



**TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
July 7, 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 proposed changes was made by Councilwoman Jones and seconded by Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve the minutes from the June 2, 2025 Town Council meeting was made by Mayor Pro Tem Faison and seconded by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report by ACE Code Enforcement.

The Code Enforcement Officer could not attend the meeting. The report will be presented next month.

II. Live Burning Details

Mr. John Terry, with the Guilford Technical Community College (GTCC) Fire Academy, explained that incoming firefighters are trained by burning houses, which is a cost-effective method of demolition. He plans to conduct a live burn at 6117 Burlington Road on October 11, 2025. Another house is also proposed for burning in October; however, a date has not been set due to pending asbestos abatement and air quality assessments. An inspector will take samples and send them to a lab for asbestos testing, which typically takes 2–3 weeks. If abatement is required, it must be completed by the property owner no later than September 1, 2025.

Training signs will be placed along the road prior to the burn, and fire trucks will remain off the roadway.

Councilwoman Wrenwick inquired about the proximity of the shopping center to potential smoke or flames. Mr. Terry responded that the structure is more than 50 feet away from the shopping center and that adequate water will be available to control the fire. He hopes weather conditions will allow the smoke to rise vertically.

Councilman Jones asked about the differences between black and white smoke. Mr. Terry explained that smoke color depends on the materials being burned. The goal is to burn the house down to the basement to minimize cleanup. He ensures that electricity, gas, and other utilities are shut off, and leaves and other debris are removed beforehand.

Mayor Morgan asked about asbestos testing and remediation. Mr. Terry clarified that it is the owner's responsibility and that documentation must be provided to show completion.

Councilman Sharpe asked whether there would be any traffic detours. Mr. Terry responded that no trucks would be on the road, but there could be onlookers.

Marian Jeffries asked what would happen if the property owner misses the abatement deadline. Mr. Terry replied that it must be completed by the end of the year, or the burn will not take place.

Councilman Sharpe noted that there will be three burned homes in town, one due to an accidental house fire, and he asked what recourse the Town has if a burned structure remains and is not cleaned up. Mr. Terry indicated that it becomes an insurance matter. Councilman Sharpe then asked whether the Town will be notified once the insurance investigation is complete and the debris can be removed.

Administrator Dungee responded that the owner must inform the Town if there is a need due to the status of any violation. If the property is deemed a nuisance, a code enforcement violation may be issued to address debris removal.

Councilwoman Wrenwick added that there was a previously burned and rebuilt home that remained on the code enforcement list. Mr. Terry stated he informs property owners of their responsibility to remove debris.

McLeansville Fire Chief Tommy Gregory noted that the burn will be used for internal training and added that he will partner with Mr. Terry on the second house, as it falls within their fire district. He invited Council members to contact him or attend fire board meetings.

III. Community Park Update

Paul Kron, with Foothills Planning + Design, PLLC, reminded the Council that the \$500,000 American Rescue Plan Act (ARPA) grant must be spent by December 31, 2026. Additionally, a second matching grant of \$343,000 is available. He requested that the Council expedite approval of the proposed construction management guidelines and schedule in order to meet the grant deadline.

There are five construction phases:

1. **Bid Package and General Contractor Selection** – Includes defining what is required to build the park. This step must be completed quickly.
2. **Site Preparation and Utilities** – Involves tree removal and rough grading for trails, picnic shelters, restrooms, etc. A well will be drilled, and water and electric lines installed.

3. **Installation of Structures and Playground Equipment** – Most companies both sell and install the equipment. While it may be more cost-effective for a general contractor to handle this, the current plan is for the equipment vendor to complete installation, as they are familiar with their products.
4. **Surface Improvements** – Includes gravel for parking areas, wood chips and gravel for trails, and concrete for sidewalks and ADA-compliant pads.
5. **Installation of Signs, Furniture, Fixtures, and Lighting** – Final touches to complete the park.

If the proposed schedule is followed, the project should be completed by September 2026, several months before the grant deadline.

Mr. Kron asked if the Council had any changes to the construction tasks or schedule and what level of involvement they wished to have in contractor selection, project management, product ordering, and delivery. He reminded the Council that he was hired as the point of contact and will coordinate with Administrator Dungee.

Mayor Pro Tem Faison stated the Council had selected green metal roofs for all three pavilions, red western cedar wood prairie-style structures, a 30x40-foot rectangular pavilion, and a wind chime tower. The Council will be kept informed of any necessary or significant changes and will receive quarterly reports.

Councilwoman Jones asked how hot coals from grills would be disposed of. Mr. Kron responded that a firebox will be provided for coals and signage will instruct visitors to take used cooking oils home. Administrator Dungee added that the town plans to hire a part-time parks and rec employee who will maintain the grounds once the park opens.

Mr. Kron asked if the Council wanted to review and approve the list of proposed park products. Concerns were raised about not being able to see any of the structures from Backyard Showcase (BYS). The Council decided to visit local parks for reference, including Barber Park, Northeast Park, Triad Park: Field of Honor, Keeley Park, and Country Park. The deadline for completing these visits is July 14 to keep the project on schedule. Delays in selection could jeopardize the ability to meet the December 2026 grant deadline.

Yvonne Eason, Principal of Sedalia Elementary School, asked if anyone would verify whether the playground equipment is accessible to children and suggested surveying students to ensure their needs are met.

Mr. Kron added that if the Town hires a general contractor, they will oversee the entire project and hire subcontractors as needed. He will coordinate with them to ensure quality. It was noted that local residents may assist with construction. The next step is to issue bid requests and interview contractors. Powell Bill funds may be used for road or sidewalk construction.

IV. Stormwater Update

Mayor Pro Tem Faison provided an update on stormwater management. The N.C. Department of Water Resources (DWR) is in the process of readopting the Jordan Lake Nutrient Rules, with implementation expected in 2027. DWR is currently soliciting feedback from local governments on the draft Jordan Lake Nutrient Strategy. Council members should submit comments to Administrator Dungee by July 15. She has a meeting with DWR on that date.

The purpose of the Jordan Water Supply Nutrient Strategy is to restore and maintain nutrient-related water quality standards in the B. Everett Jordan Reservoir, protect its classified uses, and maintain or enhance protections in existing water supply watersheds. The strategy aims to reduce the average annual nitrogen and phosphorus loads delivered to the Haw River and New Hope Creek watersheds.

The Nutrient Management Strategy requires participating jurisdictions to develop and submit either a conventional load reduction plan or an individual investment-based load reduction plan. The latter option allows parties to join a group compliance organization.

For the investment-based plan, the Town would be charged an acreage rate of \$1,249, based on 131 acres. The accuracy of the 131-acre figure was questioned, and Administrator Dungee will confirm it. Although implementation is not required until 2027, this will need to be factored into next year's budget.

D. CITIZENS COMMENTS

Paul Kron asked about the status of the Extraterritorial Jurisdiction (ETJ) and Interlocal Agreement with the City of Greensboro noting the Town has contracted him to work 15 hours on these projects. Administrator Dungee responded there is a draft of the Interlocal Agreement that the Town needs to review. Mayor Pro Tem Faison commented the Council is contacting people to help with developing the ETJ.


E. ANNOUNCEMENTS

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

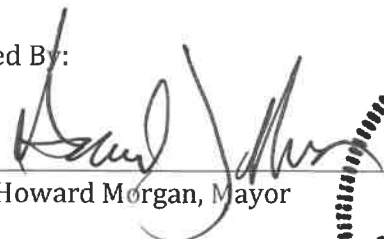
- The next Planning Board meeting will be held on Thursday, July 17, 2025
- The next Town Council Agenda meeting will be held on Monday, July 28, 2025
- The next Town Council meeting will be held on Monday, August 4, 2025

Meeting adjourned.

Submitted By:


Cam Dungee, Town Administrator

Approved By:


Howard Morgan, Mayor

