



SEDALIA TOWN COUNCIL AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
August 28, 2023
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, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe. Mayor Pro Tem Faison attended via Zoom.

A. MOTION to approve the agenda by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve minutes from the July 31st and the August 7th Town Council meetings by Councilwoman Wrenwick and seconded by Councilman Sharpe. Motion carried.

C. GUESTS/REPORTS/DISCUSSIONS

I. Monthly Finance Report

Councilwoman Wrenwick reported on the July financial transactions and balances. The balance for each account as of July 31, 2023:

American Rescue Plan: \$127,811.68

Powell Bill Fund: \$133,506.91

Guilford County ARP: \$63,075.84

Savings: \$453,070.74

Town Center/Bike and Pedestrian Fund: \$42,431.29

Checking: \$8,302.38

II. Planning Board Meeting Update

Planning Board Vice-Chair Jeffries reported on the Planning Board's meeting on August 17th. The Planning Board welcomed Jay Riehle as an alternate member of the Planning Board. The Planning Board reviewed the Town of Sedalia Thoroughfare & Collector Street Plan. The original plan was developed in 2005 and there were few changes in the updated plan. It was noted that these roads would not be connected unless there was development that took place and there would be flexibility on the location. Therefore, the Planning Board recommended approval. It was noted a resident submitted a formal letter of concern regarding the proposed connector streets in the plan. It was felt the Town Council should respond to the residents' concern. Councilman Sharpe commented

he believed the Burlington MPO has also extended into the northern portion of the Town.

In another discussion item, the Planning Board discussed vegetation overgrowth in the Town's nuisance ordinance. It was decided the code enforcement officer should contact the property owner to determine the intent of the overgrowth because some owners may want to develop vegetated buffers. Administrator Dungee asked that clarity be provided on what would constitute a nuisance then. Vice Chair Jeffries responded if vegetation is over 1.5 feet and harboring animals, garbage, debris, etc. However, if it is located behind a house and it does not harbor any of these, then it may not be an issue. Administrator Dungee asked how the ordinance may be applied to small and large vacant lots and small and large lots with a house. Planning Board members responded it should be evaluated on a case-by-case basis. Administrator Dungee and some Council members expressed concern about whether property owners may be upset if one is allowed to let vegetation grow but the another is not. It was felt there needed to be some consistency. Councilwoman Wrenwick commented on the high grass along Sedalia Road. It was noted the NCDOT is responsible for the road rights-of-way. Administrator Dungee commented NCDOT has a mowing schedule, but often it appears to not be followed. Many residents in the community mow their yards up to the street and it is mostly an issue along undeveloped property. It was noted there may be people in the community that would be willing to mow these areas quarterly or during the summer. Vice-Chair Jeffries asked about liability if a citizen gets injured mowing an NCDOT right-of-way. It was concluded a citizen will assume the risk if they choose to mow the right-of-way.

The Planning Board briefly reviewed the Chapter160A document and the discussion on annexation was tabled. Administrator Dungee commented several developers have contacted the town about its' interest in annexation of a property on the corner of Sedalia Road and Bethel Church Road. Councilwoman Wrenwick commented if the Town is interested in adopting an extraterritorial jurisdiction (ETJ) it needs to do so sooner rather than later. The Town had to wait 25 years before it could adopt an ETJ and now the state is considering not allowing ETJs for towns with a population of less than 50,000.

Planning Board member Richmond attended the Transportation Advisory Committee meeting. The bicycle-pedestrian project on U.S. 70 and Rock Creek Dairy Road interchange project were added to the list. Also, the School of Government module on Conditional Zoning was reviewed.

III. J. Davis Nuisance Ordinance Violation Case Update

Mayor Morgan asked Mr. Davis, the property owner, to provide information on his plans for the house that was brought onto his property before permits were issued. Mr. Davis responded he is planning to construct a foundation and fix up the house. He has fixed up several houses previously. Councilwoman Jones asked if Mr. Davis knew if the land perked before he brought the house onto the property. Mr. Davis responded he did not know if the land perked but he got a good deal on the house and wanted to take action while he could. After reviewing documentation that was submitted to the Council was reviewed, Mayor Morgan asked if the soil evaluation that is scheduled for Sept. 5th for a

septic system was to be done by a private company or by the county. Mr. Davis responded that a private company and the county will be doing the soil evaluation. If the land does not perk, he will find another property for the house. Councilwoman Jones asked about the fence encroachment located on the site map. Mr. Davis responded that issue has been resolved. Mayor Morgan asked about the setbacks. Mr. Davis responded the house will be set back 150 feet from the street and at least 15 feet from each side of the property line. Mayor Morgan commented that the Council cannot sign off on the Development Clearance Certificate until the results from the soil evaluation are available. Also, there is the nuisance ordinance violation that needs to be resolved. The Council members added that many of the neighbors are unhappy with the appearance of the house that is sitting on the property and the whole town can see it as people drive by. Mr. Davis stated that he understands, and he has plans to renovate the house so it looks good and it will enhance the community, not make the community look bad.

IV. 2023 Statewide Mutual Aid Agreement

Administrator Dungee reported the Town adopted a statewide mutual aid agreement with the N.C. Division of Emergency Management in 1999. This agreement was to assist with aid due to natural disasters that cause damage, injury, or loss. This agreement has been updated and adoption of the new mutual aid agreement is recommended because it will allow for the sharing of resources (e.g., with the county) without declaring a state of emergency. Sometimes the Town does not have time to declare a state of emergency ahead of events. Also, the new version can be executed by authorized individuals in addition to the chief executive (e.g., Mayor Morgan) or elected board. If the new agreement is not adopted, the previous agreement will remain in place. The Guilford County leadership will be recommending adoption to the Guilford County Board of Commissioners to include the unincorporated areas of Guilford County.

Administrator Dungee provided a short summary of each section of the agreement. Councilwoman Wrenwick noted the agreement states help would be contracted in one-week increments that can be renewed on a weekly basis. The Town is responsible for paying those who are providing the help, but employees would be under their employers workers compensation. Also, there would be one person on the crew to interact with the Town and to be responsible for keeping track of time spent, etc. If an organization does not have enough resources to provide assistance, they can decline. Mayor Pro Tem Faison asked if the Town needed assistance, could it recoup the money from FEMA. Administrator Dungee responded so. Planning Board member Jones encouraged the Town to develop relationships with adjacent Towns and other departments to provide help to each other in emergency events. Mayor Morgan stated the Town discussed getting a generator, but it was unclear whether the Council approved it. Administrator Dungee responded if the Town Hall had a generator, it would allow residents to have a place to charge their phones, or to just have a place to get warmed up, etc. It was noted if there was a generator to power Kimball Hall then it could provide a even larger shelter for people. It was decided to check with EMS and other options about how to get a generator.

MOTION to approve the 2023 Statewide Mutual Agreement by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

D. CITIZENS COMMENTS

*Planning Board member Jones asked Councilman Sharpe about the quote for gravel for two roads in the Town. Councilman Sharpe responded he talked with Rock Creek Supply and a quote was to be sent, but he never received it. He did not follow up with the company. Mr. Davis informed the Council that he may be to help with providing a quote for the services. He said he would contact Administrator Dungee with some information.

*Mayor Morgan asked why Sedalia Fresh had been postponed. Administrator Dungee responded it is likely there were not enough vendors. They found someone who is willing to help coordinate the Sedalia Fresh events, but by this time it was too in the year to try and pull things off. Planning will start soon to get a head start for next year, and it is hoped that there will also be some additional staff to help with organizing. Mayor Morgan suggested starting Sedalia Fresh in the spring and talking with local farmers about the best time of year for them to sell their produce. Administrator Dungee added they may consider doing it twice a month instead of each week.

*Administrator Dungee asked if the money that was budgeted for Sedalia Fresh this year could now be used to pay for the registration costs of the 8-month Flagship course she would like to take to help support her as she is transferring into the Town Administrator position. She was accepted into the program but was not able to receive a scholarship. She has until September 1 to notify the School of Government whether she will attend. Councilwoman Wrenwick stated funds can be moved and a budget amendment can be done at the end of the fiscal year. The Council will work to find funding for the program.

E. ANNOUNCEMENTS

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

- The Town Hall will be closed on September 4th for Labor Day
- The next Town Council meeting will be held on September 11th.
- The next Planning Board meeting will be held on September 21st.
- The next Town Council Agenda meeting will be held on September 25th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Administrator

Howard Morgan, Mayor

Date

(SEAL)