



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
January 3, 2022
7PM**

Minutes

- **OPENING:** 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:** 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 Faison, and Councilwoman O. Jones. Councilwoman Wrenwick arrived after roll call.
- **ABSENT:** Councilwoman V. Jones

A. MOTION to approve the agenda was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Chris Curry with Alliance Code Enforcement (ACE) introduced Derreck Mabe. Mr. Mabe is a former police officer and Army veteran and has been training in Sedalia over the last few months. He will fill in for Mr. Curry when needed. Mr. Curry gave an update on the current cases in Town.

At **6259 Burlington Road**, renovation is almost complete; the contractor is waiting for materials to be delivered. At **6117 Burlington Road**, there is a minimum housing issue, vehicle behind the house with junk, and a low hanging power line. In referring to past cases at this address, the owner often indicates issues will be fixed but does not follow through. Mr. Curry hopes to hear from owner soon.

At **610 Morgan Summers Road**, a case was opened due to a nuisance vehicle. The owner has placed a fitted car cover on the vehicle and has plans to sell the vehicle. At **6146 Blue Lantern Road**, case was opened due to four junk vehicles located on the property. All appeared inoperable. A hearing was conducted. Two vehicles remain in violation. The owner had until January 2 to remove vehicles, so Mr. Curry will do a reinspection of the property. At **6103 Gateway Drive** there is a vehicle with no tags and the property has several tree piles on it. A Notice of Violation was sent on December 23. The owner was very upset, and commented he lives at the end of a dead-end street and has a Gibsonville address. Mr. Curry explained the process to the owner and what will happen if the property is not cleaned up. He suggested starting with the vehicle. This violation started in the beginning of November; the violation notice was sent on December 23. There is a deadline,

but if noticeable progress is being made Mr. Curry will continue to work with owner. At **904 Rockhurst Drive**, there is a disabled car with an expired registration located behind the house. The owner stated the previous Guilford County code enforcement told him he could put the car behind the home. Mr. Curry responded since it can be seen from adjacent properties it is in violation. The owner does have plans to move the car. At **654 Sedalia Road**, there is a vehicle without tags. A Notice of Violation was sent. The owner has placed a cover on the vehicle. At **5936 Bethel Church Road**, a case was opened due to a van with an improper registration and a broken passenger window, and there is debris in the yard.

At **400 Sedalia Road**, the case was opened due to a fallen tree creating a nuisance. The owner asked for another extension. Mr. Curry explained that owner must show some progress. He cannot give another extension and go back with the same report to the Council as last month. The owner has started to remove the tree and it is about 95% abated. At **6003 Rolling Acres Drive**, there is debris on the property. So far, all debris in front had been cleaned up. At **6210 Riverview Drive**, there is a trailer in the yard, debris on the side, and trash in the back of the house. Mr. Curry showed the owner what needed to be done. The owner assured it would be cleaned up. At **903 Rockhurst Drive**, there is trash in the yard and debris in carport. A Notice of Violation was sent. There is no change. Mr. Curry will speak with the owner before scheduling a hearing.

Cases that are abated and closed are at **5904-5910 Blue Lantern Road** (controlled burn/debris removal) and **6141 Blue Lantern Road** (inoperable vehicle).

Mayor Morgan asked about a tractor-trailer located on the property adjacent to 6141 Blue Lantern Road. Mr. Curry responded he has seen it and it has been moved. Mr. Curry stated he has not talked with the owner.

Councilwoman Wrenwick mentioned to Mr. Curry that the Council has not forgotten about his request to extend his hours by at least four hours. She wanted to let him know they will discuss it when the budget is reviewed.

II. Vote to Approve Lawncare Contract Renewal (Stone & Landscape Creations)

Clerk Dungee reported on the annual contract renewal with Stone & Landscaping Creations. Mr. Morrison has provided lawncare service to the Town for many years. The contract is the same as last year except for the term dates. Mr. Morrison requested an increase in compensation because the cost of pine needles and fuel has increased. The Council agreed to increase the amount from \$341.67 to \$350 per month. Robert Jones suggested Mr. Morrison submit receipts to document the need for the increase. Mayor Morgan responded the increase is small, but if Mr. Morrison does not accept what the Town has offered then the Town may ask for receipts to justify an additional increase.

Councilwoman O. Jones asked about permissible signs in the Town. It was noted that real estate signs that are advertising property are legal, but signs such as "we buy ugly houses" or large billboard type signs advertising property that are located in the road right-of-way are not. Mr. Jones commented Section 6 of the Town's Development Ordinance shows what signs are allowed. *Note: According to the Town's ordinance, there are several types of signs permitted, but not in the road right of way.* Mr. Curry mentioned that one part of code enforcement duties in other areas is to watch for signs. He asked the Council to consider

including it in code enforcement when reviewing the budget. It was noted the service of removing signs is included in Mr. Morrison's contract. Mayor Morgan stated when reviewing the budget, the Town will review both options to see which works best.

Although not part of the contract renewal, Mr. Morrison requested the Town consider hiring him to remove the small pine trees growing along the bank on the side of St. James Methodist Church of Sedalia. It was thought N.C. DOT would remove the trees but it has not been done. The Council decided this is the responsibility of those managing the church, and suggested the church be asked to remove the small pine trees.

MOTION to approve the Stone & Landscape Creation lawncare contract was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

III. Vote to Approve Gotcha! Towing & Recovery Contract

The Council discussed the towing contract renewal with Gotcha! Towing & Recovery. The Town's current contract is very detailed, and it is the same as last year except for the date changes. The company requested the Town consider using their parking contract instead, along with an incident report submitted for each case. Mr. Curry commented he works with Gotcha! Towing & Recovery in other towns and the process with their form is quick and easy. He added that Gotcha! Towing & Recovery has a list of names authorized to report the need for a vehicle pickup. When it's time for a vehicle to be towed, he provides a password and signs off on the incident report and it's done. After further discussion from the Council, it was decided to adopt the more simplified contract.

MOTION to approve the Gotcha! Towing & Recovery parking contract and the per incident report was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

IV. Land Use Plan Update

Councilwoman Wrenwick reported the short-range timeframe (one year) for the Land Use Plan Update includes draft, refine, and adopt a new Land Development Plan by July 2022; include examples and guidelines for the proposed Town Center; host conversations with key landowners to discuss future land development goals and priorities for the proposed Town Center; and engage community members in the Land Development Plan visioning and goal setting process through community workshops, drop-in sessions, mailing, website, Facebook, etc.

On December 16, Councilwoman Wrenwick, Planning Board member Jones, and Mayor Pro Tem Faison met to discuss the Land Use Plan update. During the meeting, it was decided the proposed Sedalia business district will be located north of U.S. 70/Burlington Road from the entrance of Imperial Estates subdivision at Rockhurst Drive to Sedalia Road. Facts discussed were based on zoning, the Town's desires to have businesses in business district, the Town's desire to get interest from the property owners, and to update the Land Use Plan to include this information. Zoning should be done to reflect the Town's vision. The front parcels located north of U.S. 70/Burlington Road between Rockhurst Drive to Sedalia Road are proposed to be rezoned from RS-40 to Limited Business (LB). The Town's maps

will need to be updated to reflect the rezoning. The idea is for the rezoning to not affect people living there now, but when they move, then the zoning becomes Limited Business. Councilwoman O. Jones asked how much footage north of U.S. 70/Burlington Road the front parcels will provide. It is unclear since there has not been a detailed evaluation of the parcels located within the area. These updates are only in the planning stages.

Clerk Dungee commented she believes the Town really needs to push for these updates to the Land Use Plan to be completed by the July 1st deadline. Mayor Morgan added that he discussed the updates with Jesse Day from Piedmont Triad Regional Council. He told Mr. Day the Town needs to stay within a budget of \$10,000. The Town has a proposal at \$34,000, and it was later reduced to \$21,000). It may be possible for the Town to use ARP funds for updating its Land Use Plan. Councilwoman Wrenwick suggested the first step may be to update the Town's land use map, and she asked about starting with #3 (Land Use Plan Update – Draft Report and Maps) in the proposal; the estimated cost is \$9,500.

Mayor Morgan commented the Town also needs to determine building design (e.g., façade) to ensure all buildings constructed are uniform. Clerk Dungee added it is important to have the information in writing so when properties are sold the developers will know what the Town wants. Since the Town is updating its Land Use Plan, all of this information could be included. It was noted if the Town does not plan to rezone the business district area soon, then developers will only need to build according to the current ordinance requirements. Mayor Morgan added in addition to rezoning to Limited Business, the Town wants to have covenants in place to describe how the buildings will look. He shared the example of Southern Village where the all the buildings match as opposed to a mixture of building types. Also, there were questions about what types of businesses are allowed in the Limited Business zone.

It was decided Clerk Dungee will ask about doing only #3 in the proposal and including building design and other details (e.g., façade) in the updated Land Use Plan. Also, she will prepare a list of business types that are allowed in the Limited Business zoning.

V. NC ARP Budget Recommendations & Eligible Uses

Clerk Dungee asked the Council to review the ARP material so the Town can decide how to use the funds. The Town is waiting to get the final guidelines from the U.S. Treasury since it is unclear how the funds can be used for specific projects. Paul Kron shared some select criteria from Policy Link's recent publication "10 Priorities for Advancing Racial Equity Through the American Rescue Plan". He felt the criteria may help the Town to use the ARP funds to support its vision and goals drafted at the recent retreat. Clerk Dungee suggested the Town start to use the funds on projects that are known to be approved or to partner with others rather than having to return the funds. Mayor Morgan asked how the Town benefits if the funds are shared with others. Clerk Dungee responded if a resident has lost their job, but the Town does not have any programs to support the resident, then the Town could partner with another agency to assist the resident. The Council had questions about how to identify those that need help, and whether the funds can be used for foreclosures or to support businesses. Mayor Morgan commented he did not want the funds going outside the community. Clerk Dungee responded that she feels the same, but if there aren't ways

for the Town to use the money directly, at least we can help support other organizations who are doing good things. Otherwise, it will need to be returned.

VI. 2022 Spring Litter Sweep/Shred-It Event

Councilwoman O. Jones reported on the upcoming Spring Litter Sweep event on April 23 at 9 am. She suggested the Town advertise the event each month because people will forget about it. The Town will have a dumpster for residents to dispose of household items. Cost for the dumpster usually is about \$350 and includes delivery and pickup of the dumpster, cleaning, and disposing of the items.

The Council discussed holding a shred event during Litter Sweep. It was agreed to limit the total number of boxes accepted to one hundred to stay within a reasonable budget. It was noted that residents from outside the Towns may come to participate, so the Town will need to monitor that. Councilwoman O. Jones suggested including the box type and size on the Spring Litter Sweep flier. Residents can bring 1 to 3 boxes and it will be on a first come, first served basis. Also, on the flier, the number of boxes allowed needs to be changed from 3 to 5 to 1 to 3. It was noted if the Town make a dumpster available like in the past, the Town may not be able to do a shred event at the same time. There was a discussion about holding a separate event, and possibly partnering with Whitsett or Gibsonville.

VII. Black History Month Event Intro

Mayor Pro Tem Faison reported on the suggestion of holding a Black History Month event in February. The Town would invite speakers like storytellers and dignitaries to share their experiences with the audience. Clerk Dungee commented the Charlotte Hawkins Brown Museum is available, but she was told that given the limited preparation time and new staff, the museum would not be able to assist in planning the event. The museum can host the event and share event information on their social media accounts.

The Council discussed several speakers to invite. Also, the Council discussed a budget for paying the speakers and/or moderator and having pre-packaged refreshments (for COVID safety concerns) . The event would be free and open to anyone who wants to attend. It was decided to move forward with the event, but to plan for next year and to start planning in August. In lieu of an event for this year, the Town could invite someone to speak during the Town Council meeting in February. The Council will see if anyone is available and check the budget to ensure there are funds to cover a speaker fee, if any. It was noted the proposed new events (i.e., tree lighting & Black History Month) can be added to next year's budget.

D. CITIZENS COMMENTS

*Ophelia Jones commented there is a new couple that moved in on Rockhurst Drive. She had an opportunity to meet them, and they seem very nice. *Note: Mrs. Jones later noted that she also visited the new neighbors on Rolling Acres Dr as well.*

*Serita Faison commented she delivered a welcome bag to the new residents on Burlington Road. Also, she is working with Councilwoman V. Jones and Planning Board member Atkins regarding a Welcome to Sedalia sign. Currently there are several companies that are being considered. Planning Board member Atkins was meeting with Syntech Signs, which is who

he thought the Town of Mebane used. She learned later that the Town of Mebane actually worked with a different company. Mebane provided the company name that constructed their sign, so she's planning to arrange a meeting with them sometime soon.

E. ANNOUNCEMENTS

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

- The Town Hall will be closed on January 17th as we celebrate the MLK Jr. holiday.
- The next Planning Board meeting will be held on January 20th.
- The next Town Council Agenda meeting will be held on January 31st.
- The next Town Council meeting will be held on February 7th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)