



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
January 6, 2025
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, with the recommendation to remove section VIII and postpone that presentation until the next Council Meeting, was made by Councilwoman Jones and seconded Councilwoman Wrenwick. Motion carried.

B. MOTION to approve the minutes from the December 2, 2024, Town Council meeting was made by Councilwoman Jones and by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Williams Development Group, presented by Dixon Pitt, Director of Real Estate

The Williams Group is a local development group out of Winston Salem. Their background includes a core focus on residential, industrial and self-storage developments. To date, the Williams Development group has six neighborhoods under development, with 565 lots developed and sold to True Homes since 2020. Currently Williams Development Group has approximately 497 lots entitled and under development. Dixon began with a detailed presentation describing the plans that are intended for the 100 acres of land that is for sale at the northern side of Town. Dixon's current proposal encompasses approximately 457 rooftops including a mixture of both town homes and single-family homes. The design also has two ponds, a pool, multiple natural parks modeled park areas and sidewalks throughout.

Mayor Pro Tem Faison asked about the maintenance and upkeep of the grounds and the pool areas, to which Dixon replied that there would be an HOA established for this community, and they would be the ones to oversee any upkeep needed throughout the grounds of this new development. There was more discussion about the aesthetics of the homes and the desire to avoid having vinyl siding on the homes in Sedalia. Dixon clarified that there were alternative options that would be considered during the planning process. Mayor Morgan asked about the intended size of the homes and lots. Dixon explained that the target size of the single-family homes is between 1500sqft and 3000 sqft with smaller homes having rear garage access to maximize the street sizes and sidewalks in front of the homes. The concern of speeding throughout the neighborhood

was presented by Councilwoman Wrenwick, the pre-planned solution to this according to the Williams Group is to have roadside parking. Dixon explained that having wider streets so that cars can park along the side on both sides will prompt cars passing through to be on higher alert and move with caution hence hopefully decreasing the threat of speeding and accidents. Mayor Pro Tem Faison expressed that she was not a fan of street parking. Councilman Sharpe asked about the projected timeline of completion. Dixon explained that this project would take upwards of 4 years or more to full buildout. There was some discussion about how and when the project would unfold and the location of phase 1 of the development. Sedalia Resident's Tyler and Ashlie, 6213 Bouges Way, inquired about stormwater runoff management and the method of maintaining the integrity of the existing stream located near the development site so that it does not negatively impact the existing homes nearby. Ashlie also asked about the sewer line and whether it would run through their property to serve the new development. Dixon stated that the ponds would self-collect and shouldn't affect the existing stream that runs through the adjacent properties. Dixon mentioned that the Williams Development group is in fact interested in having this land annexed by the Town of Sedalia with hopes of getting water and sewer provided for this development. Dixon also stated that his company is prepared to finance their part of the project and would not require any additional funds from the Town of Sedalia as it relates to interlocal agreement for water and sewer. There was further discussion about existing projects that the Council could visit to see representation of work done by Williams Development Group. Dixon wrapped up by stating his thoughts on next steps which include a TIA (Traffic Impact Analysis), Survey and Rock Study.

II. Code Enforcement Report – Presented by Isaiah Clonch, ACE Code Enforcement

6270 Burlington Rd – Case was opened 11/13/2023 : Case was opened in reference to minimum housing and tree/brush debris. Ordinance was prepared and is being reviewed.

6124 Burlington Rd – Case was opened 12/11/23 : Owner is seeking financial assistance to restore the deteriorated and or damaged structure which appears to be vacant. Ordinance has been prepared and is being reviewed.

6020 Blue Lantern Rd – Case was opened 2/12/24 : Case was opened for minimum housing and junk pile. Ordinance has been prepared and is being reviewed.

204 Martiangale Rd – Case was opened 7/1/24 : Case was opened for a vehicle and mopeds that appeared in disrepair as well as open storage of junk and debris. On 12/10/24 Finding of fact has been prepared and sent. The owners have until 1/10/25 to make adjustments.

6279 Burlington Rd – Case was opened 7/15/24 : Case was opened in reference to a previously fallen tree which was cut up but not removed from the property. Weeds and grass have now grown up around it. On 12/10/24 Finding of fact was prepared and sent. The owners have until 1/10/25 to make adjustments.

6124 Burlington Rd – Case was opened 7/22/24 : Case was opened in reference to a previously fallen tree which was cut up but not removed from the property. Weeds and

grass have now grown up around it. On 12/10/24 Finding of fact was prepared and sent. The owners have until 1/10/25 to make adjustments.

5906 Stewart Bend Rd – Case was opened 7/29/24 : A notice of violation was sent for an overgrown lot and open storage. Hearing was held on September 24, 2024 but the property owner did not show. On 12/17/24 the fact of finding order to abate was sent. The property owner has until 1/17/25 to make adjustments.

6307 Jennie Dr – Case was opened 8/13/24 : A notice of violation was sent for an overgrown lot and two vehicles located near the wooded area, partially dismantled with no visible license plate. One nuisance / junk vehicle remains stored on the property. Some progress has been made, but the property remains in violation. A fact of finding order will be prepared and sent.

6146 Blue Lantern Rd – Case was opened 8/27/24 : A notice of violation was prepared and sent in reference to an overgrown lot. This is a repeat violation. There have been two previous violations for an overgrown lot during the calendar year.

There has been no response from the property owner and attempts were made to contact them without success. A finding of fact order will be prepared and sent.

6210 Riverview Dr – Case was opened 9/10/24 : The case was opened in reference to a covered trailer located at the rear of the yard that has not moved for an extended period of time. Grass and weeds have grown up around the perimeter of the trailer. Finding of fact order to abate is being prepared and will be sent.

6003 Rolling Acres – Case was opened 9/10/24 : Case was opened in reference to a junk pile located at the rear of the driveway. On 12/03/24 there was a hearing scheduled; the property owner did not attend. A finding of fact order will be sent.

809 Rockhurst Dr – Case was opened 9/10/24 : Case was opened in reference to a junk pile located in front of the garage. A notice of violation was prepared and sent. The property has been partially cleaned up and is close to abatement. Finding fact final order to abate is being prepared and will be sent.

654 Sedalia Rd – Case was opened 9/10/24 : Case was opened in reference to a junk pile located in the rear side of the property. Finding of fact final order to abate is being prepared.

400 Sedalia Rd – Case was opened 9/10/24 : Case was opened in reference to a junk pile located in the side yard. Attempts were made to contact the property owner without success. A second notice will be prepared and sent.

502 Sedalia Rd – Case was opened 9/10/24 : Case was opened in reference to a vehicle located beside the driveway that appears to be disabled with tree limbs on top of it, a motor home partially covered by a tarp located in the rear yard. Since receiving the notice of violation, the tarp has been removed from the motor home. A notice of hearing will be scheduled and sent.

623 Morgan Summers Rd – Case was opened 9/17/24 : Case was opened in reference to an abundance of open storage of multiple items, located on and around the driveway. Finding of fact final order is being prepared.

6137 Blue Lantern Rd – Case was opened 9/17/24 : Case opened in reference to two nuisance/junk vehicles located in the side yard that do not display a license plate. On 12/17/24 a hearing was held, the property owner did not attend. Finding of fact order will be prepared and sent.

6102 Blue Lantern Rd – Case was opened 9/17/24 : Case opened in reference to a basketball goal near the roadway in the right of way area. On 12/17/24 a finding of fact final order to abate was prepared and sent.

6023 Blue Lantern Rd – Case was opened 9/17/24 : Case was opened in reference to a disabled vehicle located beside the driveway and is missing the front wheel. On 12/17/24 a hearing was held but the owner did not attend. A finding of fact final order to abate will be prepared and sent.

6013 Stewart Bend Rd – Case was opened 10/8/24 : Case was opened in reference to a nuisance blank truck with the hood of the vehicle remaining open for an extended period, appearing to be disabled. On 12/17/24 a hearing was held. The truck has been repaired, tags updated, and the case is now abated and closed.

206 Grand Oaks Dr – Case was opened 10/8/24 : Case was opened in reference to open storage of lumber and pallets located in the backyard of the property. Notice of violation was sent. Property owner states he has someone coming to pickup the pallets, but did not provide date of pickup. A reinspection will take place to follow-up.

1119 Palmer Farm Rd – Case was opened 10/15/24 : Case was opened in reference to open storage of lumber, tarps, wheels and tires, tools and other miscellaneous debris. There was a junk vehicle located in the driveway that appears to be in a state of disrepair. A finding of fact final order to abate is being prepared.

401 Sedalia Rd – Case was opened 10/15/24 : Case was opened in reference to a junk vehicle being used as a “catch all” for a variety of miscellaneous items. On 12/17/24 a hearing was held, the property owner did not attend. A finding of fact final order to abate is being prepared.

6217 Creek Lane – Case was opened on 10/15/24 : Case was opened in reference to open storage of multiple items located in the yard for an extended period of time. A notice of violation was prepared and sent. On 12/17/24 a hearing was held but the owner did not attend. A finding of fact final order to abate is being prepared.

604 Morgan Summers Rd – Case was opened 10/15/24 : Case was opened in reference to open storage of indoor furniture items, cardboard boxes, wheels and tires and other miscellaneous items. . On 12/17/24 a hearing was held but the owner did not attend. A finding of fact final order to abate is being prepared.

6156 Blue Lantern Rd – Case was opened 10/15/24 : Case was opened in reference to a fence located on the side of the property and a rear deck that have not been maintained and appear deteriorated/dilapidated. On 12/17/24 a hearing was held but the property owner did not attend. Attempts to contact the property owner have been successful. A finding of fact order is being prepared.

203 Dansby Rd – Case was opened 10/15/24 : Case was opened in reference to a junk vehicle that is missing at least one wheel and is not operable. A notice of violation was prepared and sent. On 12/17/24 a hearing was held but the property owner did not attend. A finding of fact final order to abate is being prepared.

304 Martingale Dr – Case was opened 11/12/24 : Case was opened in reference to a nuisance/junk vehicle that is partially covered with a non-fitted tarp. A notice of violation has been sent. On 12/2/24, the code enforcement officer spoke with the resident and advised him to remove the tarp and place a fitted vehicle cover over the vehicle.

314 Martingale Dr – Case was opened 11/12/24 : Case was opened in reference to indoor furniture located in the right of way. A notice of violation was prepared and sent with no response from the property owner. A hearing is being scheduled.

6138 Blue Lantern Rd – Case was opened 11/19/24 : Case was opened in reference to two junk vehicles that do not meet operational requirements and are stored in the wooded area of the property. A notice of violation was sent, a hearing is being scheduled to address the non-compliance.

6069 Burlington Rd – Case was opened 11/19/24 : Case was opened in reference to minimum housing violations including some minor decay on the main structure façade and the non-maintained broken fence. A hearing is being scheduled.

III. Sedalia Community Park Update was presented by Mayor Morgan. In April of 2024, after the Sedalia Park Master Plan was adopted, Paul Kron with Foothills Planning began contacting some contractors for things like the park picnic shelter, gazebo and playground equipment. While the engineers are working on getting the park plans together to go through review with county planning. The Town will continue to follow up with the contractors. One thing completed by the engineering firm is the topographic survey (shown during the meeting). The four phases included in the scope of services are wetland/stream delineation, topographic survey, design/permitting coordination and assist with overseeing construction plans, drawings and materials. One company that has submitted quotes is Backyard Showcase, they have submitted two quotes. One quote for a 16x20 picnic shelter and another quote for a 30-foot octagon shelter. Both quotes include the cost of onsite assembly. A second company, Playground Boss, submitted quotes as well which included various items pertaining to the playground structure including the foundation, installation and assembly. There was further discussion about the aesthetic of the park and the desire to ensure that the Town gain clarity on whether the installation for each section would include the proper ground treatments and foundation as sometimes this is not included. There was further discussion about the vision for the park.

IV.

Flood Plan Mapping Update was presented by Mayor Pro Tem Faison. During the first week of December 2024, the Town received an update from the Dept. of Homeland Security Federal Emergency Management Agency (FEMA) regarding the Flood Insurance

Map (FIRM) and the Flood Insurance Study (FIS) report for Guilford County. We learned about the updates that needed to be made by FEMA earlier in the year, but it took a while for those maps to be finalized. The preliminary Flood Insurance Rate Map includes proposed flood hazard information for certain locations within the Town of Sedalia, as well as for other jurisdictions in the county. The base of this study is a 1% annual chance of a flood, based on elevations, zone designations, or regulatory floodways. If the proposed flood hazard determinations are finalized, this will become the basis for the floodplain management measures that the town must adopt to qualify for participation in the National Flood Insurance Program (NFIP). Communities that are participating in the NFIP could reduce flood risk, lower flood insurance premiums, and protected species and their habitat. Records show the Town of Sedalia has been a part of the NFIP since June of 2007. Before any new or modified flood hazard information is effective, FEMA will provide the community officials and citizens with an opportunity to appeal the report that is posted on the website. The agency is required to provide an explicit process of notification and appeals for the community and for private residents, prior to their office making the final determination. The appeal period is 90 days, and any owner or lease of real property in the community who believes his or her property rights will be adversely affected by the proposed flood hazard determination may appeal to the Town or to the agency. It is important to note that the sole basis for such an appeal must indicate that the proposed flood hazard determinations are scientifically or technically incorrect. The Town must review and consolidate any appeal data submitted and issue a written opinion stating whether the evidence provided is sufficient to justify an official appeal by the community in the Town's own name or on behalf of the interested parties. Names and addresses have been provided where the data should be mailed. The agency is required to deal only with the local government as the representative of all local interests. Appeal submittal will be resolved by the consultant with officials of the local government involved by an administrative hearing or by submission of the conflicting data to an independent scientific body or an appropriate Federal agency. At the end of the 90-day appeal period, following a resolution of any appeals, a letter of final determination will be sent finalizing the report, and an effective date will be established. Mayor Pro Tem showed a series of maps the Council and attendees. These maps indicated the floodplain areas in Sedalia. These flood zones haven't changed since former years. Sedalia Rd, Jennie Dr and Creek Ln were among the roads that were shown on the maps. The map also shows that part of the floodplain area is relatively close to the dead-end sections of Burnside Rd and Bouges Way. Also, during the heavy rain in January 2024, a resident on Gateway Dr contacted the Town about significant flooding on her property. There was a picture from this occurrence shown to the Council and attendees. The Town contacted the county watershed-stormwater staff. We were later connected with Guilford County EMS, who then connected us with NCDOT. The owner eventually got assistance from DOT as they installed piping to help prevent rainwater from collecting in that area. DOT also cleaned out the culvert traveling under the road, which often gets clogged up with vegetation and other objects from the creek behind the property. This incident seems to be an appeal worthy situation; however, it may be difficult to prove that this should be included in the flood zone.

V. NCDEQ Grant Update was presented by Councilman Sharpe. A few months ago, there was a mix-up of two grant awards. With some investigation, this issue was resolved and the Town staff is now back on track with each individual grant. It was learned that the OSBM grant is a directed grant, which basically means the funds can be used towards whatever the Town sees fit. The DEQ grant has been updated to go towards the feasibility study. All grants are current and all adjustments to resolve this mix-up have been submitted to all parties and all changes have been approved. Due to the slower pace with the Town's water and sewer project, a request to extend the timeframe to utilize funds was submitted. This request was approved, and the new deadline is now December 31, 2026. This new timeframe is set to include the adjusted scope of work, which will now show legal fees and coordination with the Town's Interlocal Agreement (ILA). The adjusted scope of work was prepared by Jesse Daye of PTRC.

To date, \$20,347.44 has been spent on the study itself from the OSBM account, there is \$29,652.56 remaining. Once the funding is received from DEQ, the Town will transfer \$20,347.44 from the DEQ account to reimburse the OSBM account for funds previously used towards the study.

VI. Gotcha Towing Contract Renewal presented by Councilwoman Wrenwick. Gotcha Towing has partnered with the Town of Sedalia for a few years now and is used to remove vehicles in violation on an as needed basis. It was decided that the contract will be renewed to include the removal of cars parked in "No Parking" zones as well as cars that are in direct violation. Removal is based on a "Call in Only" basis at the discretion of the Town staff. Councilwoman Wrenwick made the motion to approve the contract for Gotcha Towing. The motion was seconded by Councilwoman Jones. Motion carried.

VII. Stone Landscaping and Creation Contract renewal presented by Mayor Pro Tem Faison. Stone Landscaping and Creation has been the landscaping company for the Town of Sedalia for many years. The contract fee remained the same from 2024 to 2025. There were a couple changes to the contract to include the correction of errors in the monthly rate from \$375 to \$400 per month, changing the annual fee to be changed from \$4,500 to \$4,800. Mayor Pro Tem Faison made the motion to approve the renewal of the contract for Stone Landscaping and Creation to include the corrections noted regarding the rate of pay. Councilwoman Jones seconded that motion. Motion carried.

VIII. NCLM Council Academy Training Update was to be presented by Councilwoman Jones. It was decided by the Council to move this section to the next Council Meeting for the sake of time. The council unanimously agreed.

IX. Review details regarding the Webb House proposal presented by Councilwoman Wrenwick. There was a letter presented to the Council that was left some time ago in the box on the front of the Town Hall building. This letter arrived without an envelope and without any further details other than the request for fundraising assistance to pay for

the taxes for the “Webb House” a home located just across the street from Bethany Church and next door to Charlotte Hawkins Brown Museum. There was discussion about the Town’s previous bid to purchase this home and the Town’s vision for the future of this home. There was discussion about the best approach to proceed with communications with the Church’s representatives to find out if the home will be available for purchase once the taxes are paid. It was recommended by Councilwoman Jones that an official letter from the Town should be sent addressed to the Representatives of the Church who would be overseeing the details of the fundraiser. There was some discussion regarding a reasonable price that would work for both the Town and the Church. It was decided that the letter should simply offer the option to purchase or at least receive first dibs on the property in exchange for the Town offering to settle the tax debt. The Council agreed that this would be the best direction. Administrator Dungee will generate the letter and send it out and update the Council once she hears back from the Church.

D. CITIZENS COMMENTS

Councilman Michael Sharpe, 916 Rockhurst Dr – At the entrance of Imperial Estates the sign is currently missing the letter “M” would the Town be responsible for replacing this? It has been missing for some time now. Administrator Dungee stated that this has happened in the past and that the Town would look into it but that without having the contact information for the original sign maker it may be hard to match the letters/material. She also stated that this sign was paid for by the residents of Imperial Estates and used to be maintained by them but that has since dwindled down. Councilwoman Jones added that she was in possession of the contact information of the company that constructed the original sign, and she would forward that information to the Town. Jay Riehle, 302 Sharonwood Dr stated that he may possibly be able to recreate this from wood if the Town would be willing to obtain the materials. He stated that paint would also be needed to match the letters. The Council agreed that this may be a good idea as well and for Jay to keep the Town posted as to whether this would be possible, and the cost associated with this project.

Marian Jeffries, 609 Sedalia Rd – Code Enforcement is preparing for the next steps in demolition of the Goodall House. If the Town is going to have to pay for this demolition, would the Town consider purchasing the land? Mayor Morgan stated that the Town probably would be interested in purchasing the land but the owner has it listed for about \$200,000 and that is more than the Town would like to spend.

Councilwoman Shinta Wrenwick, 6201 Bouges Way – What is the Lien amount on this property since the Town has been mowing and maintaining the land there? Administrator Dungee stated that there is no lien associated with this property because there was never an ordinance adopted pertaining to this property. The reason for this being that there are so many heirs to this property, despite efforts to contact there has been no response. It would cost the Town more to investigate all potential heirs than it does to simply trim the grass.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on January 16th
- The next Town Council Agenda meeting will be held on January 27th
- The next Town Council meeting will be held on February 3rd

Meeting adjourned at 9:37pm.

Submitted By:




Brittany Shaw, Town Clerk

2/3/2025

Date

Approved By:



Howard Morgan, Mayor

(SEAL)

