



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

Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:01 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(Remote), Councilwoman Wrenwick, and Councilman Sharpe.
- **ABSENT:** Councilwoman Jones

A. MOTION to approve the agenda was made by Councilman Sharpe and seconded by Councilwoman Wrenwick. Motion carried.

B. MOTION to approve the minutes from the March 3, 2025 Town Council meeting was made by Councilwoman Wrenwick and seconded by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report presented by Derek Mabe of ACE Code Enforcement.

6270 Burlington Rd – Opened 11/13/23 – Minimum Housing Ordinance was submitted and approved on 2/3/25. Next Steps are to obtain demolition quotes. It was also noted that the Town Administrator has since spoken with the owner who has a proposal for an alternative to the demolition. The Town Administrator and Mayor will meet with the property owner on April 11th to discuss.

6124 Burlington Rd – Opened 12/11/23 -Minimum housing and nuisance junk pile. Delinquent taxes for 2023 & 2024. Hearing was held on 3/27/25, owner did not show.

6020 Blue Lantern Rd – Opened 2/12/24 – Minimum housing case and junk pile. Hearing scheduled for 3/27/25, owner did not show.

204 Martingale Rd – Opened 7/1/24 – Nuisance junk pile/junked vehicles. Hearing was previously held, owners did not show. 2nd notice of hearing will be sent.

6124 Burlington Rd – Opened 7/22/24 – Nuisance ordinance violation, fallen tree. 3/27/25 a new notice of hearing was prepared and sent.

5906 Stewart Bend Rd – Opened 7/29/24 – Nuisance ordinance violation, overgrown lot and junk pile. Owner resolved both issues, case now abated and closed.

6307 Jennie Dr – Opened 8/13/24 – Nuisance violation junked vehicles and overgrown lot. Unable to reach owners, a finding of fact and tow notice will be sent and posted.

6146 Blue Lantern Rd – Opened 8/27/24 – Nuisance violation, overgrown lot repeat violation. Unable to reach owner. A finding of fact order will be prepared and sent.

6210 Riverview Dr – Opened 9/10/24 – Nuisance violation disabled trailer on the property. Hearing was scheduled for 3/10/24, owner did not show. Owner spoke with Code Enforcement Officer and agreed to putting a fitted over the trailer. Pending update.

6003 Rolling Acres – Opened 9/10/24 – Nuisance violation junk pile. Notice sent to the owner. Case has been put on hold by the Town until further notice.

809 Rockhurst Dr – Opened 9/10/24 – Nuisance violation junk pile. Issue resolved, case is abated and closed.

645 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile, hearing was scheduled for 3/10/24, owner did not show. Finding of fact order will be sent to the owner.

400 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile. Hearing was scheduled for 3/10/24, owner did not show. Finding of fact order will be prepared and sent.

502 Sedalia Rd – Opened 9/10/24 – Nuisance violation disabled vehicle and disabled motorhome located on the property. Hearing was scheduled for 3/10/24, owner did not show. Owner spoke with the Code Enforcement Officer and was able to show that both vehicles are in fact operational. Case is now abated and closed.

623 Morgan Summers Rd – Opened 9/17/24 – Nuisance violation open storage items, indoor furniture outdoors along with other miscellaneous items. Hearing was scheduled for 3/10/24, owner did not show. Finding of fact order will be sent.

6137 Blue Lantern Rd – Opened 9/17/24 – Nuisance violation junked vehicles located on the property. Spoke with the property owner and permitted an extension in time to resolve. A hearing was scheduled for 3/10/24, owner did not show. Finding of fact order will be sent and posted.

6102 Blue Lantern Rd – Opened 9/17/24 – Nuisance violation basketball goal holding up mailbox in right of way. Goal was removed, case has been abated and closed.

6023 Blue Lantern Rd – Opened 9/17/24 – Nuisance violation, disabled vehicle. Fitted car cover has been added, issue has been resolved, case has been abated and closed.

206 Grand Oaks Dr – Opened 10/8/24 – Nuisance violation abundance of lumber and pallets on the lawn. A hearing was scheduled for 3/17/24, owner asked for a two week extension which was granted. Pending update.

1119 Palmer Farm Rd – Opened 10/15/24 – Nuisance violation multiple disable vehicles located on the property. Hearing was scheduled for 3/17/24, owner did not attend. Finding of fact order will be sent.

401 Sedalia Rd – Opened 10/15/24 – Nuisance violation open storage items on the bed of a truck. A hearing was scheduled for 3/17/24, owner did not attend. Finding of fact will be sent and posted.

604 Morgan Summers Rd – Opened 10/15/24 – Nuisance violation, open storage indoor furniture outdoors along with a large amount of other various items. A hearing was

scheduled for 3/17/24, owner cleaned up the items and the case is now abated and closed.

6156 Blue Lantern Rd – Opened 10/15/24 – Nuisance violation, broken fence and deteriorated rear deck. Hearing was scheduled for 3/17/24, owner made all repairs, case is now abated and closed.

203 Dansby Rd – Opened 10/15/24 Nuisance violation junk vehicle that appears to be disabled. A hearing was scheduled for 3/17/24, owner did not attend. A finding of fact order will be sent and posted.

304 Martingale Dr – Opened 11/12/24 – Nuisance violation junked vehicle with tarp. Hearing was scheduled for 3/17/24, owner has since removed the vehicle from the property. Case is now abated and closed.

314 Martingale Dr – Opened 11/12/24 – Nuisance violation, indoor furniture located outdoors in the right of way. Hearing was scheduled for 3/17/24, Chair has been removed from the property, case is abated and closed.

6069 Burlington Rd – Opened 11/19/24 – Nuisance violation minimum housing, deteriorating fence and decay on main structure. Hearing was scheduled for 3/17/24, owner has repaired the fence. Case is abated and closed.

6117 Burlington Rd – Opened 1/27/25 – Nuisance violation minimum housing, broken/rotten wood on parts of the home, open storage debris located on the lawn. Case has been put on hold by the Town.

6146 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation minimum housing, structural damage. Notice of hearing will be sent.

6110 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation junked vehicle. Owner has presented documentation to prove vehicles to be functional. Case has been abated and closed.

6144 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation junked vehicle along with trash and debris and other various items. Owner has been contacted; issues were all resolved. Case has been abated and closed.

625 Morgan Summers Rd – Opened 1/27/25 – Nuisance violation junked vehicle. Fitted cover was added to the vehicle to resolve this issue. Case has been abated and closed.

6200 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation disabled vehicle and junk pile located on the property. Notice of violation has been sent to the owner. 6209 Burlington Rd – Opened 1/27/25 – Nuisance violation minimum housing including broken/missing gutters, exposed wood on eaves etc. A notice of violation sent to the owner.

6229 Burlington Rd - Opened 1/27/25 – Nuisance violation junked vehicle and an abundance of storage items located on the property. A notice of violation has been sent to the owner.

904 Rockhurst Dr – Opened 2/23/25 – Nuisance violation junked vehicle located in the rear of the property. A notice of violation has been sent to the owner.

6210 Riverview Dr – Opened 2/23/25 Nuisance violation junked vehicle, a notice of violation was sent, the owner is planning to have the vehicle removed from the property. Pending update.

809 Rockhurst Dr – Opened 2/23/25 – Nuisance junk vehicle with tarp as well as Open storage and misc items located outside. A notice of violation will be sent to the owner.

654 Sedalia Rd – Opened 2/23/25 – Nuisance violation disabled vehicles including campers, a boat etc. A notice of violation will be sent to the owner.

II. Freedom Junk Removal Proposal was presented by Councilman Sharpe. Christopher Howell, owner of Freedom Junk Removal, was present for the meeting. Councilman Sharpe proceeded with the introduction and proposal explaining the background history of Freedom Junk Removal, a locally owned and operated company that is interested in submitting a proposal for the contract of Trash and Recycle disposal for the Town of Sedalia. Freedom Junk Removal launched in 2021, their mission is "To offer fast, convenient and affordable services" The proposal included distribution of one 96-gallon can for trash and 1 65-gallon can for recycling to each property with trash pickup on a weekly basis and recycling pickup on a biweekly basis. It is intended to be a full-service disposal service which includes residential, churches and businesses alike. Missed cans will be addressed the next day, real-time pictures of route stops with missing cans will be available and submitted to the Town. Additional cans can be requested by the owner for an additional cost. The quote for services included \$13 for trash pick up and \$1.95 for recycling pick up. This will be a combined fee of \$14.95 per month per property to be paid by the Town monthly. Also listed on the Cost of r Residential Pickups form, there was a section regarding an annual fee, Equation for estimating "Fuel Surcharge" at 1st anniversary of contract. Fuel Cost-baseline (\$4) x # of residents. Councilman Sharpe asked what this fee would add to the total budget for this service to which Chris Howell, owner of Freedom added that this was worded a but different than intended. He clarified that this fee was built into the quote of \$14.95/property in the amount of \$4 for fuel. Due to the fluctuations of cost of fuel, this clause allows them to bill once per year should the cost rise above the \$4 rate allotted. Essentially, if the fuel averages out to be \$4.10 then the Town would be charged \$0.10 per property on that anniversary to account for the overage. There will also be a one-time delivery fee for the initial mass distribution of the new bins in the amount of \$500. Councilman Sharpe asked what the turnaround time would be for the can request to delivery for new setup. Chris of Freedom Junk Removal stated that he had already started the request and that the printing company is just waiting on the green light to begin production on the cans for Sedalia, should the Town decide to proceed with their contract. Chris also added that the turn around time at minimum would be 4-5 weeks with the plan to schedule delivery of new cans to take place on the same day as the final pickup for the current provider. Councilman Sharpe asked about the possibility of having a larger can for recycling to which Chris responded that this would not be an issue to change that, however the larger can would cost more bringing the total for Recycling from \$1.95 to \$4.50 per month. Councilwoman

Wrenwick asked if glass would be accepted in the recycling pickups. Chris confirmed that yes, glass is an acceptable material. He further explained that to further cut costs the plan is to transport the recycling to Durham for disposal instead of to Greensboro to Republic for disposal due to their rates being higher. He also stated that the pickup day would likely be on Mondays. There was further discussion regarding the existing clientele and their current practices. Administrator Dungee reported that the Town Hall Accounts Payable person, Trish, was able to speak directly to existing clients of Freedom Junk Removal, Village of Alamance and they were former customers of Republic Services who changed over to Freedom Junk Removal and were thoroughly pleased with the service this far. Councilwoman Wrenwick asked if the Council wanted to consider adding this topic to the agenda for the upcoming Council meeting for a formal vote. The Council agreed.

III. Sedalia Land Use Plan Amendment presented by Jesse Day of PTRC.

Jesse took the time to put together a revised concept map to be amended in the Town's Land Use Plan, which will also help with the process of an interlocal agreement with the city of Greensboro. At the previous meeting there were questions regarding the coloring designating the residential mixed use and commercial. As a reminder this map is not about rezoning the land, it is simply a representation of what the projected future plans for this land may detail. There was also question regarding a plot of land which was shaded as potential land to be included in future development, however the land in question is owned by the family of Councilwoman Jones and she expressed the desire to have that excluded from the shading of the map because she is not interested in selling. Jesse explained in better detail, the shaded colors of the map and the changes that were made to better depict the Town's desire to combine the orange and pink areas in efforts to give more flexibility in the 30% commercial use location. The former map restricted the 30% commercial use section to come from only the orange section which was not directly off the main road. It was the council's concern that having mixed-use commercial land located that far back from the main road could potentially create a challenge for businesses to gain exposure due to lack of traffic. Please note that none of the parcels of land have been sold to anyone. The shaded areas are simply the identified study areas. Councilman Sharpe expressed his approval of the updated language in the proposed Land Use Plan wording as it more adequately reflects the desires of the Council. Proposed language changes to the Land Use Plan are underlined below.

Mixed-Use Residential – Areas supporting a medium -to-high density mixture of single family detached and attached residential uses and at least 30% of the area in limited small-scale commercial institutional and service uses within new neighborhoods when served by future with public water and sewer services. The non-residential uses will be clustered in the Town Center portion of the mixed-used residential area.

- Town-Center The Historic Town center (shown in hashed lines) is a part of future mixed use residential will accommodate of Sedalia accommodating a mixture of moderately intensive, community-scale commercial, office, institutional,

recreational, open space and residential (single-family, townhome, live-work and apartment) uses compatible in scale and design with a pedestrian-friendly, small-town 'village' setting on public water and sewer.

Jesse also discussed additional requests from the City of Greensboro regarding annexation details. The City of Greensboro intends to annex land that runs directly up against the Town of Sedalia's boundary lines. Just something to keep in mind.

Jesse concluded by reiterating that this is not a rezoning consideration, only a future land use proposal. With the Council in agreement with the most recent updates to the verbiage of the Land Use Plan document, Jesse will go back and make the requested changes to the map and will submit that to the Town for review. Next steps will be to schedule a public hearing to consider approval and to implement the updates to the Land Use Plan.

IV. Approval of the 2025 Town Audit Contract presented by Councilwoman Wrenwick. Tony Brewer, CPA, is the financial auditor for the Town of Sedalia. The contract proposed is for the physical year July 1, 2024 – June 30, 2025, was read aloud by Councilwoman Wrenwick. Highlights for the contract include the Audit Fee of \$8,500 and the "Fee per major program" which will be applied to any accounts that have grant awards of \$500,000 or more that will need to be included in the audit. Councilwoman Wrenwick added that while they are discussing financial topics, the accountant has encouraged the Council to revisit the topic of raising property taxes at a rate of \$0.15. Administrator Dungee expressed with the caution of raising property taxes all at once and spoke about the potential to do a staggered increase of \$0.05 per year over a 3-year term. Councilwoman Wrenwick stated that a .5 increase would be an additional \$50 on a \$150,000 home, just to give an idea of the impact. Administrator Dungee pointed out that the Town of Sedalia has not raised taxes ever, so this increase is long overdue. As the Town continues to grow, and prices increase it will become necessary for the Town to implement a tax increase to maintain financial stability. Administrator Dungee added that the accountant would have a better idea of the actual amount whether it be \$0.05 or \$0.15 once the rates are made available from Guilford County.

Councilwoman Wrenwick made the motion Councilman Sharpe seconded that motion. Motion carried.

V. Spring Litter Sweep event flyer was presented by Administrator Dungee.

This year's Spring Litter Sweep event will take place on Saturday April 26th. There will be a dumpster on site for reasonable bulk dumping which will be monitored to ensure that this service is not overtly abused. Everyone is invited to come out and help clean up our community. All participants will meet at the Town Hall at 9am to pick up vests, pickup sticks and trash bags which will all be provided by the Town. If you have any questions, please contact the Town Hall office.

D. CITIZENS COMMENTS

Mr. Brown 707 Weddingbrook Dr – I am concerned about what is going on at the Charlotte Hawkins Brown Museum. There are tarps wrapped around the building across from the post office. Administrator Dungee stated that they are currently doing repairs on some of the buildings and the tarps are there to cover the dirt and supplies.

Mr. Brown added that he and his neighbor are seniors and they both live alone, and they have got an increase in spam calls and messages, and they want to know if the Town can help with that to cut that down. Councilwoman Wrenwick offered some information for a Senior Services center in Greensboro that helps with things like this. The information was provided to this resident by an attendee of the meeting.

Mr. Brown was also concerned about the power outages that are happening in the community. The council agreed that this is an ongoing issue and concern. The town has reached out to Duke Energy a few times regarding the increased outages.

Mr. Brown added that there are a lot of trees along the street in their area that are in he right-of-way that need to be trimmed and asked that the Town look into that. The council agreed that they would ask the staff to reach out to DOT to see what can be done.

Mr. Brown complained of pine needles covering parts of the road in his area and wanted to know if that could be cleaned up. Administrator Dungee added that this is not something that DOT does but the Town in the past has paid the landscaping company to take care of that, she will see about getting that added to the schedule for cleanup.

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 April 17, 2025
- The Planning Board meeting will be held on April 28, 2025
- The next Town Council Agenda meeting will be held on May 5, 2025
- Spring Litter Sweep April 26th at 9am

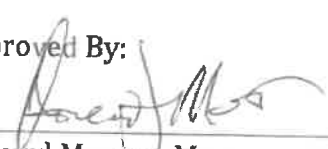
Meeting adjourned at 8:22pm

Submitted By:

Brittany Shaw, Town Clerk

Date

Approved By:



Howard Morgan, Mayor

(SEAL)