



**AGENDA MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
April 28, 2025  
7PM**

## **Meeting 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 31<sup>st</sup> Agenda meeting was made by Councilman Sharpe and seconded by Mayor Pro Tem Faison. Motion carried.

### **C. REPORTS/DISCUSSIONS**

#### **I. Monthly Finance Report presented by Councilwoman Wrenwick.**

Water Feasibility Study balance:	\$28,403.52
American Rescue Plan balance:	\$133,709.64
Powell Bill Fund balance:	\$145,956.50
Guilford County ARP Funds balance:	\$42,579.10
Savings Account balance:	\$224,784.52
Checking Account balance:	\$40,042.36

There was a transfer from Savings to Checking in the amount of \$22,500.00 for monthly expenses. Councilwoman Wrenwick asked Administrator Dungee for clarification under “unusual withdrawal activity” the line that reads \$16.00 – NC Dept Natural & Cultural Resources (Film Reel Search). Administrator Dungee added that this is due to an old case that was left open with the Guilford County Planning Department. The staff had to research old meeting minutes and agendas from 2009 to help close that case out. With the case being over 15 years old, the staff had to reach out to the company that microfilms archived records for the Town which resulted in a search and retrieval fee.

Administrator Dungee added that the line also under “unusual withdrawal activity” \$1000 – King & Company LLC (Lobbying Services) will soon be cut as the staff is

considering discontinuing the contract for this service. The Council agreed to discontinue this contract which will save the Town a lot of money.

Mayor Morgan asked about the line which reads \$60 -The Brough Law Firm, LLC (BOA). Stating this probably the lowest attorney fee he's seen. Administrator Dungee clarified that this was more than likely a call and or thread of emails regarding the Board of Adjustment configuration process.

Councilwoman Wrenwick added that the Town's checking account is growing, she asked about when the Town would like for her to make another transfer to the Trust to accrue interest. Administrator Dungee stated that the next potential big expenditure will occur for the upcoming City Vision Conference so any time after those transactions clear would work. The Council agreed that this would be a good idea.

## **II. Planning Board Meeting Update**

Planning Board Chair Jay Riehle stated that the Planning Board has been working on reviewing the Town Ordinances in comparison with the Town of Gibsonville Ordinances to see if there are any updates that can be made to the Sedalia Ordinance. Jay noted that this serves as both an educational purpose as well as an insightful way to look for potential updates needed to the Town's Ordinances.

Jay also added that the Board was instructed by Administrator Dungee to review the most recent Land Use Plan changes and if agreed, to make a formal recommendation to the Council for adoption. After thoughtful consideration and open discussion, the Planning Board voted to recommend the adoption of the proposed amendments to the Land Use Plan. The Board believes these updates will support smart growth, guide future development in a sustainable manner, and help ensure that Sedalia remains a vibrant and well-planned community. The Sedalia Planning Board (5 members) voted, and the result was unanimous in favor of the Sedalia Land Use Plan Amendment as prepared by Jesse Day with PTRC; they agreed to recommend that the Sedalia Town Council approve.

Councilwoman Jones asked if the official recommendation would need to include the name of each Board Member to keep a record of who each person was that voted on this amendment adoption? Administrator Dungee added that since a roll call is done, this information is recorded in the minutes of the meeting when the recommendation was formed and voted on, so it is not necessary to re-state that information within the recommendation. Mrs. Jones asked for clarification regarding the parcels of land shown on the proposed map but have not been sold or are not being considered for sale. Administrator Dungee clarified that the map is not a zoning map, it is just a map used to make considerations about where the town center will be located. None of the parcels of land have been sold and there are no contracts on any of the land in question, this is simply a future land use map. Mrs. Jones asked if the 30% mentioned in the proposed land use map was also related to the town center. Administrator Dungee referred to the map and stated that the land currently for sale by the Smith's family that faces Burlington Rd is where the town center will be located, and at least 30% of that 90 acres will be required to be commercial or institutional. Mayor Morgan interjected that he is somewhat concerned about using 1/3 of the 90 acres as commercial zone property. With Stoney Creek being established and busy there it is possible that the traffic needed to

make a commercial site thrive in Sedalia may be scooped up by the Stoney Creek shopping centers. Having 30% commercial isn't helpful if the buildings are vacant. Councilman Sharpe added that he would like to see another grocery store in this area. Councilwoman Wrenwick added a burger place would be nice since this area is filled with chicken joints. Mayor Pro Tem added that she would like to see a fish place come to town.

Councilman Sharpe asked about the land use categories listed on the Land Use Plan and whether that was a starting point for the Town to drive zoning. Administrator Dungee confirmed that this is the case and that the zoning will likely evolve because the development is categorized as mixed use. Councilman Sharpe asked about the agriculture category as that is not listed on the future land use plan for the area in question. Administrator Dungee stated that she believes the agriculture zoning parcels will be folded into the "rural residential" category. This will only apply to the area in question related to the town center area. Councilman Sharpe stated that it may be a good idea to be clear in the upcoming meeting that this public hearing and Land Use Plan amendment is solely related to the portions of the plan that are crossed out or modified on the proposal and not the entire Land Use Plan. This will reassure the residents that everything else outside of those updates will remain the same.

Councilwoman Wrenwick asked about the dotted line that runs from Rock Creek Dairy Rd up to Sedalia Rd, it appears to run directly through existing homes. Administrator Dungee asked if Councilwoman Wrenwick was referring to the Thoroughfare Collector Plan that the Town decided not to adopt. Councilwoman Wrenwick confirmed that was correct. Administrator Dungee added that she has spoken with the Planners to inform them that this is one of the reasons that the Town would not proceed with adopting the Thorough Fair plan that was proposed. At this time, it shouldn't be something to worry about because the Town is incorporated and as its own entity, has the authority to say what can and cannot be developed within the Town's jurisdiction.

### **III. Freedom Junk Removal Proposal presented by Councilman Sharpe.**

The proposal documents were read aloud during the last Council meeting, Councilman Sharpe read over the highlights to bring everyone up to speed.

Freedom Junk Removal is a full-service disposal company. Curbside pickup and disposal of recyclables on a bi-weekly basis, trash disposal on a weekly basis and junk/oversized and bulk waste for residences, businesses and churches on a monthly or as needed basis.

Cost for services are \$13 per month for garbage disposal of one (1) 95 gal bin and \$1.95 per month for recycling disposal of one (1) 65 gal bin. There is an equation for estimating "Fuel Surcharge" at the 1<sup>st</sup> anniversary of the contract and a fuel cost baseline of \$4 per resident. It was clarified in the initial meeting with the Freedom Junk Removal owner, Chris Howell that this \$4 charge is already factored into the monthly rate so the Town will only be charged if the average fuel cost raises above that \$4 threshold in which the Town would be responsible for making up the difference.

There is also a one-time fee of \$500 for the initial setup/delivery of all cans.

Councilman Sharpe referenced the minutes from the March 31<sup>st</sup> meeting, which gave a breakdown of the projected rates for the upcoming year should the Town decide to renew the existing trash and recycle contract. Republic Services moving into a renewed contract would cost the Town approximately \$71k, Freedom Junk Removal will cost the Town approximately \$56k per year which is a huge savings. There was further discussion regarding the breakdown of the two rates. Councilwoman Jones asked who would be responsible for the cost of replacing a can if it were damaged, the Town or the resident? Administrator Dungee said she would reach out to Chris from Freedom Junk Removal to retrieve that information. In the past it has always been the contractor's responsibility. Councilwoman Wrenwick asked if the staff can have Freedom Junk Removal ensure that the contract specifies that the monthly rate includes "weekly trash and bi-weekly recycle pickups" to avoid any confusion about what exactly the monthly rate includes. Administrator Dungee added that she would do that. In that aspect of services rendered, the goal is to have the contract written similar to the current contract with Republic Services. Councilman Sharpe pointed out that the benefit of having an option for junk removal will be a great asset to the community as there is no junk removal option with the current contract. Councilwoman Wrenwick added that the bulk disposal will be at the cost of the citizens. She continued by saying that the contract should specify that any additional carts and or services will be at the cost of the citizen. Mayor Pro Tem Faison asked if this needed to be voted on immediately or if the vote can wait until the final contract is received. Administrator Dungee stated that it is up to the Council when they vote but time is of the essence. She added that the changes requested are minor and will not alter the rate or conditions of the contract as they are mostly verbiage changes. Councilwoman asked about the turnaround time needed to ensure that the carts are delivered before the old contract ends. Clerk Shaw added that there was a 5-6-week turnaround once Freedom is notified that the Town wishes to proceed. Mayor Morgan added that he would prefer to wait until the final contract comes in before voting.

#### **D. CITIZENS COMMENTS**

Councilwoman Wrenwick – I reported about a complaint of a resident burning trash on Blue Lantern Rd at the last meeting. I spoke with the person who reported that to me previously and they stated that they did not actually contact the fire department, they just called the fire station to ask the question about whether it was allowed. I told them the next time they notice the neighbors burning trash to call the fire department and have them come out.

Clerk Shaw – there was a call to report a pack of dogs aggressively barking at and approaching a walker who frequently walks the neighborhood. This has happened multiple times on Simmons Lake Rd and the resident, who wished to remain anonymous, asked if the Town could do something about it or to contact the resident and inform them of the leash laws.

Councilwoman Jones – Asked about an update on the decision to demolish vs. a controlled burn the Goodall home on Burlington Rd. She asked if the Town would be responsible for

anything throughout this process if the Town allows the trainer from GTCC to do the controlled burn? Administrator Dungee clarified that the Town will not be responsible for anything related to this controlled burn. The coordinator will take care of all parts, from start to finish. Councilwoman Jones added that the rest of the citizens from the Town will continue to ride by and see this home in this condition until October. Mayor Morgan added that he asked the instructor in charge of the controlled burn how this will affect the shopping centers and nearby stores, and if the smoke would be an issue. The instructor assured the Mayor that this would not be an issue because the method in which they burn the home is section by section and the smoke will go straight out the top of the home.

Jay Riehle - 302 Sharonwood Dr - The Town should ensure that they get insurance info from the school prior to this burn so that everyone is covered.

Councilman Sharpe - Some of the quotes that we received when seeking demolition quotes included things like capping the well, hauling off extra materials etc. Who will be responsible for this part if we proceed with the controlled burn? Administrator Dungee added that it was her understanding that the instructor would take care of all of that as well. In the meeting that the Mayor and I had with the instructor, he mentioned that he would be willing to come to a meeting and answer any questions that we might have. I can see if we can have him come to an upcoming meeting.

Michael Sharpe - as you come down Burlington Rd, west bound towards Greensboro the green tent is still there. Is there anything that the Town can do? Administrator Dungee added that the Code Enforcement Officer has attempted to reach the property owner to see if they will look into this issue.

Mayor Pro Tem Faison - please be aware that it is snake season, as she was close to being bitten by one this week. It was a baby copperhead.

### E. ANNOUNCEMENTS

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

- The next Town Council meeting will be held on May 5, 2025
- The Planning Board meeting will be held on May 15, 2025
- The next Town Council Agenda meeting will be held on May 19, 2025
- Black Heritage Day event will be held on June 14, 2025

Meeting adjourned.

Submitted By:

Cam Dungee  
Cam Dungee, Town Administrator

May 19, 2025  
Date

Approved By:

Howard Morgan  
Howard Morgan, Mayor

(SEAL)



