



SEDALIA TOWN COUNCIL AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
September 25, 2023
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 Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve minutes from the September 11th Town Council meeting was delayed until all Council members had an opportunity to review the minutes.

C. GUESTS/REPORTS/DISCUSSIONS

I. Monthly Finance Report

Councilwoman Wrenwick reported on the August financial transactions and balances. The balance for each account as of August 31, 2023:

American Rescue Plan: \$127,812.77

Powell Bill Fund: \$133,507.04

Guilford County ARP: \$65,211.85

Savings: \$441,806.42

Town Center/Bike and Pedestrian Fund: \$42,431.65

Checking: \$8,506.50

Expenses were reimbursed for the Guilford County ARP project to return the account total to \$65,000. As the Town incurs expenses an invoice is submitted for reimbursement. The Town's grant is \$500,000 so the Town will get reimbursed up to \$435,000.

II. Planning Board Meeting Update

Planning Board Vice-Chair Jeffries reported on the Planning Board's meeting on September 21st. The Planning Board reviewed the Town of Sedalia Thoroughfare & Collector Street Plan to identify alternate routes to minimize impacts to resident properties for the proposed collector roads. Also, the Town would reach out to residents

affected by these proposed roads to request their comments. During the meeting, the Planning Board was not able to review the GIS because of technical difficulties.

The Planning Board discussed the draft nuisance vegetation ordinance that would allow residents to revegetate their property and, in some circumstances, allow adjacent property owners to have input. There shall be a buffer maintained between adjacent properties and the Council would need to decide on the buffer width. If a property owner did not want to maintain a buffer, they could apply for an exemption. The Planning Board approved the draft but will develop a second draft in layman's terms and provide clarity for intent, precedent, and transition of ownership. Also, there was a question brought up about fencing that might need to be addressed.

Mayor Pro Tem Faison asked if vegetation also included trees or shrubbery. Mayor Morgan stated if there are three or four adjacent property owners, and one objects to the exemption then it should be null and void. Councilman Sharpe commented that if one adjacent property owner objects then the Town would need to offer a grievance settlement process to allow the property owner to have their property rights honored. He would not appreciate having one neighbor preventing him from doing something on his property.

Administrator Dungee commented there are a lot of scenarios to consider, and the ordinance needs to be specific. She suggested a workshop to discuss the proposed ordinance since it is difficult to discuss these types of things in a regular board meeting. Another alternative would be to discuss it at the Town's retreat but that will not be held until April. It was felt a workshop would be beneficial, and Planning Board alternate member Riehle volunteered to help develop a second draft.

III. Division of Environmental Quality (DEQ) Grant Update

Administrator Dungee reported the Town received a grant from DEQ for a water and sewer feasibility study. The Piedmont Triad Regional Council (PTRC) will help with the grant and the contract for this has been reviewed. PTRC drafted data several months ago with the age of septic systems in the Town. Approximately 50% were found to be at or past their life span. PTRC will use Environmental Health inspections to overlay the septic system data. The feasibility study will provide information on providing water and sewer services to the town center only, not the entire town. However, the Town must consider future needs for water and sewer in other areas. Several residents that are on one half-acre lots do not have space for a replacement septic field, and if their system fails, this will be an issue. The Town is still waiting for an update from Greensboro regarding water and sewer services, as they are revising their extension policy. PTRC will contact adjacent municipalities to see what their water and sewer plans are. If there is any work that PTRC cannot do, then it will help the Town find a contractor to complete those services.

Administrator Dungee reported that in the PTRC scope of work contract, there was some confusion regarding the distribution of the grant funds. She noted in the first set of numbers (\$24,000) were for PTRC's work only. The second set of numbers (\$50,000) was for all the work to be done by the Town, contractors, and PTRC. Therefore, the Town will have \$26,000 for the project for its expenses and for contractors. Mr. Kron

with Foothills reviewed the contract as well and will provide some services that PTRC cannot. Councilwoman Wrenwick asked if any of the funds can be used to update septic systems for elderly or low-income residents. Administrator Dungee responded the requirement for these grant funds is only to be used for a water and sewer feasibility study. However, the Town may be able to use other ARP funds that could be allocated for that purpose. Also, PTRC may be a resource for information on how to address this need.

Councilman Sharpe asked if the existing septic system information is by street address and parcel of land. Administrator Dungee responded it is and it includes the age of the home which relates to the septic system age unless the system has been replaced. Councilman Sharpe commented in the past, when bringing Greensboro water and sewer into the Town has been discussed, it was thought all citizens would be forced to connect. Administrator Dungee responded the Town has not made any decisions on who would or would not need to connect. The initial discussions were for the town center only, but the Town will need to decide whether all residents must connect or only those residents that need to connect due to septic system failures.

Mayor Morgan commented the study will also help determine the cost. The Town may have to install the entire system, so if only some residents connect to the system, the Town may not be able to generate enough money to maintain it. Administrator Dungee commented also that in the negotiations, Greensboro might request that we expand water and sewer to the entire town and the Town will have to decide on this. Councilwoman Wrenwick commented water and sewer services are expensive to maintain and several small towns have been bankrupted because residents cannot pay for these services. Administrator Dungee commented it will only be a cost estimate since it could easily be 10 years before services for the entire Town are needed. However, if residents' septic systems start to fail sooner, the Town will definitely need figure out ways to help. Mayor Morgan commented that typically when a septic system needs to be replaced the cost is on homeowner. Councilman Sharpe commented in the next 5-10 years there will be a town center and another 300 to 500 homes. It is likely in the next 20 to 25 years everyone in the community will be on water and sewer services. He added there will be larger communities putting demands on the source of water and it is important for the Town to get its request in and determine the cost.

MOTION to accept the PTRC proposal for assistance with the DEQ grant based on the fees outlined in the agreement by Councilman Sharpe and seconded by Councilwoman Jones. Motion carried.

IV. Review Road Repair Quotes for Use of Powell Bill Grant Funds

Mayor Morgan reported that three quotes to lay gravel on Havenbrook Drive and Corn Tassel Drive were received. Stone and Landscaping Creation provided a quote on behalf of another contractor, Kenny Taylor, for a total of \$1,750 for one truck load of 57 or 67 gravel. Taylor's Stump and Grading quoted \$5,500 for asphalt millings or \$6,500 for 57 or 67 washed stone for both roads. God's Way - JW Milton quoted \$3,500 for 57 limestone for both roads. Although Stone and Landscaping Creations had the lowest estimate, the estimate was by truckload, and it was determined it may take about five truckloads to cover both roads.

Mayor Morgan noted Jennie Drive has potholes. He contacted NCDOT but Jennie Drive is not a state-maintained road. Councilwoman Jones added that Dansby Drive also has potholes that fill with water when it rains . The Council asked for quotes to do repairs for both of these roads. For Dansby Drive, it was decided to get quotes to fill the potholes and cover the entire road. Councilman Sharpe asked if Powell Bill funds could be used for these roads. Administrator Dungee responded it could, but the Town also planned to use these funds toward sidewalks leading up to the park.

MOTION to accept the Taylor Stump and Grading proposal for asphalt millings for Haven Brook Drive and Corn Tassel Drive for \$5,550 to be paid with Powell Bill Funds was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion carried.

IV. Republic Services Extension Letter

Mayor Pro Tem Faison reviewed the renewal letter for solid waste and recycling collection services contract between the Town and Republic Services. The current contract expired on June 30, 2023, and the letter includes an agreement to provide services until June 30, 2024. All terms and conditions of the existing agreement and subsequent amendments remain in full effect. Councilwoman Wrenwick commented that CPI rates are not enclosed in the letter, but the town has been made aware that these annual rates have increased.

MOTION to continue the contract with Republic Services was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

D. CITIZENS COMMENTS

*Shinita Wrenwick, 6201 Bogues Way, commented that a citizen contacted her regarding speeding on Blue Lantern Road near Three Cedars Lane.

*James & Regina Davis, 5912 Blue Lantern Road, requested additional time to move the house on their property, and asked if he could work on it in the meantime. Mayor Morgan responded the Town can extend the time to move the house, but a Development Clearance Certificate (DCC) is required to work on it and a DCC cannot be issued because the house itself is in violation. Administrator Dungee responded the town made arrangements with the code enforcement officer to extend the time to move the house to 14 business days which is October 12th. Mr. Davis commented the Council had a meeting where the code enforcement officer reported on the issue, and it was discussed, and everyone voted to turn it down. He did not feel it was fair because he could not attend the meeting. Mayor Morgan responded there was no vote, only a discussion. The hearing, where Dr. Davis was present with the code enforcement officer is where the issue was discussed, and decisions were made for moving forward. Mr. Davis asked why the house needed to be moved to work on it because it is a problem to move it, fix it, then move it again. Mrs. Davis asked what minimum standards the house needs to meet before bringing it back. Administrator Dungee and Mayor Morgan responded the house must be brought up to code, and at least 80% of the work including the rough plumbing must be done, also it must look presentable. Other work such as sheet rock and flooring can be done after it is brought back. Mrs. Davis

asked if the house would need to be inspected before it is brought back. Mayor Morgan responded the Town would hire a private home inspector to ensure it meets code before it is brought back. He added the Town is not picking on Mr. Davis. Many residents are complaining about the house so the Council must address it.

*Administrator Dungee commented on a resident experiencing issues with not getting her prescription delivered because their system shows her mailing address is Gibsonville rather than Sedalia. She said she did explain to the resident that about half of the towns residents have a Gibsonville address for deliveries. She just has to be added to the Gibsonville mailing route. She added that the resident understands that this issue is on the providers end, not the postal service, but she still wanted to make the Council was aware of her concern.

*Mayor Morgan commented he has observed Amazon packages in the lobby of the post office when it is closed. Several others agreed and has seen tis as well.

E. ANNOUNCEMENTS

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

- The kickoff meeting to coordinate the Sedalia Park & Walking Trail Steering Committee will be held on September 28th at 7 pm
- The next Town Council meeting will be held on October 2nd.
- The 2023 Fall Litter Sweep event will be held on October 14th starting at 9 am.
- The next Planning Board meeting will be held on October 19th.
- The next Town Council Agenda meeting will be held on October 30th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Administrator

Howard Morgan, Mayor

Date

(SEAL)