



**SEDALIA TOWN COUNCIL AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
February 27, 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, Mayor Pro Tem Faison, Councilwoman O. Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. Additions/deletions to the agenda. Clerk Dungee added the Abbott property. **MOTION** to approve the agenda with the addition was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

B. Edits to the minutes from the previous meeting. **MOTION** to approve the minutes as written was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

C. GUESTS

None.

D. REPORTS

Monthly Finance Report

Councilwoman Wrenwick reported on the January financial transactions and balances. She noted the finance report from November and December 2022 was presented at the last meeting. The balance for each account as of January 31, 2023:

American Rescue Plan: \$130,102.62

Powell Bill Fund: \$133,749.28

Savings: \$414,584.30

Bike and Pedestrian Fund: \$43,625.54

Checking: \$8,553.87

Planning Board Vice-Chair Jeffries asked about the additional charges by LEPR. Councilwoman Wrenwick responded that expense will be in the February finance report. Councilwoman O. Jones asked about the refund for the house across the street. Mayor Morgan responded that the house has now been returned back to the church, so the town received the earnest money was refunded back to the town. Mayor Pro Tem Faison

asked about tax deposits. Councilwoman Wrenwick responded in the past, these funds were reported as one sum. Now they are reported individually.

Planning Board Meeting Update

Vice-Chair Jeffries reported the Planning Board met on February 16. Updates and reports were provided for the Sedalia ETJ discussion, Foothills Planning & Design proposal for grant services, community leadership development, PTRC Whiteout 2023, and the Rock Creek Dairy Road TIP.

Planning Board member Jones participated in the PTRC Whiteout 2023 workshop designed to help towns prepare for a catastrophic event. The town has an aging community, and it was discussed what the town could do to assist residents in the event of a disaster. Charlotte Hawkins Brown Museum and Sedalia Elementary School used to be evacuation sites, but it is unclear if these sites are still available. Councilwoman Wrenwick commented the local hotel had offered space in the past. Also, there was a church that was a possibility. It was noted evacuation sites need to be determined and residents informed. Also, the town needs to determine where it would perform its day-to-day operations if something happened to the town hall. Planning Board member Jones suggested Council members have walkie talkies in the event of a power or phone outage and identify a command station so materials can be delivered in an emergency. Planning Board member Jones commented at least 14 people were needed to hold training for CERT (Community Emergency Response Team).

Planning Board members discussed residential development specifications and continued its review of the Land Use Plan. For residential development, it was recommended to maintain the small-town feel, encouraging growth and diversity, minimum lot sizes of 11,000 to 14,000 square feet, and using good quality materials for residential construction. Also, Mr. Roy Covington attended the Planning Board meeting; he is looking at several properties in Sedalia.

E. Consent Agenda Items

Vote to Approve Foothills Planning & Design

Paul Kron with Foothills Planning & Design submitted a proposal to assist the town with its American Rescue Plan Act to fund the park, walking trail, and neighborhood sidewalk project. The proposal includes site planning and design (\$30,000), construction drawings and specifications (\$25,000) and project implementation and construction management (\$20,000). The total budget for proposed services and deliverables will not exceed \$75,000. Councilwoman Wrenwick asked if the invoices would be itemized so payments could be appropriated to the correct grant. Clerk Dungee responded that the invoices would be itemized. Planning Board member Jones asked how these estimates were developed. Clerk Dungee responded that since Mr. Kron has 30 years of experience with these types of projects, his estimates are based on experience with the estimated cost from previous projects. Also, he contracts with Piedmont Triad Regional Council (PTRC) and gets an estimate for their services or deliverables. Clerk Dungee commented the estimates for some of the services are known, but the construction cost

estimates are unknown, so some adjustments may be needed. The information has been submitted to Guilford County and the County Commissioners will also vote on approval.

MOTION to approve Foothills Planning and Design proposal for the park, walking trail, and neighborhood sidewalk project by Councilwoman Wrenwick and seconded by Councilman Sharpe. Motion carried.

Town Awarded DEQ Grant Funding

Mayor Morgan reported the town applied for the Merger/Regionalization grant through N.C. Division of Environmental Quality (DEQ). The State Water Infrastructure Authority awarded the town \$50,000. The grant will be used to help identify an efficient, affordable, and sustainable sewer disposal solution to protect current and future residents from public health and economic issues due to failing septic systems. Also, these funds can be used to identify needs regarding an Interlocal Water and Sewer Merger Agreement that satisfies the Town and City of Greensboro.

Councilwoman Wrenwick commented the DEQ funds will be added to the Town Center account formerly known as the Bike-Ped account. She added the federal/state ARP funds, and the county ARP funds each have their own account. It was asked when the town will receive the county ARP funds. Clerk Dungee responded the town finished the draft contract. It must be reviewed by the county then the town must approve it. It is hoped that next month the town will get the first installment (\$65,000).

F. Action Agenda Items

Sedalia Proclamation of Diversity

Mayor Pro Tem Faison read the resolution regarding the Town of Sedalia's Black History Month Proclamation – February 2023. It was recommended that “while we approach the 2023 Black History Month” be changed to “while we are celebrating the 2023 Black History Month” since Black History Month is almost over. Also, replace the word “minset” with “mindset”. Photos will be taken to include with the news release.

MOTION to approve the Sedalia Proclamation of Diversity by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

Preliminary Flood Data

Councilman Sharpe reported Guilford County held a meeting on February 14 regarding preliminary flood data update and flood insurance rate map changes in the county. Communities are expected to hold a public meeting to provide residents with an opportunity to view, comment on, and ask questions about the new Flood Insurance Rate Map (FIRM). After the meeting, there will be a 90-day appeal/comment period followed by a 6-month compliance period. FEMA will issue a Letter of Final Determination to start the 6-month compliance period (which basically indicates the preliminary flood maps are now effective). The town will have 6 months to adopt the new effective flood maps and Flood Insurance Study (FIS) in their ordinance. If it does not, then the town will lose its National Flood Insurance Program (NFIP) status and it will be removed from the program and residents will no longer be able to purchase flood insurance or obtain assistance from Flood Hazard Mitigation Programs. The State has automatic adoption

language and 160D language in its current model floodplain ordinance that can be used. If the town adopts this language, then anytime flood maps and studies are revised in the future the town will remain compliant and not have to change its ordinance. Otherwise, the town must update its ordinance each time a new map is issued by FEMA.

Potential Plans to Adopt an ETJ

Councilwoman Wrenwick shared information regarding creation of an extraterritorial jurisdiction (ETJ). A town may create an ETJ to expand its zoning and subdivision review area; other town regulations could be applied (e.g., housing code). Annexation is not same as an ETJ. An ETJ allows a town to develop long-range plans for the town's future.

To establish an ETJ the town determines the boundaries, then discusses it with the county and county commissioners. The town needs to state why an ETJ is important for the town's future. Once an ETJ is established and the county agrees to relinquish their zoning and development regulations, then the town determines zoning for the ETJ. For towns with a population of less than 10,000, the ETJ can extend up to one mile from the town boundaries. The town is required to inform affected landowners of the proposed ETJ, and these residents should be represented on the town's Planning Board and Board of Adjustment. Also, the town needs to respect any vested rights.

The potential ETJ for Sedalia extends east into Brightwood subdivision, south of the interstate, west of Knox Road, and north of Bethel Church Road. The town needs to consider what areas to include. It does not need to include the entire one mile. When establishing an ETJ, it was suggested to follow parcel boundaries rather than cutting through properties. Also, the larger the area, the more responsibility and need for staff time.

It is unclear what criteria the county requires for the town to establish an ETJ. The following areas were considered for including in an ETJ: large parcels to the north and south, all of Sedalia Road, and portions of Bethel Church Road, Knox Road, and Gantwood Road. Clerk Dungee commented the County planner asked if the town had considered annexation since it was pursuing water and sewer services. He believes it's a possibility that some may prefer to be annexed by Sedalia rather than the City of Greensboro. Maybe the town should consider that option.

Vote to Adopt Final Sedalia ARP Grant Award Contract

Councilwoman Wrenwick reviewed the contract between the county and the town for America Rescue Plan (ARP) Act of 2021, Coronavirus State and Local Fiscal Recovery Funds. The town will receive \$500,000 in funding. An initial \$65,000 will be received following execution of the contract. The town plans to use the funds to design and construct its first public park and walking trail on Dansby Drive and to install sidewalks and crosswalks along Blue Lantern Road. It was noted that at this point, the Council cannot vote on it yet because it needs to be approved by the county has not been approved by the county. Mayor Morgan asked if ARP funds could be used to buy a generator to be used in the event of a power outage.

Sedalia Speed Sign Traffic Data

Councilwoman Jones presented information on the radar speed sign on Sedalia Road. A

chart with vehicle speeds for 2022 showed approximately 58% of the vehicle speeds were below 40 mph; the posted speed limit is 45 mph. Approximately 25% were between 41 and 45 mph, 13% were between 46 and 50 mph. The remaining 4% were greater than 50 mph. There were 54 vehicles reported in the 71-75 mph (and more) category (0.02%). It was noted the high percentage of vehicle speeds under 40 mph may be due to vehicles turning onto Sedalia Road from Blue Lantern Road. It was decided to see if the data could be reviewed hourly to determine what time of day had the most speeding vehicles.

Hazard Mitigation Report

Clerk Dungee reported the annual Hazard Mitigation Plan was submitted to Guilford County Emergency Management. Each year the town's responses are mostly "on going" but "no action taken" mostly due to lack of staff. It was suggested to establish a volunteer outreach committee or see if the town could partner with an existing committee (e.g., Whitsett, Gibsonville, etc.). The committee could participate in the National Flood Insurance Program (NFIP) and improve floodplain management within the community, and provide information, prevention tips, safety ideas, etc. on hazards in the town's newsletter and website. Also, maintain an all-hazards public education program, reach out to school administrators to help them identify sheltering areas, and research generator options to ensure power availability during hazard events and safe room grant opportunities to construct safe rooms in schools. Planning Board Vice-Chair Jeffries suggested including education for an active shooter incident. It was suggested having police officers attend meetings, installing an outdoor security camera, and posting a sign regarding firearms in the town hall. If anyone is interested in being on the committee or knows of someone that would be interested, contact Clerk Dungee.

Mayor Morgan commented the town should contact FEMA to see if anyone has flood insurance in Sedalia. The floodplain maps are being revised and the town needs to provide information on where to get flood insurance to those residents located in the floodplain.

Abbott Property

Mayor Morgan reported the town has been presented with three options for purchasing the Abbott Property.

1. Purchase price \$317,000 and close in 14 days. Third party liens, encumbrances, and foreclosure costs plus fees are resolved. The title and deed are transferred free and clear.
2. Purchase price \$271,000 with due diligence of \$35,000 and close in 30-90 days. Third party liens, encumbrances, and foreclosure costs plus fees resolved. Title and deed are transferred free and clear.
3. Purchase price \$60,000 plus seller retains 5 acres of land and take ownership in 4 to 7 days. Transfer ownership with warranty deed and seller will work with the town to resolve all liens and encumbrances. There was discussion about which 5 acres the seller would want to retain, how they would work with the town to resolve the liens and encumbrances, and what are these costs. Although the town could get ownership in 4 to 7 days, the deed would not be free and clear.

Option 2 appeared to be the safest. Councilwoman Wrenwick asked if the town would need to consider financing to purchase the land. Mayor Morgan responded that the town would need to consider financing.

G. CITIZENS COMMENTS

*A meeting attendee, 6208 Blue Lantern Road, commented he reported a violation to Clerk Dungee. The violation has been reported to the code enforcement officer.

*Clerk Dungee commented she received a complaint of stray cats on Martingale Drive at the end near Stewart Bend Road. She plans to put information on stray animals in the CallingPost message for this month. People should be aware if you feed stray cats, they will linger around your home.

H. 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 March 6th.
- The Planning Board meeting will be held on March 16th.
- The next Town Council Agenda meeting will be held on March 27th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)