



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
April 5, 2021  
7PM**

**Minutes**

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- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom by Mayor Morgan.
- **PRAYER:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, Councilwoman O. Jones, and Councilman Meachem

**A. MOTION** to approve the agenda with the addition of a Resolution Honoring Jeanne Rudd and Water and Sewer Meeting Discussions was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Ms. Ruth Emory with ACE provided an update on the current code enforcement report. There are two structures in violation at **5904-5910 Blue Lantern Road**, a mobile home and a stick-built housing structure. The owner indicated a controlled burn was planned for June; however, Ms. Emory spoke with the Fire Chiefs and the Fire Marshal and neither are aware of a controlled burn. A hearing on this case has been scheduled for April 15<sup>th</sup> to discuss the mobile home and stick built structure.

At **401 Sedalia Road**, one disabled/junked vehicle remains. The vehicle will be removed from the lot, but the owner has requested a two-week extension due to wet ground. At **304 Martingale Drive**, a vehicle without a visible tag was parked partially on the street. It was assumed the vehicle was abandoned and Highway Patrol was contacted to tow the vehicle. The residents at this address were contacted and a new tag was placed in the window of the vehicle. The vehicle remains parked partially on the street. The residents will be contacted to see if the vehicle can be moved to the driveway. At **6252 Burlington Road** a Notice of Violation was sent for multiple disabled vehicles located on the property.

At **6259 Burlington Road**, partial demolition and renovation of the house is currently progressing. There were some delays in getting the necessary permits, but the permits have now been received. It is anticipated renovation will be completed by May 2021. At **6117 Blue Lantern Road**, a Notice of Violation was sent for open storage of several garbage bags, folding chairs, tow dolly, and file cabinet in the yard. The garbage bags have

been removed and the area has been cleaned up some, but the other items still remain. A hearing is scheduled for April 15<sup>th</sup>.

Cases that are abated and closed are at **6309 Jennie Drive** (two disabled vehicles), **6309 Rolling Acres Drive** (emergency minimum housing violations/unauthorized entry), **1119 Palmer Farm Road** (disabled vehicle/open storage), **6103 Blue Lantern Road** (no DCC or permit for accessory structure), **5906 Stewart Bend Road** (open storage/discarded mattresses), **1119 Palmer Farm Road** (minimum housing standard) **401 Sedalia Road** (no DCC or permit for garage), **625 Morgan Summers Road** (disabled vehicle), **6019 Blue Lantern Road** (discarded bathroom fixtures/boxes), and **6101 Blue Lantern Road** (discarded vehicle parts, tire, and truck bed).

## **II. American Rescue Plan Act**

Councilwoman Wrenwick reported on a webinar she attended for the American Rescue Plan Act. Some of the points she obtained was the Town of Sedalia will receive \$200,000 in two payments directly, and this will be received at \$100,000 in two increments. It is understood that the town will not have to go through the County to receive these funds. The total amount received is based on the Town's pre-pandemic budget and cannot be more than 75% of the most recent budget. Each local government must keep concise documentation of how the funds are used. If precise details are not provided to the federal government on how funds were spent, the federal government can request all funds be returned. Councilwoman Wrenwick suggested the Town open a separate account for the funds help remedy any confusion. During the webinar, a town was used as an example of how they were required to return over 200,000 due to their inability to clearly document funds.

Other information received was the funds are able be used for COVID-19 relief and for hourly wages. Also, the funds can be used to make up for any reduction in revenue, such as a decrease in taxes or income, but the Town must be able to prove it is a makeup situation. Mayor Morgan commented he was in a meeting with the County manager, and right now they are still trying to determine everything that can be covered with the funds. It was said that funds could possibly be used for water and sewer infrastructure, construction of the walking trails, and for assisting local schools or non-profit organizations. Clerk Dungee mentioned that hopefully the funds could be used to assist people who aren't working due to COVID and are unable to pay property taxes. Councilwoman Wrenwick added all the rules regarding the use of the funds have not been established yet, but one city worked through a non-profit organization to provide assistance to residents. She added the funds should not be used for items covered under the Infrastructure Bill if the Town plans to also receive from the American Rescue Plan. However, the Infrastructure Bill has not passed, and is directed towards transportation and road projects. One rule is that all funds must be used by 2024.

## **III. Development Ordinance Revisions**

Clerk Dungee detailed some of the proposed revisions in the Town's Development Ordinance. Several of the revisions were discussed during the work session held via Zoom on March 10<sup>th</sup>. Council members were asked to review the proposed revisions in the

development ordinance and to submit any changes, additions, or other edits to Clerk Dungee. Once the development ordinance revisions are finalized, the document will need to go to public hearing. Clerk Dungee indicated the revised development ordinance must be adopted by July 1; therefore, the public hearing will need to be held on either May 3 (preferred) or June 7. A few changes were discussed, but for the sake of time, the board members were asked to review the ordinance on their own and report comments to the Clerk prior to the next meeting

#### **IV. Water & Sewer Updates**

Mayor Morgan provided a summary of a virtual meeting held on March 22<sup>nd</sup> with Southeast Rural Community Assistance Project, Inc. (SERCAP). The purpose of the meeting was to discuss Sedalia's projects, needs, and ways in which SERCAP can assist the Town. SERCAP provides services for water and wastewater infrastructure, and housing and community development. It is a federally funded organization to advocate on behalf of rural towns at no cost to the Town. SERCAP has a loan program to help homeowners get a loan to repair or replace their well and are also developing a loan program for septic systems as well. Another means of assistance is they can help repair dilapidated homes for elderly persons on a fixed income.

Mayor Morgan provided a summary of another virtual meeting held on March 23<sup>rd</sup> to discuss water and wastewater options for the Town. Mayor Morgan detailed the needs for water and sewer within the Town. It was noted the City of Greensboro does not extend water and sewer to areas outside the City or to areas without an agreement to be annexed into the City. Also, if Greensboro were to provide water, it would also want to provide sewer as well. During this meeting it was discussed that ChromaFlow is a wastewater treatment facility for residential and industrial uses. Discharge of the wastewater could either be subsurface which is permitted by County Health, or by irrigation or discharge to public waters which is permitted by N.C. Division of Water Resources. It was suggested that the Town reach out to Mr. Rodney Spears with the USDA to determine if there are grants to fund a study to determine whether soils within the Town are suitable for subsurface discharge.

Mayor Morgan attended another meeting with County Commissioner Skip Alston to also discuss water and sewer in the Town. He will share more about this later in the meeting.

#### **V. 2021 Spring Litter Sweep**

Councilwoman O. Jones provided information on the Town's NCDOT 2021 Spring Litter Sweep. Interested participants should meet at the Town Hall parking lot at 9 am to pick up supplies. Please wear a mask and practice safe distancing. Also, a dumpster will be available for residents to discard of unwanted items. Paint, household chemicals, and electronics are not allowed in the dumpster. There were questions whether the grass on the side of the road would be mowed prior to the Litter Sweep. It is unknown, but Clerk Dungee mentioned in early April, NCDOT would be removing a few trees that fell during the ice storm and it is possible the grass would be mowed then. Mayor Morgan noted Guilford County landfill now has a flat fee of \$12.00/load. For the Town's event, it was decided to have someone at the Town Hall to ensure that only Sedalia residents dispose of items in the

dumpster. Clerk Dungee will develop a schedule by alphabetically assigning each person a 30-minute slot.

## **VI. Water & Sewer Meeting Discussions**

Mayor Morgan provided a summary of a meeting with County Manager, Michael Halford and Assistant County Manager, Jason Jones. In this meeting Mayor Morgan detailed the need for water and sewer in Sedalia. There were concerns that water and sewer lines run through Sedalia, but the Town is not able to tap into the lines. Also, there was a discussion regarding the American Rescue Plan Act funds the Town will receive. The Town may be able to use these funds for a water and sewer feasibility study, walking trail construction, or broadband internet. Some residents attending the meeting expressed that they have slow and/or choppy internet service. It was said that there are probably many others having internet as well. It was also mentioned that funds may be used to help local schools or churches.

## **VII. Resolution Honoring Jeanne L. Rudd**

Clerk Dungee stated that former Mayor Jeanne Rudd died recently and when they learned of this news, she and the Council wanted to honor her for all her contributions to the Town of Sedalia, and also extend condolences to the family. The Clerk read the Town of Sedalia's Resolution Honoring the Life and Service of Jeanne L. Rudd. Ms. Rudd passed away on March 28, 2021. She also added that those who knew her well could vouch that she had a big heart and cared about young people.

**MOTION** to adopt the resolution honoring Ms. Rudd was made by Councilwoman Wrenwick and seconded by Councilman Meachem. Motion carried.

## **D. CITIZENS COMMENTS**

\*Howard Morgan, 6208 Blue Lantern Road, expressed concerns about trash carts left on the side of the road particularly along US 70 /Burlington Road between the stop light and Zaxby's. Clerk Dungee stated notices have been sent to some of the homeowners. Councilwoman Wrenwick mentioned in a recently sent Town letter there is information on when to put carts out, but not when carts must be pulled back. Clerk Dungee indicated information on when carts should be pulled back could be sent via the CallingPost or an email, but it may not reach all residents. Mayor Morgan indicated the Town pays for the garbage service. Perhaps consider having those residents that regularly do not pull their carts back to pay for their own garbage service.

\*Serita Faison, 6102 Bogues Way, suggested taping a note to any carts left out at the street. The note could provide information on when carts should be pulled to the street, and when the empty carts need to be pulled back from the street. This could be done during the upcoming Litter Sweep.

\*Clarence Meachem, 201 Dansby Drive, on Martingale Drive water backs up into a yard when it rains. There is a drainage pipe, but it is unclear whether it is blocked. He asked

who to contact to address this issue. Clerk Dungee responded if the issue is in the right-of-way to contact NCDOT, but if not, then the property owner would need to address the issue.

**E. ANNOUNCEMENTS**

All regular scheduled meetings will continue virtually on the Zoom platform until further notice. Each meeting will begin at 7:00 pm.

- The next Planning Board meeting will be held on April 15<sup>th</sup>
- The 2021 Spring Litter Sweep will be held on April 24<sup>th</sup> at 9:00 am
- The next Town Council Agenda meeting will be held on April 26<sup>th</sup>
- The next Town Council meeting will be on May 3<sup>rd</sup>

Meeting adjourned.

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Clerk

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)