



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 with the addition of “Resolution Regarding the Disposal of Town Property” was made by Councilwoman O. Jones and seconded by Councilwoman Wrenwick. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Clerk Dungee provided the report in the absence of Chris Curry, the Code Enforcement Officer (CEO)

At **6117 Burlington Road**, a case was opened due to a minimum housing violation, nuisance vehicle, and open storage. Open storage has been removed, but the property remains in violation. A Civil Penalty letter will be sent. There may be a request to vote on demolition of the structure, given the length of time provided for the owners to become compliant. The owners have failed to make contact with the CEO. At **903 Rockhurst Drive**, Aa case was opened due to open storage. The owner has confirmed that the open storage was removed.

At **6103 Gateway Drive**, case opened due to a junk vehicle and brush pile. The junk vehicle was removed, but the property remains in violation. The CEO is waiting for an abatement estimate from a third-party company. At **502 Sedalia Road**, an untagged RV that appears inoperable is stored on the property. A hearing is scheduled for October 20th. At **6212 Burlington Road**, the case was opened due to two vehicles that appear inoperable and an overgrown lot. A Notice of Violation (NOV) was sent. At **6145 Burlington Road**, a case was opened due to an apparent disabled vehicle with no current tag, an overgrown lot, and tree and bush overgrowth covering a portion of the structure. A NOV was sent.

At **203 Simmons Lake Road**, a case was opened due to overgrowth on a vacant property. A work order was submitted for the lot to be mowed; the owner will be responsible for the cost. Property remains in violation pending abatement of work order. Details on this case

was questioned. There is approximately 30 feet in front of a forested area that was cut in the past but is now overgrown. There is no structure on the property. NCDOT has not mowed the right-of-way. At **6124 Burlington Road**, a case was opened due to an overgrown lot. This is a repeat violation. The Notice of Violation was sent. At **6259 Burlington Road**, case opened due to overgrown lot. Notice of Violation was sent. The CEO was informed that the lot will be mowed within the next seven days. At **6258 Burlington Road**, case opened due to overgrown lot. This is a repeat violation. Notice of Violation was sent. Property Management Company was contacted; they are making plans to mow it.

Case abated and closed at **6059 Burlington Road** (renovation/minimum housing standard), **401 Sedalia Road** (nuisance vehicles), and **6309 Rolling Acres Drive** (minimum housing standard).

II. Vote to Request County ARP Project Funding

Mayor Morgan reported he presented four projects to the Guilford County Board of Commissioners – drinking water treatment, administrative expenses, existing sewer, and broadband. These projects were to be considered for ARP funding. The Town was informed ARP funds cannot be used for private wells and septic systems, only town-owned (public) wells and septic systems. Also, funds cannot be used for broadband since it is not town owned. Although administrative expenses qualify, it is short-term funding. After two years, the Town would need to cover the costs. Councilwoman Wrenwick commented municipalities receiving less than 10 million dollars can use the funds towards lost revenue, so this could be used to fund the administrative expenses project.

The Guilford County Board of Commissioners meets again on October 24th to consider additional projects. Several of the projects the Town's residents are interested in are not eligible, but the Council picked from this list of projects known to qualify. Following a discussion of several types of projects, the Council considered the following projects: parks and recreation, sidewalks, lost revenue, and demolition of substandard structures. Mayor Morgan commented most communities presented only two projects. Councilwoman Wrenwick suggested submitting two projects instead of four to increase the chances of being awarded funds – parks and recreation and sidewalks, then using other allocated funds for debt set-off and substandard structures. After further discussion from the Council and others in attendance, the Council decided on two projects – a parks and recreation project (i.e., public park and walking trail), and a sidewalk project (i.e., phase 2 of the bike/ped plan).

MOTION to submit two proposals to the Guilford County Board of Commissioners to fund Sedalia Parks & Recreation walking trail including a parking area, and sidewalks for Blue Lantern Road and Sedalia Road starting at the intersection, was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

III. Abbott Foreclosure Sale Update

Mayor Pro Tem Faison reported there is a tax foreclosure sale of the 603 Sedalia Road property. The Town conducted a title search and found there are liens on the property

totaling about \$170,000. The Town does not want to bid and then need to pay the liens. According to the Town's attorney, the General Statutes state the buyer takes the property without liens. The property could be sold to make a profit to be used on other town projects or used for a larger public park within the town. So far there are seven upset bids; the last bid was \$17,850. The Town's attorney suggested if the town wants to bid, to set a range for its highest bid. The Council had already discussed a proposed amount during the last agenda meeting. They decided to stay with that same amount.

MOTION to bid on the property with a maximum bid of \$100,000 was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

IV. Vote to Appoint New Planning Board Member (Rory Richmond)

Councilwoman Wrenwick read the Planning Board's recommendation for Mr. Rory Richmond to be appointed as a regular member of the Planning Board. Mr. Richmond stated he wants to be part of helping the Town move forward and for his kids to also experience what he did growing up. He wants to find a balance between the Town's history while also continuing to grow.

MOTION to appoint Rory Richmond as a regular member of the Planning Board was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

V. Vote to Approve Town Storage Quote

Councilman Sharpe stated that town is in need of additional storage, partly to store the donated Christmas decorations the Town received. Most of the decorations are stored temporarily at the Charlotte Hawkins Brown Museum. Two quotes were received from Liberty Storage Solutions - \$23,303.53 for a 14 x 48 shed and \$20,762.88 for a 14 x 40 shed. The specifications are the same other than size. The smaller shed is more expensive on a square foot basis. The recommendation is to purchase the larger shed. The existing shed will be sold to offset some of the cost.

Clerk Dungee stated two quotes from R.L. Faison Construction Company were anticipated, but they did not come in. She also hasn't heard anything back from Dutch Barn Dan. She asked whether to move forward with the quote from Liberty Storage Solutions or wait for additional quotes. The Town will need to store the decorations after the Christmas Tree Lighting event, and it will take about four weeks for the new shed to be delivered. Councilman Sharpe expressed concern about not having a quote from another vendor to compare cost. There have been accusations about the Town's fiscal responsibility, and he doesn't want this decision to reflect negatively. Councilwoman Jones agreed and suggested putting a November deadline for additional quotes. Clerk Dungee will check to see if the Liberty Storage Solutions' quotes are time dependent. The Town will wait get more quotes and vote at the November Town Council meeting.

VI. 2022 Fall Litter Sweep Event

Councilwoman O. Jones stated those interested in participating in the Town's Fall Litter Sweep event on Saturday, October 15th should meet at the Town Hall at 9 am to pick up

supplies. If residents are not available on Saturday, trash can be picked up on your own anytime from October 12-14. Trash bags should be placed on the corner of Sedalia Road and Burlington Road. Also, a shred truck will be at the Charlotte Hawkins Brown Museum. This will be the last shred event for the year.

VII. Sedalia Christmas Tree Lighting Event (Vote to Approve Expenses)

Clerk Dungee stated the Town is planning its first annual Christmas Tree Lighting at the Charlotte Hawkins Brown Museum (CHB). A donation of \$150 is being considered for the Greensboro Choral Society. The CHB Museum asked if the Town could cover the donation as well as the refreshments. Since the Town is partnering with CHB on this event, the Town could provide the donation and refreshments. Councilwoman Wrenwick noted that earlier in the year, the Council had allotted up to \$2,500 for this event.

MOTION to pay \$150 for the choir and to pay for the refreshments for the Christmas Tree Lighting was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

VIII. Guilford County Animal Control & Animal Shelter Service

Mayor Morgan reported the current contract term agreement with Guilford County for animal control and shelter services is from July 1, 2022 to June 30, 2024, and the annual payment is \$1,811. Clerk Dungee met with the Animal Services Director to discuss services and partnering for events (e.g., rabies clinic, offer pet supplies, practice public health). Also, the Town could consider partnering with Stoney Creek Veterinary Hospital. The Town will begin receiving monthly reports on the number and type of calls made to Animal Control. The plan is for the department to become more proactive and engage with local governments. Mayor Morgan suggested holding a rabies clinic once a year. Mayor Pro Tem Faison suggested having Stoney Creek Veterinary Hospital participate in one of the Sedalia Fresh events. It was asked what Animal Control does about coyotes. It was noted from the floor that there are hunting regulations regarding coyotes and how people can protect themselves.

IX. NCDOT Request to Lower Speed Limit on Sedalia Road

Mayor Pro Tem Faison reported several residents are concerned about speeding on Sedalia Road. Jesse Walker, a resident, contacted NCDOT. A traffic study is underway, but not completed. In 2019, there were 1,400 vehicles per day, but now there are 2,000 vehicles per day with around 400 at the intersection of Blue Lantern Road and Sedalia Road. These types of traffic counts are done every two years. Sedalia Road is a connector between Burlington Road and Bethel Church Road. It was noted that it's difficult to get the speed limit lowered on a connector road. The amount of traffic or number of accident reports could support a lower speed limit; however, sometimes accidents are not reported if it was a fender bender and/or no one was hurt. Speed bumps are not allowed on Sedalia Road, but pavement markers, signs, or flashers could be used to help control speeding. Clerk Dungee will follow up once all data has been received to see what can be done. Councilwoman Wrenwick commented the radar sign on Sedalia Road tracks how many times people have exceeded the speed limit so maybe that data can be accessed.

IX. Resolution Regarding Sale of Personal Property Worth Less Than \$30,000 (G.S. 160A-266)

Councilwoman O. Jones asked the Council to consider selling her old Town-owned Chromebook laptop to her. Councilwoman Wrenwick stated a comparable refurbished computer sells for \$87.99. Since the sound on the computer is not functioning properly, the Council set the cost at \$50. Councilwoman Wrenwick read the resolution for the sale of the Chromebook laptop computer for \$50.

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

D. CITIZENS COMMENTS

*Alton Rucker, 904 Rockhurst Drive, commented he was disappointed the projects the Town sought for ARP funding did not materialize. He added no one at the special meeting voted on sidewalks and parks. Councilwoman Wrenwick responded the Town now knows what its residents want and can work toward those things. Clerk Dungee commented everyone was disappointed, and even though projects such as clean drinking water and existing sewer were listed, no one explained it was applicable for public utilities only. Mayor Morgan stated many towns were unclear from day one about what was allowed. Now things are better in place to get assistance on the application process. Councilman Sharpe commented following the meeting he now understands what residents want.

*Robert Jones, 6508 Rolling Acres Drive, stated the mid-term election is coming up, and it is important to encourage men to vote. He noted during the last election only 16% of men got out to vote.

*Councilwoman Wrenwick, 6101 Bogues Way, researched Extraterritorial Jurisdictions (ETJ). The ETJ can be up to one mile outside of the Town's boundary lines. The information is in Chapter 160D and through the UNC School of Government. She will send information to the Town Council and Planning Board.

*Marian Jeffries, 609 Sedalia Road, commented several Publix trucks are coming through town along Burlington Road. The facility has not opened fully, and she wonders how many trucks will come through town when it does open. Mayor Morgan commented he understood the purpose of widening the road was to accommodate the trucks. Clerk Dungee commented that was her understanding as well, and it is unclear who to contact regarding this issue.

*Mayor Morgan stated the Council addressed Mr. & Mrs. Wilder's request to move the dumped items on Simmons Lake Drive, but when the driver arrived the items had been removed. Mrs. Wilder responded they made arrangements to have the items picked up. She added there were several instances of people dumping, and people have been parked in their driveway. Also, they've had stolen solar panels, and Christmas lights. She thinks people assume the area is vacant because the house is not seen from the road. They have requested law enforcement to begin patrol the area.

E. ANNOUNCEMENTS

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

- The 2022 Fall Litter Sweep event is on October 15th starting at 9 am
- The next Planning Board meeting will be held on October 20th
- The next Town Council Agenda meeting will be held on October 24th
- The next Town Council meeting will be held on November 7th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)