



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
November 4, 2024
7PM

Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:03 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(Attended via Zoom), Councilwoman Jones(Absent), Councilwoman Wrenwick, and Councilman Sharpe.

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

B. MOTION to approve the minutes for the October 7th Town Council meeting was made by Councilman Sharpe and Councilwoman Wrenwick. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report was presented by Isaiah Clonch, ACE Code Enforcement Officer for the Town of Sedalia.

6270 Burlington Rd – Opened 11/13/23 Case was opened in reference to minimum housing and tree/brush debris. All steps have been completed including notices, hearing, fact finding. Final notice has been sent. This property is ready for ordinance.

6124 Burlington Rd – Opened 12/11/23 Owner is seeking financial assistance for restoration. All steps have been completed including notices, hearing, fact finding. Final notice has been sent. This property is ready for ordinance.

6020 Blue Lantern Rd – Opened 2/12/24 Case was opened for minimum housing and junk pile. Some improvements were made in July, but they remain incomplete. Notice of violation, notice of hearing, hearing, fact finding, order to abate and final notice have all been completed.

204 Martingale Rd – Opened 7/1/24 Case was opened for vehicle and mopeds that appeared in disrepair as well as open storage of junk and debris. Notice of violation and notice of hearing were sent. Hearing was held, nuisance/junked vehicle and moped were removed but other open storage/junk remains. Second notice of violation was sent.

6279 Burlington Rd – Opened 7/15/24 Case was opened in reference to a previously fallen tree which was cut up but not removed. Grass and weeds have now grown up around it. A notice of violation was prepared and sent. A new hearing date is being scheduled.

6124 Burlington Rd – Opened 7/22/24 Case was opened in reference to a previously fallen tree which was cut but not removed. Grass and weeds have since grown up around it. Notice of violation was sent. A hearing date is being scheduled.

5906 Stewart Bend Rd – Opened 7/29/24 Notice of violation was sent for an overgrown lot and open storage. Hearing was held on September 24th, but the property owner did not show. The finding of fact and order to abate is now being prepared.

6307 Jennie Dr – Opened 8/13/24 Notice of violation was sent for an overgrown lot and two vehicles located near the wooded area, partially dismantled with no visible license plate. Since the recent improvements, no other changes have been made. A hearing date is being scheduled.

6209 Burlington Rd – Opened 8/21/24 A notice of violation sent due to nuisance complaints of a box truck located on the main roadway in a residential area. A hearing date is being scheduled.

6101 Blue Lantern Rd 0 Opened 8/27/24 Case opened in reference to a junk pile located on the side yard of the property. A notice of violation was sent. A hearing date is being scheduled.

6141 Blue Lantern Rd – Opened 8/27/24 A notice of violation was prepared and sent in reference to an overgrown lot. The property has since been mowed and is now in compliance. Case is abated and closed.

6146 Blue Lantern Rd – Opened 08/27/2024 A notice of violation was prepared and sent in reference to an overgrown lot. A second notice of violation has been prepared and sent.

6210 Riverview Rd – Opened 9/10/24 Case opened in reference to a covered trailer located at the rear of the yard that has not moved for an extended period. Grass and weeds have begun to grow around the perimeter of the trailer. A hearing date is being scheduled.

6003 Rolling Acres – Opened 9/10/24 Case opened in reference to a junk pile located at the rear of the driveway. Hearing is being scheduled.

809 Rockhurst Dr – Opened 9/10/24 Case opened in reference to a junk pile located in front of the garage. A notice of violation was prepared and sent. The property owner has since removed some of the open storage and is close to abatement.

654 Sedalia Rd – Opened 9/10/24 Case opened in reference to a junk pile located in the rear side of the property. A notice of violation was prepared and sent.

400 Sedalia Rd – Opened 9/10/24 Case opened in reference to a junk pile located in the side yard. A notice of violation was prepared and sent.

502 Sedalia Rd – Opened 9/10/24 Case opened in reference to a vehicle located beside the driveway that appears to be disabled with tree limbs on top of it and a motor home partially covered by a tarp located in the rear yard. Since receiving the notice of violation, the RV and tarp were removed.

623 Morgan Summers Rd – Opened 9/17/24 Case opened in reference to an abundance of open storage of multiple items, located on and around the driveway. A notice of violation was prepared and sent.

6143 Blue Lantern Rd – Opened 9/17/24 Case opened in reference to a semi-trailer located in the front yard of a residential area. A notice of violation was prepared and sent.

6137 Blue Lantern Rd – Opened 9/17/24 Case opened in reference to two nuisance/junk vehicles located in the side yard that do not display a license plate. A notice of violation was prepared and sent.

6117 Blue Lantern Rd – Opened 9/17/24 Case opened in reference to several nuisance/junk vehicles located beside the driveway with outdated tags displayed. A notice of violation was prepared and sent.

6102 Blue Lantern Rd – Opened 9/17/24 Case opened in reference to a basketball goal near the roadway in the right of the way area. A notice of violation was prepared and sent.

6023 Blue Lantern Rd – Opened 9/17/24 Case opened in reference to disabled vehicle located beside the driveway and is missing front wheel. A notice of violation was prepared and sent.

6021 Blue Lantern Rd – Opened 9/17/24 Case was opened in reference to open storage of white goods, washer/dryer and refrigerator all stored under carport. A notice of violation was prepared and sent.

6013 Stewart Bend Rd – Opened 10/8/24 Case was opened in reference to a vehicle that appears to be disabled with the hood opened for several days. A notice of violation was prepared and sent.

6009 Stewart Bend Rd – Opened 10/8/24 Case was opened in reference to a vehicle that appears disabled with several flat tires stored behind the white vehicle. A notice of violation was prepared and sent.

6003 Stewart Bend Rd – Opened 10/8/24 Case was opened in reference to minimum housing after hurricane Debby. Progress on the repair had stalled. A notice of violation was prepared and sent and as a result progress has resumed.

304 Martingale Dr – Opened 10/8/24 Case was opened in reference to a nuisance vehicle that appeared to be disabled with hood opened for several days. After receiving notice of violation, the car was confirmed to meet operation requirements. Case has been abated and closed.

206 Grand Oaks Dr – Opened 10/8/24 Case was opened in reference to open storage of lumber and pallets located in the backyard of the property. A notice of violation was prepared and sent.

205 Grand Oaks Dr – Opened 10/8/24 Case was opened in reference to a junk pile containing hoses, wires and cables located at the rear of the vehicle in the carport. After

receiving the notice of violation, the open storage was removed, and the case was abated and closed.

6103 Blue Lantern Rd – Opened 10/8/24 Opened in reference to a junk pile located on the side of the structure containing large cardboard boxes and plastic wrapping. After receiving the notice of violation, the junk pile was removed, and the case was abated and closed.

1119 Palmer Farm Rd – Opened 10/15/24 Case was opened in reference to open storage of lumber, tarps, wheels and tires, tools and other miscellaneous debris. Additionally, a vehicle located in the driveway appears to be in a state of disrepair. A notice of violation was prepared and sent.

401 Sedalia Rd – Opened 10/15/24 Case was opened in reference to a vehicle being used for open storage of an abundance of miscellaneous items. A notice of violation was prepared and sent.

6217 Creek Lane – Opened 10/15/24 Case was opened in reference to open storage including a discarded mattress in the front yard and a small tent. A notice of violation was prepared and sent.

6200 Blue Lantern Rd – Opened 10/15/24 Case was opened in reference to a nuisance vehicle located at the front of the property containing large items, trash and other miscellaneous items. After receiving notice of violation, the vehicle was removed from the property and the case was abated and closed.

604 Morgan Summers Rd – Opened 10/15/24 Case was opened in reference to an abundance of discarded items including indoor furniture items, cardboard boxes, wheels and tires and other miscellaneous items. A notice of violation was prepared and sent.

6156 Blue Lantern Rd – Opened 10/15/24 Case was opened in reference to a fence located on the side of the property that was in a deteriorated state. A notice of violation was prepared and sent.

203 Dansby Rd – Opened 10/15/24 Case was opened in reference to a nuisance/junk vehicle that is missing a wheel. A notice of violation was prepared and sent.

Councilwoman Wrenwick suggested that we check with the people who have the free firewood trailer set up at the corner of Hwy 70 and Hwy 61 to see if they might be interested in the wood located on properties listed on the code enforcement report. Marian Jeffries, 609 Sedalia Rd asked about the total number of cases included in the current ACE report and how many of those were abated as well as the typical turnaround time for a case to close. Isaiah Clonch, ACE Code Enforcement officer stated that there are currently 39 cases, 5-6 of those are now abated and closed. As for the turnaround time, each case is unique, so the timeline of the case depends on many factors. Ultimately it is up to the Town how quickly a case progresses in most cases once all notices have been sent to the property owner. Jay Riehle, 302 Sharonwood Dr asked about the repercussions of repeat offenders, Isaiah stated that that is something that is also decided by the Town. Administrator Dungee stated that according to the Sedalia Ordinance, the process is an initial notice, a second notice, followed by a hearing then finding of facts and after those steps, if no progress is made to correct the issue, then the

Town would proceed with placing liens on the property. Tony Jacob, Gibsonville Resident asked how defined the violations are and if they are all nuisance violations with specific details or just umbrella violations? It was clarified that the violations are defined in the Town Ordinance, and each have specific requirements and regulations noted. Tyler Thomas, 6213 Bouges Way asked how the ordinance violations might affect construction sites within the Town. Administrator Dungee stated that violations aren't typically open for construction sites unless there are direct violations that are visible to the neighbors or from the road.

II. Pornography Policy was presented by Mayor Morgan. The Town of Sedalia Personnel Policy was amended to include statements regarding the new Pornography policy as required by the State of North Carolina. The purpose of this policy is in reference to House Bill 971/North Carolina General Statute §143-805 requires all public agencies to adopt a policy governing the use of its network and devices owned, leased, maintained, or otherwise controlled by the Town of Sedalia. The Town of Sedalia Resolution prohibiting viewing of pornography on town networks and devices was presented and as well as the amended Town of Sedalia Technology Agreement form. All forms and documents were presented and reviewed by the Town Council. There was a motion to approve the items presented related to the Pornography policy, including the amendment to the Personnel Policy, the official Resolution of adoption as well as the updated Technology form was made by Councilwoman Wrenwick. The motion was seconded by Mayor Pro Tem Faison. Motion carried.

III. PARTF Contract was presented by Administrator Dungee. The Town of Sedalia received a NC Parks and Recreation Trust Fund grant for the Sedalia Town Park project. The Town will need to review and adopt the contract within 45 days of receipt to remain eligible for the funding. This is a reimbursement grant, meaning that the Town will be reimbursed along the way for money spent on the park for items that fall within the guidelines of the grant. The total award amount is \$343,762.00 and the contract term is from November 1, 2024, through October 31, 2027. Administrator Dungee added that upon construction Dansby Rd will be widened from 13ft to 20ft to accommodate the park's traffic. Mayor Morgan asked when the Engineering firm will meet with the Town Council to go over their plans in person, Administrator Dungee stated that she is unaware of a timeline for this to take place at this time. Councilman Sharpe added that he had a question about item #10 on the contract which refers to the Town needing to have a Conflict of Interest agreement on file to which Councilwoman Wrenwick responded that the Town has already completed a Conflict of Interest and has been filed with the State and that will be sufficient for this grant and any others moving forward. It was asked whether the council will need to update this document with the state each time the board members change to which it was clarified that the document was for the board as a unit and not individual members so the form would not need to be updated should any members change. Mayor Pro Tem Faison made the motion to approve the Resolution to accept the NC Parks and Recreation Trust Fund Project Agreement for Local Government Grants. The Motion was seconded by Councilwoman Wrenwick. Motion carried.

IV. Annexation Presentation was presented by Councilwoman Wrenwick. The early part of October, Dixon Pitt with Williams Development Group contacted the Town Administrator about their interest in Sedalia annexing property just outside of the town. After the initial request, the town wanted to complete the merger regionalization feasibility study. Now that this has been done, Mr. Pitt has reached out requesting an update on our progress. Administrator Dungee has met with Dixon Pitt and Phillippe White about 3 times now concerning the Nix property located on Bethel Church Rd and the Town Council has reviewed their preliminary site plan, as well as the revised plan for residential development. The parcels combined total around 130 acres. Administrator Dungee agrees that it will be beneficial to proceed with considering the annexation request. This partnership will allow the Town to acquire the additional rooftops needed to support the commercial development of the Town Center. It is noted that the firm is interested in working with the Town to get as close as possible to the desired vision regarding the look and feel of the development. Williams Development Group also stated that they will take on the cost of installing the infrastructure as well. Administrator Dungee also added that she recommended that the Town Council wait to get the interlocal agreement in place before making decisions on the type of plans for development. The firm has stated that they are willing to wait on the Town while they come to a decision. Any final decisions made are of course up to the governing body. There was discussion about the preferred lot size of new residential developments, and it was the consensus that the lot sizes would be no smaller than a quarter of an acre for residential development and the desired siding would be brick and not vinyl.

V. Sedalia Water Alternative Maps and Cost was presented by Councilman Sharpe.

After the Town Council received results from the wastewater feasibility study, it was requested that the cost estimates were reported for drinking water as well. There were four maps shown that were prepared by a GIS Analyst with the Greensboro Water Resource Department. These maps were used to show options for providing water through different routes in or around the town. The maps outline the fire flow capacity that each alternative can meet, both with and without a Capital Improvement Plan (CIP) that would install a 12-inch main along Bethel Church Rd. In general, they usually look for 1500 gallons per month (gpm) for residential single family and 2000/2500 gpm for commercial/multi-family structures. The Council has been asked to review these maps and prepare any questions that they may have. It was asked that the Greensboro Water Resource Dept provide more details on the upfront cost of drinking water for clarity as well as clarity on the Phase #1 map as there is a line that is showing 6" but it appears that it may need to be 16" and could potentially be a typo.

VI. Resolution to adopt Feasibility Study was presented by Councilwoman Wrenwick. The Town previously approved the Wastewater and Sewer Feasibility Study. The official resolution to adopt this study was presented to the Town Council for public records. The Town of Sedalia 2022 Land Use Plan outlines the pathway for growth by expanding the Town Center with future developments calling for the need to extend wastewater services to the Township. The motion to approve the Resolution adopting the wastewater and sewer feasibility study was made by Councilwoman Wrenwick. The motion was seconded by Mayor Morgan. Motion carried.

D. CITIZENS COMMENTS

Alton Rucker 904 Rockhurst Dr, asked about the proposed number of homes included in the plan for the development surrounding the Town Center. The Council clarified that the initial plan was to include approximately 400 homes with lot sizes around 12,000sqft but that has since grown over the last few months of negotiation to approximately 700 homes with lots of no less than 6,000sqft.

Jacob added that he was glad to hear that the Town Council is concerned about packing in tons of affordable homes. Councilwoman Wrenwick stated that it is the Council’s intention to keep the small-town vibes of Sedalia.

E. ANNOUNCEMENTS

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

- Election Day is Tuesday November 5th
- The next Planning Board meeting will be held on November 21st
- The next Town Council Agenda meeting will be held on November 25th
- Senior Luncheon is scheduled for December 4th, RSVPs due by November 25th

Meeting adjourned at 8:23am

Submitted By:

Approved By:

Brittany Shaw, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)