



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
February 24, 2025
7PM**

Meeting Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:03 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, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.
- **Absent:** Mayor Pro Tem Faison - Pre-Approved Absence

A. MOTION to amend meeting agenda to move item V to the March Town Council Meeting made by Councilwoman Jones. The motion to approve the agenda with changes was made by Councilwoman Jones and seconded by Councilwoman Wrenwick. Motion carried.

B. MOTION to approve the minutes from the Councilwoman January 27th, Agenda meeting was made by Councilwoman Wrenwick and seconded by Councilman Sharpe. Motion approved.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

Water Feasibility Study (-57) balance:	\$28,403.06
American Rescue Plan (-56) balance:	\$133,707.47
Powell Bill Fund (-48) balance:	\$145,954.14
Guilford County ARP Funds (-37) balance:	\$58,784.71
Savings Account (-21) balance:	\$217,625.10
Checking Account (-05) balance:	\$46,891.89

There was a transfer of \$22,500.00 from savings to checking to cover monthly expenses. There was a transfer of \$1,250.00 that was to replace funds that were taken from the checking account to cover expenses related to the water feasibility study which should have been taken from the water account instead. These funds were transferred from the water account back into the checking account. The NC Capital Management Trust continues to gain interest on funds that have been moved into that account. As the Council sees fit, Councilwoman Wrenwick stated that she would move funds into this account to continue to grow the fund.

II. Planning Board Meeting Update

Planning Board Vice-Chair Jeffries stated that the Planning Board did not meet on February 20th as the snow and inclement weather caused their meeting to be canceled. They will resume meeting on Thursday March 20th.

III. Demolition Vendor Proposals presented by Councilman Sharpe

During a previous Town Council meeting, the board adopted an ordinance to abate the minimum housing violation on the property located at 6270 Burlington Road. This step leads to a lien being placed on the property. The main structure on this property has been inhabitable for several years now, and the town has given the owner more than ample time for compliance.

As the town proceeds in the next steps on this violation case, several companies have been contacted in request for quotes on asbestos inspections, and quotes for demolition. Enclosed are the quotes received so far, most of which are cost estimates for the asbestos testing, given the age of the home. The town is still waiting for a few more quotes to come in, and those will likely be reviewed at the following Town Council meeting in March. There are two other units located on this same parcel of land, one of which is near the main structure, and it may also be inspected for potential violation in the near future. Once all information and materials have been processed, the property owner will be contacted and informed of the intended steps moving forward. The quotes received were as follows:

EME Industrial Services LLC

House#1

Asbestos Inspection: \$600

Demolish and Dispose of residence including footings and foundations. Lot to be left rough grade: \$8,339

House # 2

Asbestos Inspection: \$600

Demolish and Dispose of residence including footings and foundations. Lot to be left rough grade: \$3,988

Carolina Asbestos

Rates for asbestos start at \$450

Rates for typical demolition can range from \$650 to \$900 give or take.

God's Way Tree Service

Asbestos Report and Removal: \$750

Demolition of House #1: \$13,500

Demolition of House #2: \$1800

Grand Total of Estimate: \$16,050

Pilot Environmental INC

Asbestos Survey analysis and report: \$650

The Community Chests Junk Removal

Asbestos Test- third party company: \$1,000

Demolition of House #1: \$23,735

The Menher Group

Demolition of House #1(Including Asbestos Testing): \$22,000

Demolition of House #2: \$9,000

There was discussion about each quote to compare the basics. The consensus was that the initial goal should be to determine if Asbestos is found on this property. Councilwoman Jones asked if the Town should consider contacting Guilford County Environmental Services to see if they would offer a quote and potentially be cheaper. The Council agreed that this should be determined.

Marian Jeffries – asked whether the Town was considering purchasing this property after completing the demolition. She noted that the taxes were behind on this land and that they total approximately \$11,000. Mayor Morgan stated that the land is easily worth a couple hundred thousand dollars. He wasn't convinced that the family would be interested in selling or letting that go. He did clarify that the price for the demolition will be added as a lien to the property once completed and the Town will be paid in the event that the property is sold unless paid otherwise.

IV. Proposal for BOA Attorney Services presented by Mayor Morgan.

Experienced Local Government Attorney with a demonstrated history of managing a law office. I managed a law office of 20+ legal professionals. I handle legal aspects of economic development deals and Public/Private Partnerships. I manage litigation for my agency and try cases from condemnation to civil liability. I work with elected officials, city & county leaders and department heads. I handle matters, including government contracting, intellectual property, information technology, code enforcement, employment law and land use (zoning & planning). My background includes law enforcement legal advising. I am a military veteran - U.S. Army JAG Corps.

Native of Robersonville in Martin County, NC. I now live in Greensboro (Lake Jeannette area).

Academic

- Howard University, BA '87
- UNC School of Law, JD '90

Work History

- US Army JAG Corp (Schofield Barracks, Hawaii)(military veteran)
- City of Charlotte (Asst. City Attorney)
- NC General Assembly (Staff Attorney)
- City of High Point (Police Attorney)
- City of Winston Salem (Deputy City Attorney)
- City of Greensboro (Chief Deputy City Attorney)
- Gaston County (Deputy County Attorney)
- Durham County Attorney
- Retired from City/County municipal staff work, now in solo private practice

While with the City of Winston-Salem, I began advising and serving as conflicts counsel with the appointed Zoning Board of Adjustment. I also served in that capacity for the City of Greensboro. I have advised municipal and county planning and zoning boards and officials for several years.

My suggested rate for hourly legal services is \$225. If I am retained for a project or lengthier engagement, we can negotiate a project rate that will likely come out to a lower hourly rate. I remain available by phone or email.

There was discussion regarding the purpose of hiring a second attorney, which is due to the fact that, should the Town of Sedalia need to go to Superior Courts regarding the current pending case against the Town in relation to a Code Enforcement violation, the BOA would require a separate attorney as required by the law. Councilman Sharpe asked whether there was a need to negotiate the contract rate prior to approving this proposal. After discussion it was determined that the rate could be negotiated post approval as the contract will be signed at a later date.

Councilwoman Jones made the motion to solicit Attorney Alan A Andrews for the Town of Sedalia BOA Attorney. Councilwoman Wrenwick seconded the motion. Motion carried.

V. GFL Services Proposal presented by Councilman Sharpe.

Around June of 2024, the Town Council was considering a change in service for the town's garbage and recycling services. Sedalia has been under contract with Republic Services at least since 2014. Due to the annual rise in costs for collecting and disposing of the towns trash, and the many discrepancies over the years, the Council would like to consider a new contract and hope to potentially have a better outcome with Green For Life (GFL) Services. Enclosed is a draft contract for curbside service, including the terms and cost of the agreement. Below is a summary of what would be the residential weekly and monthly collections. If agreed upon, it may also include the 3 businesses in town, but they would be provided with the same size carts and collection schedule if interested. This factor has not been yet determined with GFL. The

monthly charge for once per week residential/hand commercial curbside trash and once per month residential recycling collection to CUSTOMER from CONTRACTOR shall be:

- A 95-gallon trash cart emptied one time per week for \$14.88 per household
- A 95-gallon recycle cart emptied once per month for \$4.12 per household
- Unit Rates include landfill and/or processing fees.

CONTRACTOR will provide a thirty cubic yard Rolloff in Spring and Fall for Residential Town clean-ups. There will be no charge for rent and hauling of dumpsters. Town will be responsible for disposal fees. Residents will bring acceptable residential bulk items to the dumpster for hauling. This does not include construction and demolition material, yard waste, white goods, electronic waste, tires, containers with liquids or any other item not accepted by the NC landfills or by the local waste transfer station.

Councilman Sharpe wanted to point out that according to the contract the pickup for trash would be once per week and the recycle pickup being 1 time per month. Councilwoman Wrenwick noted the 6am required time for the bins to be at the road being earlier than the current requirement and the need to inform residents should this time take affect. There was discussion regarding the section of the contract that stated that "Special Collection" exceptions regarding those who are disabled or elderly. This was noted to be the case currently with the existing trash and recycle company. There was further discussion about home off the main roads and their current method of access for trash pickup. There was discussion regarding the once per month recycle pickup in the proposal.

Alfred Walker – There are times throughout the year when that recycle bin fills up quickly and I need the second dump within the month. I am not sure that once per month will work.

Mayor Morgan asked about the cost difference of having the additional pickup added to the contract in comparison to the existing contract which already includes the second pickup. He also stated that having that second pickup during the month is a good idea because it can fill up quickly.

Councilman Sharpe pointed out the 5yr term for the proposed contract and asked the Council to make a note of that. He also added that the annual fee will increase annually and would like to consider the difference between the increases of each company.

Councilwoman Jones stated that she doesn't believe the grass to always be greener on the other side. She asked the Council and residents present if anyone had previously had complaints from the existing company? Mayor Morgan spoke about the incident that took place a couple years ago where he was almost removed from the route due to an oversight. He had to contact the office to get that resolved.

Councilman Sharpe brought the last page of the contract to the Council's attention referencing Exhibit A which reads:

"Residential Curbside Trash and Recyclables Collection - The monthly charge for once per week residential/hand commercial curbside trash and every other week residential recycling collection to CUSTOMER from CONTRACTOR shall be:

CONTRACTOR provided 95 gallon cart emptied one time per week for Trash -\$14.88 each

CONTRACTOR provided 95 gallon cart emptied once per month for Recycling-\$4.12 each

Unit Rates include landfill and/or processing fees."

There was discussion regarding businesses located in Sedalia and the former gas leak from the 90s that affected the soil and water at the former gas station located just down Hwy 70.

The consensus was that the Council would seek clarification on the items highlighted above in the GFL proposed contract before proceeding with a decision.

D. CITIZENS COMMENTS

Mayor Morgan spoke about the Sedalia Film Festival that took place at the Charlotte Hawkins Brown Museum on Saturday February 22nd. This was the first of its kind here in Sedalia and featured 4 films, some by small filmmakers and one by a major producer. One of the films highlighted the Palmer Memorial Institute. It was very nice and informative.

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 March 3rd
- The Planning Board meeting will be held on March 20th
- The next Town Council Agenda meeting will be held on April 7th

Meeting adjourned at 8:20pm

Submitted By:

Brittany Shaw

Brittany Shaw, Town Clerk

Approved By:

Howard Morgan

Howard Morgan, Mayor

Date

3/31/2023

(SEAL)

