



**SEDALIA TOWN COUNCIL MEETING**  
**SEDALIA TOWN HALL**  
**6121 Burlington Road**  
**August 7, 2023**  
**7PM**

**Minutes**

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- **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 Pro Tem Faison.
- **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, and Councilman Sharpe. Mayor Morgan attended via Zoom. Councilwoman Wrenwick arrived after roll call.

**A. MOTION** to approve the agenda was made by Councilman Sharpe and seconded by Mayor Morgan. Motion carried.

**B. MOTION** to approve the minutes from the July 31<sup>st</sup> Town Council Agenda meeting was postponed to the next meeting to give the Council an opportunity to review the minutes.

**C. GUESTS/REPORTS/DISCUSSIONS**

**I. Code Enforcement Report**

Tristan Smith with Alliance Code Enforcement provided the report.

- **915 Rockhurst Drive**, junk vehicle and open storage of junk. Case abated.
- **6124 Burlington Road**, overgrown lot of more than 24 inches. A work order will be submitted to have lot mowed. Mayor Morgan asked if the property owner planned to cut the grass. Mr. Smith will contact the property owner.
- **6231 Burlington Road**, junk vehicle. Case abated.
- **6309 Rolling Acres Drive**, overgrown lot and on storage building. It was noted that this lot has now been mowed.
- **6101 Blue Lantern Road**, overgrown lot and junk vehicle.
- **5912 Blue Lantern Road**, junk and limbs/brush debris piles present for over 30 days. Spoke with property owner. Abatement process has started.

A neighbor of the property owner commented that a dilapidated house has been moved on to the property. Administrator Dungee responded that the Council and County are aware of it. She had also been contacted about the house after it arrived, as several people are concerned about it being an eye sore in the community. This issue is not listed on the code enforcement report, as the current cases are from the previous month. She added the owner did inform the town about the house but she did not expect it to arrive before the paperwork (i.e., permits and inspections) was completed. If the paperwork is not submitted in a timely manner, then the house must be removed. She has explained to the property owner that a Development

Clearance Certificate and permit are required. The town's understanding is that the property did not pass the soil test inspection for a septic system, but the owner may contact a soil engineer to determine further if septic can be installed. Also, there will need to be footing and foundation inspections and then the house must meet the building codes. She added these inspections will be done by the County. If it does not pass inspection, then the house will need to be removed or demolished. It was asked if it could be disallowed now if it does not meet the Town's minimum housing standards ordinance. It was noted the owner is planning to renovate and use it as a rental house.

Mr. Smith will issue a Notice of Violation and attempt to address the issue as soon as possible. The property owner will have a set number of days to address the violation. If it is not addressed, then a Notice of Hearing will be sent. If it is still not addressed than a lien can be placed, or it can be demolished. Mayor Morgan asked if the time frame could be expedited since it was in violation the day the house arrived on the property. Mr. Smith will discuss it with Mr. Emory to see what is technically and legally possible.

- **905 Rockhurst Drive**, open storage of junk on a trailer. There has been a lot of clean up on this property. Administrator Dungee and Councilwoman Jones commented that this one is a repeat violator. The property gets cleaned up, but then more items are brought in the following week. It appears that these items are being bought in from another site. It's been an off and on situation for over a year now. Mr. Smith will contact the property owner, explain the violation, and develop a plan for cleaning it up.
- **509 Three Cedars Lane**, overgrown lot and junk vehicle.
- **6004 #2 Blue Lantern Road**, two nuisance junk vehicles remain. The property owner commented the vehicles are now behind a privacy fence, but one of the vehicles may still be seen from the road, so he will bring it up if that is the case.
- **6098 Burnside Drive**, nuisance fallen tree limbs, junk, and debris. The Council members commented they are not aware of this issue. Mr. Smith noted this case was from the previous code enforcement officer and he will follow up on it.
- **6009 Stewart Bend Road**, open storage of washer and dryer under carport. Mr. Smith spoke with the property owner. Administrator Dungee commented she learned the property owner recently passed away. Councilwoman Wrenwick commented the shed or parts of it have been blown onto an adjacent property.
- **206 Grand Oaks Drive**, junk pile in yard and on trailer.
- **6103 Blue Lantern Road**, overgrown lot, open storage of junk, trash and debris. Mr. Smith stated the property has a junk fence. Also, a building was constructed with no permit issued. Mr. Maynard added that he is helping to remodel this house, and the construction debris is being put on a trailer. A lot of the debris has been cleaned up behind the fence. Also, Mr. Smith added the property has two vehicles that appear inoperable.
- **5902 Blue Lantern Road**, overgrown lot, open storage of indoor furniture, tires, and building supplies. The grass has now been cut. There are several vehicles, but all appear to have current registration. Mr. Maynard commented that there is an

issue with the inspection for the septic system on the property. It was approved temporarily but now it must be moved. Mr. Smith stated property improvements must be completed. Mayor Morgan asked how close it is to having a hearing since there has been ample time to clean it up. Mr. Smith responded a hearing can be scheduled this month. Administrator Dungee commented the property owner came in to get his DCC to apply for a permit a couple of weeks ago.

- **335 Sedalia Road**, overgrown lot, and piles of building material at rear of property.
- **331 Sedalia Road**, overgrown lot and cut up logs in the front yard from a tree that was cut down. It was noted the logs have been there for several months now.
- **6065 Burlington Road**, overgrown lot. The lot was former farmland, and it is unclear whether the overgrowth is a violation. Administrator Dungee responded the Town needs to decide how to handle properties with no structure where the vegetation was previously cut but is now growing up. If left uncut the lot will eventually become forested. Councilman Sharpe stated this is his property. It is four acres and is 85-90 percent forested. He wants to allow the property to revert to forested land.

Administrator Dungee commented the Town needs to review its nuisance ordinance on vegetation. It seemed reasonable that if there is no structure on the property the vegetation should not have to be cut. The Council agreed. However, she added there are properties with a house that are 30 to 40 acres in size, and it needs to be decided how to handle these properties. She commented it should be a blanket rule for all similar properties. If things aren't consistent, it creates issues where owners begin to feel picked on. Sometimes handling things on a case-by-case basis can create issues.

## **II. Vote to Appoint Jay Riehle to the Sedalia Planning Board**

Mayor Pro Tem Faison read the recommendation from the Planning Board for the Town Council to appoint Jay Riehle as an alternate member to the Planning Board. Mr. Riehle is a retired human resources representative who recently moved to the community from Arizona. He wants to meet new people, gain working relationships, continue to learn, and help with the community's growth to maintain the small-town feel.

**MOTION to appoint Mr. Jay Riehle as an alternate Planning Board member was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.**

Administrator Dungee performed the Oath of Office for Mr. Riehle.

## **III. Sedalia Park & Walking Trail Steering Committee**

Councilwoman Jones stated a park steering committee will be created to develop the conceptual layout and set priorities for park master plan. Consultants will lead the community engagement process to allow citizens an opportunity to provide input on activities, amenities, and design and to help analyze the results. Community members that are physically able to help with clearing the walking trail paths, are invited to participate. Others are invited to provide input and ideas on the project. Those interested in joining the committee are invited to attend the first meeting at the Sedalia

Town Hall on September 28<sup>th</sup> at 7 pm. Administrator Dungee commented the Town must submit progress reports to the County since it is using County ARP funds to construct the park.

#### **IV. Adoption of Revisions to the Sedalia Planning Board By-Laws**

Administrator Dungee reviewed the revisions to the Planning Board's bylaws. The changes clarified the number of members and procedures for voting. The Planning Board will have five regular members and two or more alternates. The Chair and Vice-Chair will be voted on every three years by the five regular members. Councilwoman Jones asked if the Planning Board can have only five regular members. Councilman Sharpe asked if the Town adopts an ETJ if more regular members could be added. Administrator Dungee responded additional regular members can be added in the future by modifying the bylaws and adopting it in a public forum. She added the Planning Board should have an odd number of regular members to minimize tie votes. It was decided if a regular member wants to remain on the Planning Board after his or her term is up, they can be reappointed if interested. If not, the senior alternate member will be offered the position. Also, it was noted the Planning Board continues to work toward appointing a Chair.

**MOTION to adopt the revisions to the Planning Board bylaws was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.**

#### **V. Employment Opportunity**

Mayor Pro Tem Faison reviewed the job description for the new Town Clerk position. A few minor changes were made. The position's salary range was reviewed and approved. Mayor Pro Tem Faison suggested to include the town's legal holidays, and she asked if paid time off (PTO) where vacation and sick leave are combined is not used anymore. Administrator Dungee responded cities and towns use a number of different options for paid time off. For the minimal staff the town will have, she wanted something simplified to manage. The Town Clerk position will be advertised with the N.C. League of Municipalities and the Clerk's list-serve. Panel interviews will be conducted, and a short skills test will be administered during the interview. It is preferred that applicants have some experience working in local government or is capable of retaining knowledge of the duties and responsibilities of a Municipal Clerk.

#### **VII. Vote to Approve the Resolution Accepting ARP Grant Funds**

Councilwoman Wrenwick reviewed the resolution accepting the N.C. Department of Environmental Quality American Rescue Plan funds. The Town submitted a grant application to the Division of Water Infrastructure for a water and sewer feasibility study for the proposed town center and has been awarded the grant funds. The Town now must submit a resolution that states it will accept the \$50,000 to perform the study, conduct it in accordance with the proposed scope of work, and adhere to all conditions and assurances in the award offer.

**MOTION to approve the resolution to accept the American Rescue Plan funds from the N.C. Department of Environmental Quality was made by**

**Councilwoman Wrenwick and seconded by Councilman Sharpe. Motion carried.**

### **VIII. Sedalia Fresh Events**

Administrator Dungee provided a summary of the year's first Sedalia Fresh event. There were six vendors that sold items such as quilts, paintings, kid games, honey, soaps, and produce. Approximately 50 people were in attendance. Those that gave to the school supplies drive received a free sno-cone. She added school supplies will continue to be collected through the end of the month. Sedalia Fresh will be held on Saturdays through October. Interested vendors must complete a vendor form and a N.C. Dept of Revenue form, and it's asked that both forms be submitted the Thursday before the day of the event. There were questions about the N.C. Department of Revenue form. Councilwoman Wrenwick reviewed information from the Department of Revenue's web site and there was a brief discussion regarding the registration requirements. Administrator Dungee stated they are looking for more vendors and it would be ideal to have different vendors each week.

Councilwoman Jones asked if yard sale items could be sold. Administrator Dungee suggested contacting the Charlotte Hawkins Brown Museum. The event started as a fresh market for fruits and vegetables, but now other items are being sold such as quilts, soaps, etc. Mayor Pro Tem Faison expressed concern about selling yard sale items, she does not want the event to become a flea market. Administrator Dungee agreed, as this has been discussed before. She responded items should be limited to items things that are grown, created, or made. If it is not already included on the vendor form, it was suggested that vendors list what they plan to sell at the event.

### **D. CITIZENS COMMENTS**

\*Robert Jones, 6508 Rolling Acres Drive, asked about the status of applying gravel to the roads mentioned in a previous meeting. Administrator Dungee responded she received one quote and is having difficulty getting a second quote from Rock Creek Supply. Councilman Sharpe offered to contact Rock Creek Supply to see if he can obtain a quote for the town.

\*Jay Riehle, 302 Sharonwood Lane, expressed concern about rapid gunfire that periodically occurs between 9 and 10 pm. Councilwoman Wrenwick responded the Town has an ordinance and residents should contact the County sheriff's office. Mr. Riehle commented the shooting lasts only a short time and by the time the sheriff's office responds the location cannot be identified. Planning Board member Jones suggested asking the sheriff's office to periodically do a neighborhood patrol.

Mayor Pro Tem Faison added that sometimes she can also hear firearms going off, and it seems to be somewhere close by on her side of town.

Administrator Dungee said she used to hear this often, but not so much anymore. Most residents are aware that the town has a firearm ordinance, so if it's coming from within the town, it could possibly be done intentionally.

Councilman Sharpe suggested noting the time the gunfire occurs and perhaps the patrol could be conducted during those times.

**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 August 17<sup>th</sup>.
- The next Town Council Agenda meeting will be held on August 28<sup>th</sup>.
- The Town Hall will be closed on September 4<sup>th</sup> in observance of Labor Day
- The next Town Council meeting will be held on September 11<sup>th</sup>.

Meeting adjourned.

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Administrator

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)