



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
JULY 1st, 2024
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 was made by Councilwoman Wrenwick and seconded by Councilwoman Faison. Motion carried.

B. MOTION to approve the minutes from the June 3rd Town Council meeting was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report

6270 BURLINGTON RD. – Opened 11/13/23

- Contacted the Owner for an update as property remains in Violation.
- Final Notice was sent and property owner advised a Realtor has contacted her to purchase the property.
- Spoke with the owner again, she has hired Maynard to demolish the structure. Should be demolished in June-July

6124 BURLINGTON RD. – Opened 12/11/23

- Improvement is underway with the removal of the dead tree and trimming grass. Finding of Fact Order sent.
- Owner is currently seeking financial assistance to make improvements to restore the structure.

6307 JENNIE DR. – Opened 12/19/23

- After sending the Final Notice, the white vehicle was removed from the property and a vehicle cover was placed over the remaining vehicle.
- Case is ABATED and CLOSED.

336 SEDALIA RD. – Opened 12/19/23

- Finding of fact issued on 01/22/24.
- On 02/26/24 , there was no improvement. Prepared and sent a Final Notice.
- Dumpster on site. Junk pile removed. Case closed.

903 ROCKHURST DR. – Opened 2/05/24

- Reached out to the owner to verify if the tenants will still be evicted in May. He stated that they will be gone in May.
- Junk has been removed. Case is Abated and Closed.

6020 BLUE LANTERN RD. – Opened 2/12/24

- Opened a case on this property for minimum housing and junk pile. Windows missing or broken, Window trim deteriorating. Structure appears unsecure & junk beside the structure.
- Spoke with the owner, he is buying the material to make the repairs to the windows and the door. Has secured the building.

6133 BURLINGTON RD. – Opened 2/26/24

- Case opened for Minimum housing. Fascia board rotting and deteriorating. Missing in some places. Garage door deteriorating. Owner advised he has hired contractors to complete repairs.
- Hearing held, no one was present. Prepared and sent Finding of Fact Order. There has been no improvement.

6101 BLUE LANTERN RD. – Opened 4/8/24

- Case was opened in reference to open storage of a washing machine stored in the yard and an apparent disabled vehicle with flat tires .
- Vehicle appears to be cleaned and tires appear to be inflated. Case is Abated and Closed.

6117 BLUE LANTERN RD. – Opened 4/8/24

- Case was opened in reference to an abundance of open storage/junk and debris consisting of multiple items.
- Junk Pile has been removed and Case is ABATED and CLOSED.

6252 BURLINGTON RD. – Opened 4/22/24

- I conducted an inspection on this property and found it to be in violation of Junked Vehicle. Gold vehicle, front tires are off, untagged. Trash, debris and junk also located to the right of the property.
- Hearing was held, no one was present. Reinspected the property and the junk has been removed. Prepared Finding of Fact Order and sent.

6138 BLUE LANTERN RD. – Opened 4/22/24

- Case was opened in reference to multiple junked Vehicles located in the wooded area of this property.
- Hearing was held, and property owners advised they plan to cut the overgrowth away from the vehicles. And will move the vehicles and cover them with vehicle covers.

6117 BLUE LANTERN RD. – Opened 4/29/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- After contacting the owner, the Grass was cut, Case is Abated and Closed.

6124 BURLINGTON RD. – Opened 5/6/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Notice of Violation was sent and the Grass was cut and Case is ABATED and CLOSED.

336 SEDALIA RD. – Opened 5/20/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Reinspected, grass was mowed, and Case is ABATED and CLOSED.

335 SEDALIA RD. – Opened 5/20/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Notice of Violation was sent and the Grass was mowed. Case is ABATED and CLOSED.

6265 BURLINGTON RD. – Opened 5/20/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- After contacting the owner, the Grass was cut. Case is Abated and Closed.

6101 BURLINGTON RD. – 6/10/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- Notice of Violation was sent and the Grass was cut, Case Abated and Closed.

6143 BLUE LANTERN RD. – 6/10/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height allowed.
- After sending the Notice of Violation, the Grass was cut, Case is Abated and Closed.

6146 BLUE LANTERN RD – Opened 6/10/24

- Case was opened on this property for an overgrown lot. Grass exceeds the maximum height. Structure appears to be under construction.
- Notice of Violation was prepared and sent.

331 SEDALIA RD. – Opened 6/10/24

- I conducted an inspection on this property and found it to be in violation of overgrown lot. Grass exceeds the maximum height.
- After contacting the owner, the grass was cut. Case is ABATED and CLOSED.

6215 BURLINGTON RD. – Opened 6/10/24

- Case was opened on this property for an overgrown lot. Grass exceeds the maximum height.
- Notice of Violation was sent , and grass was cut. Case is ABATED and CLOSED

II. Water and Sewer Survey

Administrator Dungee discusses the Water & Sewer Survey that was recently sent to the Residents of Sedalia.

This survey will help with the planning for residents whose septic systems are beyond their life span. It will let the Town know how many years out of the completion of the Town Center that Sedalia will need to provide water and sewer to its residents.

Councilwoman Jones added that some residents may have issues with their hot water heaters. Dungee stated that the hot water heater issues, due to minerals in the well water, will not be seen as an immediate Town issue, as it is a part of individual house upkeep. To help residents understand the resources necessary for upkeeping a home that utilizes well water and septic, it was recommended to the Town Hall that tips and resources be added to the Sedalia Newsletter.

Residents can fill out the town septic system survey online, or manually at the Sedalia Town Hall.

III. Update on Sedalia Firearm Ordinance

Mayor Pro Tem Faison gave an update on the Sedalia Firearm Ordinance.

It was recently brought to the attention of the Town Council that a shooting incident occurred along Bogues Way. According to the residents of that area, the frequent shootings are being carried out by individuals who live just outside of Sedalia's borders. The Sherriff's Department has been called about these disturbances; however, the properties in question are just outside of Sedalia's jurisdiction.

Due to the prevalence of the shooting, the Town Hall would like to remind its residents that the shooting of guns is not permitted within Sedalia town limits, as written in the Town of Sedalia Discharge of Firearms Ordinance:

“(A) No person shall discharge or shoot a gun, air rifle, air pistol, or other kind of firearm or similar implement within the town limits of the Town of Sedalia, particularly in a densely populated area, except as otherwise provided for in this Ordinance. Each person discharging a firearm is responsible for exhibiting reasonable regard for the safety and property of other persons and for discharging the firearm in such a manner as to assure that all projectiles come to rest safely within the boundary or boundaries of the property on which the person is authorized to be shooting.”

The Ordinance was adopted in 2020 as a result of an excessive amount of shooting going on in Sedalia, which caused an uneasiness amongst many of the residents, making it so that residents are only allowed to shoot for self-defense.

The Town of Sedalia utilizes Guilford County police officers for any disturbances, however, because Sedalia’s ordinance goes against actions that are accepted by Guilford County, the sheriff does not heavily enforce this. Resultantly, Councilman Sharpe recommends that the town consider an Extraterritorial Jurisdiction (ETJ), which will protect the Town’s Ordinance for a mile around the Town’s limits. He believes that, since the ability for small Towns to obtain an ETJ is currently stalling in the Senate, the Town should still try to obtain one while its permitted.

Due to a recent shooting incident that led to a Sedalia resident having their garage window busted through, the Town Council would like to know more information about where the shooting came from, the names of the assailants that the police talked to, and how the Town can work to keep its residents safe from outside forces.

Maria Garcia, owner of said house, reported that Commissioner Mary Beth Murphy agrees to speak to the Town Council, and herself, sometime soon, as it appears that the responding officer is not taking the situation seriously. Reportedly, the officer did not write any details in the incident report, as he stated that he was supposed to be on vacation during the time of the incident.

IV. Update on Sedalia Fun Fest

Clerk Dodd provided an update for the “Sedalia Fun Fest” Founder’s Day Festival.

Updated Date: September 28th, 2024

Updated Time: 12pm-5pm

Location: Charlotte Hawkins Brown Museum
6136 Burlington Road, Gibsonville, NC 27249

The Founder’s Day Committee is currently accepting submissions for vendors.

D. CITIZENS COMMENTS

Shinita Wrenwick – 6201 Bogues Way

Councilwomen Wrenwick found the case number of the Bogues Way shooting incident and found that there was “four pages of nothing” on the report, with the report going into no real detail of the situation.

Latasha Wallace – 6200 Bogues Way

Latasha Wallace stated that Officer J.M. Stall has photos of the pile of sticks that the perpetrators were shooting at, stating that he believed that the shot was fired from Whitsett, but he is not sure. Mrs. Wallace felt as if he was brushing the situation off.

Councilwoman Wrenwick finds its odd that a 9mm bullet travelled straight through acres of woods and into resident Garcia’s garage. Mrs. Wallace states that her children ran inside before the shooting, because they claimed that the shots sounded as if it was coming directly from within the woods behind their house.

Ophelia Jones – 6508 Rolling Acres Drive

Councilwoman Jones asked Administrator Dungee what the Town is planning on doing with Republic Services.

Administrator Dungee stated that she wants to know what Republic can do for the Town, without having the Sedalia residents have to go without services for the month of July. However, she believes that if Republic Services cannot meet or beat GFL’s prices, then the Town may not renew the contract.

According to the trash service questionnaire that the Town sent out to the Residents in May, a majority of the residents are fine with changing service providers

Councilman Sharpe wants to know if the Town can possibly get a yearly/monthly contract for a year, before moving to GFL, as it seems too premature and unplanned. However, consistent resident complaints have made it seem like a necessity for those who work for the Sedalia Town Hall.

Brenda Walker – 6402 Jennie Drive

Planning Board Member Walker is requesting that the Town provide an updated list of recyclable items of whatever trash service the Town plans to partner with.

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 July 18th.

- The next Town Council Agenda Meeting will be held on July 29th.
- The next Town Council Meeting will be held on August 5th.
- The next Sedalia Fresh Event will be held on July 6th.
- The Sedalia Town Hall will be closed on July 4th.

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)