.
- Reinspected, Junk pile has been removed.

- ***Case is Abated and Closed.***

6146 BLUE LANTERN RD.

- Case was opened in reference to an overgrown lot at this property. Grass exceeds the maximum height allowed.
- After contacting property owner, grass was cut.

- ***Case is Abated and Closed.***

6117 BLUE LANTERN RD.

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Notice of Violation was prepared and sent.

655 SEDALIA RD.

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Grass has been mowed.

- ***Case is Abated and Closed.***

6124 BURLINGTON RD

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Prepared and sent Notice of Violation.

6134 BLUE LANTERN RD

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Notice of Violation was sent, and Grass was mowed.

- ***Case is Abated and Closed.***

6009 STEWART BEND RD

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Sent Notice of Violation and Grass was mowed

- ***Case is Abated and Closed.***

335 SEDALIA RD.

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Prepared and sent Notice of Violation.

6265 BURLINGTON RD.

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Spoke with the owner 05/22/24, and he advised he will have the grass mowed by Monday depending on the weather.

6101 BURLINGTON RD.

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Prepared and sent Notice of Violation.

III. Guilford County Animal Shelter and Control Contract Renewal

Councilman Sharpe presented the updated Interlock Agreement Between the Town of Sedalia and the County of Guilford for the Provision of Animal Shelter and Control Services.

The North Carolina General Statutes in Chapter 160A, Article 20, provide that units of local government may enter into agreements in order to execute an undertaking providing for the continual exercise by one unit of any power, function or right, including the provision of animal control and shelter services; In 1955, the General Assembly authorized the county, the City of Greensboro, and the City of High Point to jointly construct and operate an animal shelter.

This Interlocal Agreement shall continue for two (2) years, from July 1, 2024 to June 30, 2026, unless terminated pursuant to the terms herein.

For fiscal year 2024-2025, the TOWN will fund the provision of animal control services based on 0.1% of COUNTY's actual expenses for Animal Control services (within the meaning of Animal Control services under COUNTY's budget framework. Subject to this Agreement's provisions regarding termination, the COUNTY acknowledges that the TOWN may decide in the future to handle its own animal control functions. The annual payment is subject to future budget appropriations.

Payments shall be due quarterly within thirty (30) days of invoice, which invoices shall follow the close of the July – September, October – December, January – March, and April – June quarters each year during which this agreement is in effect. Annual true-ups may be necessary in the following year if major mid-year action is required to enhance services. Invoices shall be based on actual expenses incurred during the previous quarter. For informational purposes, for fiscal year 2024-2025 services, the TOWN's estimated expense under this agreement is approximately **\$2,192.00**.

This Interlocal Agreement may be terminated by either party by providing twelve months' notice prior to the start of the next fiscal year.

The motion to approve the new Interlock Agreement for Animal Shelter and Control Services was made by Councilman Sharpe and seconded by Councilwoman Wrenwick. The Town Council voted in favor 5-0.

IV. Local Input Concerning GFL Environmental

The Town of Sedalia is considering a possible change in the garbage and recycling collection. Councilwoman Jones presented an update of the Town’s GFL Environmental Services investigation.

Administrator Cam reached out to local Cities and Towns that utilize GFL Environmental Services. Based on personal testimony, GFL Environmental is responsive and competent in their work, however, multiple sources claimed that the initial implementation of their trash services was a difficult transition, and their prices are slightly higher than Republic Services.

Considering the costs, the town found that they could lower the annual service amount, by adjusting the town’s service schedule to have trash picked up weekly, and recycling picked up monthly, with a slightly bigger recycling cart.

The Town conducted a survey of the residents to gauge the residents trash and recycling needs, and came up with the following results:

- 15 residents stated that it **would** be an inconvenience for the Town of Sedalia to pick up their recycling once-a-month.
- 57 residents stated that it **would not** be an inconvenience for the Town of Sedalia to pick up their recycling once-a-month.

Given the findings of this resident survey, the Town of Sedalia is considering ending their relationship with Republic Services, and going under contract with GFL Environmental for trash and recycling services, to start on July 1st.

The Town has been paying Republic Services \$70,661.76 annually.

GFL Environmental has not officially sent a quote to the Town of Sedalia yet.

V. Draft Budget Town Approval

Councilwoman Wrenwick presented the budget ordinance for the Town of Sedalia for the fiscal year beginning July 1st, 2024, and ending in June 30th, 2025.

General Fund Revenues

Current Year’s Property Taxes	\$183,000.00
Prior Year’s Property Taxes	\$9,200.00
Penalties and Interest (net of discounts)	\$900.00
Beer and Wine Taxes	\$2,880.00
Utility Franchise and Excise Taxes	\$27,120.00
Local Option Sale Tax	59,200.00
Powell Bill Funds	18,400.00
Solid Waste Disposal Tax	\$400.00
Permits and Fees	\$1,400.00

Interest on Investments	\$480.00
Other Miscellaneous Revenues	\$2,100.00
Rund Balance Appropriated	\$86,705.00
<i>TOTAL: \$391,785.00</i>	

Revenues

	Amount	Percent of Revenues
Ad Valorem Taxes	\$193,100.00	63.29%
Other Taxes and Licenses	\$59,200.00	19.40%
Unrestricted Intergovernmental Revenues	\$30,400.00	9.96%
Restricted Intergovernmental Revenues	\$18,400.00	6.03%
Permits and Fees	\$1,400.00	0.46%
Sales and Services	\$0.00	0.00%
Investment Earnings	\$480.00	0.16%
Miscellaneous	\$2,100.00	0.69%
<i>TOTAL: \$305,080.00</i>		

Expenditures

	Amount	Percent of Revenues
Governing Body	\$34,425.00	11.28%
Administration	\$183,380.00	60.11%
Finance	\$22,260.00	7.30%
Public Buildings and Grounds	\$11,020.00	3.61%
Streets and Highways	\$27,400.00	8.98%
Public Safety	\$25,800.00	8.46%
Environmental Protection	\$68,000.00	22.29%
Cultural and Recreational	\$19,500.00	6.39%
<i>TOTAL: \$391,785.00</i>		

According to Administrator Cam, the following changes need to be made/added to the budget ordinance:

Accounts payable: \$16,320

Founders Day: \$10,000

Sedalia Fresh: \$10,000

Animal Control: \$2,192

The Town's NC Capital Trust Management investment is suggested by the Town's accountant to increase from \$10,000 to about \$100,000, at least, as investing in this company is a win-win situation.

Resident, Michelle Morrison, states that most government investments don't lose money. As a resident, she believes that it would be nice to see the Town Council doing something more with the Town's money such as: finding ways to increase revenue, investing, providing more youth and community programs, etc.

Councilwoman Wrenwick stated that, as financial officer, she would like to keep the proposed budget in the Town's account, and invest the rest. However, as a result of the Town's abundance of grant money, not all of their funds are available to be invested, due to restrictions.

Mayor Pro Tem Faison is interested in doing more investments into the community; however, the Council has become reluctant to do things for the Town because residents are not supporting events at the same intensity that they are asking the Town to provide them.

Michelle Morrison added that the town should work with the local schools to have kids interested in events, which will then attract their parents to Town of Sedalia Events. She stated that the lack of a downtown area also adds to the lack of participation in events, as there is no central location for locals to congregate.

Administrator Cam responded that the town will start development on a downtown area after the town receives water and sewer.

VI. New Accounts Payable Clerk Hire

Councilman Sharpe provided an update regarding the employment positions at the Town Hall.

The Town Hall recently hired Mrs. Sylvia Duckworth as the Town's Accounts Payable Clerk. Administrator Cam is in the process of getting the appropriate employment documents completed, to which she will then make plans to set a start date for training.

Additionally, Clerk Kayla Dodd will be transitioning out of her position to pursue her education graduate education out-of-state. We have been discussing possible ways to proceed with this transition, with the hopes of her being able to provide assistance periodically, while in search of a new Town Clerk. Most likely in the next month or so, the Town will be taking applications and resumes of those interested in the full-time position as the Sedalia town Clerk.

Shari Bryant, our dedicated Office Assistant, is planning to fully retire at some point soon, but has agreed to stay on to help for a while longer, as the Town needs her.

VII. Sedalia Awarded Funds

Councilwoman Wrenwick discussed grant funds that the Town received.

The Town of Sedalia has been having many discussions about water and sewer extension, to accommodate a potential Town Center, as well as seeking options to assist residents whose septic systems are/will soon reach their end-of-life span, which is usually 25 years.

About a month ago, the Town was excited to learn that Greensboro completes its revision to their extension policy, and one of the changes that was made would allow them to extend utility service to incorporated areas without the process of annexation, allowing for the creation of interlock agreements between the two municipalities.

Additionally, the Town Council recently learned that Sedalia was awarded funds from the 2023 allocation from the General Assembly in the amount of \$2,687,439. The Town is currently in the process of completing the necessary steps required to finalize the acceptance of the funds.

Lastly, the Town is searching for additional funding for the Sedalia Park Project in April, the Town had submitted a request for a matching grant through the Parks and Recreation Trust Fund Grant (PARTF) in the amount of \$349,000. The Park Authority Board will meet to score each project sometime mid-June, and public award announcements will be made in August.

According to Jesse Day of the PTRC, the Town of Sedalia appears to have a pretty successful chance at being awarded.

D. CITIZENS COMMENTS

Tanneshia Dukes, democratic candidate for 2024 NC House of Representatives stood up to introduce herself to the residents.

She is a ex-principal in Guilford County, and is running on the following campaign stances:

- Affordable maternal healthcare
- Equitable funding for public schools
- Access to affordable childcare
- Voting Rights

E. ANNOUNCEMENTS

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

- The next Founder’s Day Planning Meeting will be held on June 11th, 2024
- The next Planning Board meeting will be held on June 20th, 2024
- The next Town Council Agenda meeting will be held on June 24th, 2024
- The next Town Council meeting will be held on July 1st, 2024

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date