



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
April 1st, 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 Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda was made by Councilwoman Jones and seconded by Mayor Pro Tem Faison, Motion carried.

B. MOTION to approve the minutes from the March 4th Town Council meeting was made by Mayor Pro Tem Faison and seconded by Councilwoman Faison. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report

204 Simmons Lake Drive – Opened 11/13/23 - Spoke with the owner on 03/25/24. He said his equipment on site had went down. He said that is has been since repaired. I told him the trees and brush has been there long enough. He said he would have it removed before Easter. Case closed.

- The owner was told not to burn the brush for the health of an elderly citizen, however, he burned it anyways.

609 Morgan Summers Road – Opened 11/13/23 – Most of the house has been painted. Nearing completion.

6270 Burlington Road – Opened 11/13/23 - She has hired a contractor, is supposed to be demolished in April, she is waiting to hear back from the DOT about their plans.

- Guilford County Department of Transportation is planning to demolish the house.

6124 Burlington Road – Opened 12/11/23 - Mailed out a new notice of hearing to the Church, Hearing is scheduled in April. As of 03/26/24 Jeff Pointdexter haven't had any contact with the Church.

6307 Jennie Drive – Opened 12/19/23 - Tagged this property for junk vehicles. Met with the resident, the white car has been removed. The blue car runs just needs to get a new battery

- Jeff hasn't been in contact with the owner since the car was removed.

336 Sedalia Road – Opened 12/19/23 - Finding of fact issued on 01/22/24. On 02/26/24 , there has been no change. Prepared the final notice and mailed out. Some trash has been removed.

- A Pitbull in the backyard stopped Jeff from being able to check further, however, from what he can see, the property is still in violation.

903 Rockhurst Drive – Opened 2/05/24 - Inspected after a complaint came in and put in violation for trash, debris, junk and open storage. Hearing held, no one showed up. The owner called later that day. He said he has filed for eviction and the tenant has until the first week of May to be out.

313 Martingale Drive – Opened 2/05/24 - Case opened on this property for JP behind the house. Trash pile has been removed. Case closed.

6020 Blue Lantern Road – Opened 2/12/24 - 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. There has been no change, Hearing scheduled in April.

6146 Blue Lantern Road – Opened 2/12/24 - Several junk vehicles on the property. Hearing held, met with the owner and went over what needed to be done. Reinspected on 03/25/24, the vehicles have been removed. Case closed.

6133 Burlington Road – Opened 2/26/24 - Case opened for Minimum housing. Fascia board rotting and deteriorating. Missing in some places. Garage door deteriorating. Mailed out notice of violation. There has been no change or communication from the owner.

204 Martingale Drive – Opened 3/18/24 - Case opened up for junk, trash, debris & open storage around the property.

- Councilwoman Jones asked if they are cooperating, and Jeff answered that they cooperate at first, and then the junk is back at a later date. The town council agreed that there needs to be a discussion about what to do about repeat offenders.

1153 Palmer Farm Road – Opened 3/18/24 - Case opened up for trash, debris, junk and debris in the carport and around the house. Hearing in April.

6215 Burlington Road – Open 3/25/24 - Case opened up for trash, debris, junk and debris to the left side of the house. Hearing in April.

6006 Blue Lantern Road – Opened 3/25/24 - Cam emailed a courtesy letter to the owner about the zoning violation. The 14 days she gave them is now up. Now I am putting them in violation for the livestock. Pigs and goats being kept in residential area.

6004 #2 BLUE Lantern Road – Opened 3/25/24 - Cam emailed a courtesy letter to the owner about the zoning violation. The 14 days she gave them is now up. Code enforcement is putting them in violation for the livestock. Pigs and goats being kept in residential area.

5910 Blue Lantern road – Opened 3/25/24 - Cam emailed a courtesy letter to the owner about the zoning violation. The 14 days she gave them is now up. Now code enforcement is putting them in violation for the livestock. Buffalo are being kept in residential area.

- Owner, Anthony Mayner, stated that his zoning is agricultural-residential, and stated his confusion on why his farm is presenting to be as big of a problem as it is, when his neighbor doesn't seem to get as much push back from the Town of Sedalia. He has stated that his property has been a farm since before he was born, and he has no plans on moving his animals, and is currently seeking legal counsel about the issue. He stated his confusion about receiving a violation for having animals near property that doesn't have any houses on them and doesn't understand how any farm in Sedalia can operate if they are forced to have their animals 100 feet away from the property line, and 100 ft away from his neighbors front door.
- The Town Council took his issues into consideration, and stated that they are not willingly going after Mr. Maynard, nor are they only looking at his property for violations. They remain that they are impartial on code enforcement issues, and are only aware of issues that are brought to them by members of the Town.
- Resident Cheryl Wilder asked if there was a way to receive a waiver form for those who would like to have animals on their property that does not meet the qualifications. Administrator Dungee responded that the closest thing that she could think of is for residents to fill out a variance form, however, that process is very tedious.

II. Sedalia Interlocal Agreement on Tax Collection

Councilwoman Wrenwick presented the update on the Guilford County Interlock Agreement on tax collection.

Guilford County collects the taxes for the Town of Sedalia, and has been in contract since 2015. According to the 2015 contract, Guilford County charged an initial rate of .62% against the taxes collected as of 7/1/2026. Based on Sedalia's as valorem taxes in 2025, the annual charge was projected to be \$763. This contract will expire on 6/30/2024.

The Town of Sedalia has since been offered a new contract that extends the agreement that Guilford County will continue to collect Sedalia's taxes for another 5 years, with an rate increase to .75%. This will raise Guilford County's tax collection to \$1,448.25 until the contract end date - 6/30/2029.

The motion to adopt the new contract for Guilford County was made by Councilwoman Wrenwick and seconded by councilwoman Jones. Motion Carried. The Town Council voted 5-0 in favor of adopting the updated contract for tax collection.

III. Draft Personnel Policy Ordinance

Mayor Morgan went over the following articles of the Town of Sedalia Personnel Policy

- Articles 7 – Separation and Reinstatement
- Article 8 – Unsatisfactory Job Performance and Detrimental Personal Conduct

- Article 9: Grievance Procedure and Adverse Action Appeal.

There were no changes to be made in either of the articles, as the Town Council believed that each article discussed standard procedures for any job.

D. CITIZENS COMMENTS

Councilwoman Wrenwick stated that Elon, NC utilized GLF trash services. Mayor Morgan believes that it would be beneficial if the Town Hall reached out to the Mayor of Elon to ask how they feel about their service. Administrator Dungee agreed, stating that she will reach out to them, especially since she hasn't been able to get in contact with a representative of GFL who has the availability to be able to do a presentation to the Town.

Jay Riehle informed the Town Hall of a notice that he saw, which stated that Guilford County is set to install a stop light on Brightwood Church Road. Planning Board Member Alfred Walker stated that this was probably going to be "one of many," as a result of the Town's recent growth. Administrator Cam added that the improvements are set to start at the intersection, and move inwards towards Burlington Road, but Guilford County hasn't set a specific date yet for these changes.

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 April 18th, 2024.
- The next Town Council Agenda meeting will be held on April 29th, 2024.
- The next Town Council meeting will be held on May 6th, 2024.
- The next Sedalia Fresh Event will be held on April 6th, 2024.
- The Sedalia Town Hall Will be closed on April 19th, 2024.

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)