



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
March 3, 2025
7PM

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, with changes to move item VI up to item II, was made by Councilwoman Jones and seconded by Councilman Sharpe. Motion carried.

B. MOTION to approve the minutes from the February 3, 2025 Town Council meeting was made by Councilwoman Jones and seconded by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report was presented by Derek Mabe, ACE.

6270 Burlington Rd – Opened 11/13/23 – Minimum housing Ordinance was submitted and approved. Next steps are demolition quotes.

6124 Burlington Rd – Opened 12/11/23 – Minimum housing case & Nuisance/junk violation. Ownership determination underway. Case is on hold until further notice from the Town.

6020 Blue Lantern Rd – Opened 2/12/24 – Minimum housing and junk pile case. Second hearing to be scheduled.

204 Martingale Rd – Opened 7/1/24 – Nuisance violation, disabled vehicles and junk piles. Finding of Fact order will be sent.

6279 Burlington Rd – Opened 7/15/24 – Nuisance violation fallen tree. Pile has been removed. Case is abated and closed.

6124 Burlington Rd – Opened 7/22/24 – Nuisance violation fallen tree and overgrown lot. New notice of violation was sent to owner.

5906 Stewart Bend Rd – Opened 7/29/24 Nuisance violation, junk pile and overgrown lot. Grass has been cut but junk pile remains. Hearing scheduled for 3/10/25 at 9:30am.

6307 Jennie Dr – Opened 8/13/24 – Nuisance violation overgrown lot and disabled vehicles. Lot has since been mowed and one vehicle removed, one disabled vehicle remains. Hearing scheduled for 3/10/25 at 10:00am

6146 Blue Lantern Rd – Oened 8/27/24 – Nuisance violation overgrown lot. This is a repeat violation. Hearing scheduled for 3/10/24 at 10:30am

6210 Riverview Dr – Opened 9/10/24 – Nuisance violation disabled trailer with overgrown grass around it. Hearing scheduled for 3/10/25 at 11:00am

6003 Rolling Acres – Opened 9/10/24 – Nuisance violation junk pile, open storage and other misc items located on the lawn. A notice of violation has been sent to the owner.

809 Rockhurst Dr – Opened 9/10/24 – Nuisance violation junk pile. A hearing has been scheduled for 3/10/25 at 11:30am

654 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile. A hearing has been scheduled for 3/10/25 at 12:00pm

400 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile. A hearing has been scheduled for 3/10/25 at 12:30pm

502 Sedalia Rd – Opened 9/10/24 – Nuisance violation disabled vehicle and a partially covered motor home. Some progress has been made. A hearing is scheduled for 3/10/25 at 1:00pm

623 Morgan Summers Rd – Opened 9/17/24 – Nuisance violation open storage items including lumber and appliances located on the lawn. A hearing has been scheduled for 3/10/24 at 1:30pm

6137 Blue Lantern Rd – Opened 9/17/24 – Nuisance violation multiple disabled vehicles. Upon receiving violation notice the owner requested additional time to remove the vehicles. A hearing has been scheduled for 3/10/25 at 2:00pm

6102 Blue Lantern Rd – Opened 9/17/24 – Nuisance violation basketball goal holding up mailbox in the right of way area. A hearing has been scheduled for 3/10/25 at 2:30pm

6023 Blue Lantern Rd – Oened 9/17/24 – Nuisance violation disabled vehicle. A hearing has been scheduled for 3/17/25 at 9:00am

206 Grand Oaks Dr – Opened 10/8/24 – Nuisance violation abundance of lumber and pallets located in the back of the property. A hearing has been scheduled for 3/17/24 at 9:00am

1119 Palmer Farm Rd – Opened 10/15/24 – Nuisance violation abundance of open storage items as well as disabled vehicle on the property. A hearing has been scheduled for 3/17/25 at 10:00am

401 Sedalia Rd – Opened 10/15/24 – Nuisance violation open storage. A hearing has been scheduled for 3/17/25 at 10:30am

604 Morgan Summers Rd – Opened 10/15/24– Nuisance violation open storage of indoor furniture on the lawn as well as other miscellaneous items. A hearing has been scheduled for 3/17/25 at 11:00am

6156 Blue Lantern Rd – Opened 10/15/24 – Nuisance violation disabled vehicle. A hearing has been scheduled for 3/17/25 at 12:00pm

304 Martingale Dr – Opened 11/12/24 – Nuisance violation disabled vehicle; owner was instructed to put a fitted tarp over the vehicle. A hearing has been scheduled for 3/17/25 at 12:30pm

314 Martingale Dr – Opened 11/12/24 – Nuisance violation, indoor furniture left in right of way area. A hearing has been scheduled for 3/17/25 at 1:00pm

6069 Burlington Rd – Opened 11/19/24 – Minimum housing violation damaged fence. A hearing has been scheduled for 3/17/25 at 1:30pm

6117 Burlington Rd – Opened 1/27/25 – Minimum housing violation, damaged structure, open storage of debris etc. A notice of violation has been sent to the owner.

6146 Blue Lantern Rd – Opened 1/27/25 – Minimum housing, siding deteriorating, unsecured structure. A notice of violation has been sent

6110 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation junked vehicle, a notice of violation has been sent

6144 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation disabled vehicle as well as junk pile and debris on the lawn. A notice of violation has been sent

625 Morgan Summers Rd – Opened 1/27/25 – Nuisance violation disabled vehicle on the property. A notice of violation has been sent

6200 Blue Lantern Rd – Nuisance violation disabled vehicle. A notice of violation has been sent

6209 Burlington Rd – Opened 1/27/25 – Minimum housing violation including broken/missing gutters, exposed wood on eaves, missing door, dilapidated accessory structure and more. A notice of violation has been sent

6229 Burlington Rd – Opened 1/27/25 – Nuisance violation disabled vehicle as well as open storage items on the lawn. A notice of violation has been sent.

904 Rockhurst Dr – Opened 2/23/25 – Nuisance violation disabled vehicle located behind residence. A notice of violation has been sent.

6210 Riverview Dr – Opened 2/23/25 – Nuisance violation disabled vehicle, a notice of violation has been sent

809 Rockhurst Dr – Opened 2/23/25 – Nuisance violation disabled vehicle and open storage of miscellaneous items including furniture and building materials are located on the property. A notice of violation has been sent

654 Sedalia Rd – Opened 2/23/25 – Nuisance violation disabled vehicles including campers, a boat as well as passenger vehicles. A notice of violation has been sent

Derek added that he would soon start using yellow door hangers to notify residents that he'd visited in an effort to be more visible. Administrator Dungee asked if the Council wanted to consider changing the stance on cases where there is debris located at the rear of the property. She asked if the goal is to send notices to residents only if the debris is visible from the main road or from any surrounding property? The consensus among

the Council was to maintain the procedure of issuing a violation to an resident that has debris visible from any neighboring property whether it be located in the front, side or rear of the property.

Councilwoman Jones asked if there was any update on communication with the property owner with the violation of the basketball goal in the right of way holding up the mailbox. Derek stated that despite attempts to contact, there has been no response from this property owner.

There as discussion amongst the Council regarding the current process and timelines for cleaning up the violation list since a lot of these cases are fairly old.

II. (Moved from Item IV) GFL Services Proposal was presented by Councilman Sharpe. This topic was introduced and discussed at the February 24th Agenda Meeting. The Council at that time decided to revisit after further review and clarification of Exhibit A on the last page of the contract.

Norma Yanes was present for the meeting as the GFL Account Representative. She spoke on the company's behalf to answer questions and give input to help provide clarification to the Council. After reviewing the updates the Council asked about the annual increase amount, Jay Riehle-302 Sharonwood Dr asked if both the current Recycle/Trash provider as well as the proposing provider, GFL could both submit a write up of the annual increase percentages over the last 5 years so that the Council could decide which would be better over time since both contracts increase annually. Norma added that she would be willing to implement a 3% cap for all annual increases if that is helpful. The Council was in agreement with this suggestion. There was discussion about potential transitions and the best time to decide as the former attempt would have put the residents going without pickup for about a month. Norma added that it would be best to have the decision made and submitted by the first part of April so that GFL would have time to order the bins and have them delivered by the middle of June to start pickup for July. There was discussion about technology on the trucks to provide real-time pictures for damages, missed pickups, etc. Norma informed the Council that all trucks are equipped with this technology and will soon be getting new tablets to make real-time updates to the residents and customer service agents when needed. Tim Wilder – Sedalia Resident asked if glass would be prohibited for recycling as it is not allowed currently under the Republic contract. Norma clarified that GFL does allow glass to be disposed of in the recycling bin. She also noted that with the concern of going from a twice per month recycling pickup, down to a once per month pickup that GFL does provide a larger bin that Republic currently provides so that would offset some of the additional recycling needs. There was further discussion regarding the rate difference and the request for data regarding the rate of increase over the last 5 years from both companies. The decision was made to revisit this contract once this data has been submitted to the Council for review with plans to make a final decision at the April 7th Town Council meeting.

III. Sedalia Park Project Update presented by Mayor Morgan.

On January 28th the Town Administrator and the Accounts Payable Clerk met with Amy Addington-Boyd, Pandemic Recovery Policy Analyst, to complete the annual desk review, and to submit a budget adjustment to the park project. This time was also spent discussing the project's progress, milestones and any issues that have come up thus far. This is part of the monitoring requirements as dictated in the town's contract. Following are budget adjustments that were made and are currently in review with the county.

As of the first week of February 2025, Davis Martin Powell Engineering (DMP) completed their review and tasks of the park plans. This included wetland/stream delineation, partial topography and boundary survey, and now the plan has been submitted for permitting. Our county planner does have the site plan out for review. It will be reviewed by the Technical Review Committee on March 4th. This meeting is essentially a chance for Guilford County Planning staff to go over and comments that are submitted from the review process. Lisa Meadows with DMP will be available to attend this meeting in case she can help answer any questions. Said comments will be sent to the Town Administrator upon completion.

IV. Demolition Vendor Proposals presented by Councilman Sharpe.

During a previous Town Council meeting, the board adopted an ordinance to abate the minimum housing violation on the property located at 6270 Burlington Rd. This step leads to a lien being placed on the property. The main structure on the property has been inhabitable for several years now and the Town has given the owner more than ample time for compliance. As the Town proceeds in the next steps on this violation case, several companies have been contacted in request for quotes on asbestos inspections, and quotes for demolition. There is an additional home as well as an auxiliary structure also located on the property, one of which is within a close proximity to the main structure. The Town is considering the inspection and possible demolition of both larger structures. Quotes obtained are as follows:

EME Industrial Services LLC

Asbestos Inspection House#1 - \$600 ; House#2 - \$600

Demolition House #1 - \$8,339 : House #2 - 3,988

Carolina Asbestos – Asbestos inspections starting at \$450

Demolition ranges between \$650 - \$900 per structure

God's Way Tree Service Asbestos Report and Removal - \$750

Demolition of House #1 - \$13,500

Demolition of House # 2 - \$1,800

The Community Chests Junk Removal – Asbestos Test (Third Party testing) - \$1,000

Demolition of House #1 - \$23,735

The Menher Group – quote included a total overhaul of the property, only the asbestos testing and demolition are quoted here.

Demolition of House #1 with asbestos testing - \$22,000

Demolition of House # 2 - \$9,000

Administrator Dungee posed the question of whether the Council felt it necessary to demolish both structures. Mayor Morgan stated that it makes the most sense to proceed with both. The Council agreed.

Town resident - Mrs. Wilder asked if the Town could just proceed with an asbestos test. Councilman Sharpe stated that he felt that would be the best path forward. The Council agreed. The decision was made to reach out to Pilot Environmental Services to schedule initial asbestos testing. Councilman Sharpe made the motion to proceed with the quote issued by Pilot Environment Services LLC for asbestos testing. Councilwoman Jones seconded that motion. Motion carried.

V. Sedalia Sewer Letter Intent to Fund presented by Councilwoman Wrenwick.

The Division of Water Infrastructure has received the Request for Funding for the Sedalia Sewer project for up to \$2,647,128 from the drinking water/wastewater state reserve as established in Session Law (S.L.) 2023-134 and amended in S.L. 2023-134. Projects funded from the State Reserve must meet applicable State laws and guidance for expenditure of these funds. The Town of Sedalia has been granted approval to receive funds listed above to be designated to fund the Sedalia Sewer Project. Milestones for funding noted were Permit applications to be submitted immediately. Bid-and-Design/Permit Package Submittal due by December 1, 2025. Bid-and-Design Package approval will be determined by April 1, 2026. Advertise project, receive bids, submit bid information and receive the authority to award to take place on or by June 1, 2026. Execute construction contract(s) to be completed by September 1, 2026.

Councilwoman Wrenwick pointed out that on the Funding Offer and Acceptance document that the "Total Financial Assistance Offer" was different from the "Total Project Cost" with the latter being exactly \$75 more. Administrator Dungee added that this was more than likely the administration fee that the Town was told would be included prior to applying for this grant.

The Resolution By Governing Body of Recipient was read aloud by Councilwoman Wrenwick. Councilwoman Wrenwick made the motion to adopt the Town of Sedalia Resolution By Governing Body of Recipient to formally accept the funds from the State Reserve by way of the Division of Water Infrastructure. Councilman Sharpe seconded that motion. Motion carried.

VI. GMS Services Proposal presented by Councilwoman Jones.

General Management Services offers a range of services for local governments including HR Support, Payroll, Health Insurance and Workers Comp. The Council previously reviewed the information proposed by GMS in 2024 but due to the small staff, it was found to be too expensive to cover just one employee. Now that there are additional

employees, Administrator Dungee wanted to revisit this topic. Currently, there are two full-time employees and one part-time employee. Currently, the Town does not offer any benefits to employees. Administrator Dungee would like the Town to consider looking into the rates for healthcare to see if they are aligned with the financial ability of the Town. Administrator Dungee polled the current employees to see if they would be interested in obtaining health insurance through the Town of Sedalia to which both declined. At this time only Administrator Dungee is interested in seeking healthcare insurance through the Town of Sedalia, but she does have an alternative option for healthcare already established. The options were reviewed for each section, and it was determined by the Council that at this time the costs of insurance is greater than the employees would like to pay so this topic was tabled until more staff is added or a more cost effective policy is available.

D. CITIZENS COMMENTS

Jay Riehle – 302 Sharonwood Dr – Is there an update on the NCDOT “Dead End” signs? We requested those a while ago.

Administrator Dungee stated that there were approximately 6-7 Dead End signs that were requested to be posted throughout the Town and to date she is aware of about 3 that were installed. She noted that she would follow up on this and see what the status of the work order is.

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 March 20th
- The Town Council Agenda meeting will be held on March 31st
- The next Town Council meeting will be held on April 7th

Meeting adjourned.

Submitted By:

Approved By:

Brittany Shaw, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)