



. MEETING

SEDALIA TOWN HALL
6121 Burlington Road
June 2, 2025
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 Pro Tem Faison.
- **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 Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.
- **ABSENT:** Mayor Morgan

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

B. MOTION to approve the minutes from the May 5, 2025 Town Council meeting was made by Councilman Sharpe and seconded by Councilwoman Jones. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report by ACE Code Enforcement.

Logan Boaz of Alliance Code Enforcement provided the report.

6270 Burlington Rd – Opened 11/13/23 – Minimum housing and nuisance/junk pile. Junk pile was removed. 5/29/25 – Minimum Housing Ordinance was submitted and approved. The fire department will do a controlled burn.

6124 Burlington Rd – Opened 12/11/23 -Minimum housing and nuisance/junk pile. Delinquent taxes for 2023 and 2024. Hearing was held on 3/27/25, owner did not show. 4/24/25 – New hearing is scheduled for 6/2/25 for an update and to develop a plan of action. Owner did not show. A Finding of Fact Order will be sent and posted.

6020 Blue Lantern Rd – Opened 2/12/24 – Minimum housing and junk pile. Hearing scheduled for 3/27/25, owner did not show. Some improvements made but not completed. 4/24/25 – Structure remains in violation and a new hearing is scheduled for 6/2/25. Owner did not show. A Finding of Fact Order will be sent and posted.

204 Martingale Rd – Opened 7/1/24 – Nuisance junk pile/junked vehicles. Two cases have been opened for repeated nuisance violations within the last 12 months. Hearing was held, but owners did not show. A new hearing is scheduled for 6/2/25. Owner did not show. A Finding of Fact Order and Tow Notice will be sent and posted. Councilwoman Jones asked how this case is proposed to be handled since it is a repeat

violator. Administrator Dungee responded if there are three notices on same issue then the Town Council can take action.

6124 Burlington Rd – Opened 7/22/24 – Nuisance ordinance violation fallen tree. The tree was cut up but not removed from the property. Grass and weeds have grown up around it. A new hearing is scheduled for 6/2/25. Owner did not show. A Finding of Fact Order will be sent and posted.

6307 Jennie Dr – Opened 8/13/24 – Nuisance violation junked vehicles and overgrown lot. One vehicle removed; one vehicle remains. The lot was mowed. Owner has not made contact or attended the hearing. 5/13/25 – A Finding of Fact Order and Tow Notice was sent and posted.

6146 Blue Lantern Rd – Opened 8/27/24 – Nuisance violation overgrown lot. This is a repeat violation. Unable to reach owner. Finding of Fact Order will be sent and posted. 5/28/25 – Overgrowth has been cut. Case is abated and closed.

6210 Riverview Dr – Opened 9/10/24 – Nuisance violation disabled trailer. Grass and weeds have grown around the trailer. Owner has made no attempt to bring the property into compliance. 5/13/25 – A Finding of Fact Order and Tow Notice has been sent and posted.

6003 Rolling Acres – Opened 9/10/24 – Nuisance violation junk pile. Notice of Violation sent to the owner. 3/27/25 - Case placed on hold by the Town until further notice. Administrator Dungee noted the case was on hold, but may now want to follow up with the owner.

654 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile. Owner did not attend the hearing. 5/13/25 – A Finding of Fact Order was sent and posted. Owner indicated the property is cleaned up. Will follow up.

623 Morgan Summers Rd – Opened 9/17/24 – Nuisance violation open storage items, indoor furniture outdoors along with other miscellaneous items. 5/13/25 – A Finding of Fact Order was sent and posted.

6137 Blue Lantern Rd – Opened 9/17/24 – Nuisance/junk vehicles on property. Spoke with the owner and permitted an extension in time to resolve, but no improvement. 5/13/25 – A Finding of Fact Order and Tow Notice was sent and posted.

1119 Palmer Farm Rd – Opened 10/15/24 – Nuisance violation multiple junk piles and a nuisance/junk vehicle being used for storage. Owner did not attend the hearing. 5/13/25 – A Finding of Fact Order and Tow Notice was sent and posted.

401 Sedalia Rd – Opened 10/15/24 – Nuisance violation open storage items on the bed of a truck. Owner did not attend the hearing. 5/13/25 – Property was sold to a new owner that does not reside at the address. A Notice of Violation was sent to the new owner. A meeting attendee noted the original owner passed away and the son is living in the home. Will follow up.

203 Dansby Rd – Opened 10/15/24 – Nuisance violation junk vehicle that appears to be disabled. Notice of Violation sent. 5/13/25 – A Finding of Fact Order and Tow Notice was sent and posted.

6069 Burlington Rd – Opened 11/19/24 – Nuisance violation minimum housing, deteriorating fence, and decay on main structure. 5/29/25 – Property owner has made all repairs. Case is abated and closed.

6117 Burlington Rd – Opened 1/27/25 – Nuisance violation minimum housing, broken/rotten wood on parts of the home, open storage debris on the lawn. 3/26/25 – Case put on hold by the Town. Administrator Dungee noted the grass is being kept cut and the structure is proposed to be burned in October.

6146 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation minimum housing, structural damage. Structure is unsecured. Interior exposed to outside elements resulting in possible further decay and fire hazard. Hearing is scheduled for 6/2/25. Owner did not show. A Finding of Fact Order will be sent and posted.

6209 Burlington Rd – Opened 1/27/25 – Nuisance violation minimum housing including broken/missing gutters, exposed wood on eaves etc. An accessory structure appears to be dilapidated and near collapse. A hearing is scheduled for 6/2/25. Owner attended the hearing and noted progress has been made and will be cleaned up within 30 days.

6229 Burlington Rd - Opened 1/27/25 – Nuisance violation junked vehicle and an abundance of open storage items on the property. Notice of Violation was sent. 5/29/25 – Progress has stalled. Notice of Hearing will be sent and posted.

6210 Riverview Dr – Opened 2/23/25 Nuisance violation junked vehicle. Notice of Violation was sent. The owner has made no attempt to bring the property into compliance. 5/13/25 – A hearing is scheduled for 6/2/25. Owner did not show. A Finding of Fact Order and Tow Notice will be sent and posted.

809 Rockhurst Dr – Opened 2/23/25 – Nuisance junk vehicle with tarp, open storage and miscellaneous items located outside. 5/13/25 – A hearing is scheduled for 6/2/25. Owner did not show. A Finding of Fact Order and Tow Notice will be sent and posted.

654 Sedalia Rd – Opened 2/23/25 – Nuisance violation disabled vehicles including campers, a boat, and passenger vehicles. Property owner has made minor progress. 5/13/25 – A hearing is scheduled for 6/2/25. Owner indicated property cleaned up. Will follow up.

6278 Burlington Rd – Opened 4/10/25 – Zoning violation. Someone living in a tent on a vacant lot. Notice of Violation was sent. 5/29/25 – Tent was removed. Case is abated and closed.

6149 Blue Lantern Rd – Opened 4/14/25 – Overgrown lot. Notice of Violation sent. 5/29/25 – Overgrowth has been cut. Case is abated and closed.

6217 Creek Rd. – Opened 5/1/25 – Nuisance violation overgrown lot. 5/12/25 – Owner has cut overgrowth. Case is abated and closed.

336 Sedalia Rd. – Opened 5/1/25 – Nuisance violation overgrown lot. 5/12/25 – Owner has cut overgrowth. Case is abated and closed.

6021 Blue Lantern Rd. – Opened 5/1/25 – Nuisance violation overgrown lot. 5/12/25 – Owner has cut overgrowth. Case is abated and closed.

401 Sedalia Rd. – Opened 5/1/25 – Nuisance violation junk vehicle under open carport with flat tire, expired registration and sitting for an extended period of time. 5/13/25 – Notice of Violation was sent to the owner.

502 Three Cedars Ln. – Opened 5/12/25 – Nuisance violation junk pile under open carport. 5/13/25 – Notice of Violation sent to the owner. Progress may have been made. Will follow up.

205 Grand Oaks Dr. – Opened 5/12/25 – Nuisance violation junk pile under detached carport. 5/13/25 – Notice of Violation sent to the owner.

213 Grand Oaks Dr. – Opened 5/12/25 – Nuisance violation of junk pile throughout property. 5/13/25 – Notice of Violation sent to the owner. Administrator Dungee noted the lot is swampy. Unclear whether someone bought the property. Mayor Pro Tem Faison commented the owners have cleared trees, but have not cleaned up.

II. Consider Adoption of Proposal from Foothills Planning

Mayor Pro Tem Faison reviewed the Foothills Planning + Design, PLLC (Foothills) proposal to provide planning services on an as-needed basis. Planning services may include:

- Interlocal Cooperation Agreement for Water and Sewer with the City of Greensboro
- Request to Guilford County for Extra-Territorial Zoning Jurisdiction (ETJ)
- Zoning designations for tax parcels within the proposed ETJ
- Review & update the Town's Land Development Plan
- Review & update Town policies & regulations

Foothills would provide an average of up to 25 service hours per month at \$125 per hour. Foothills may provide up to 50 service hours during May and June of 2025 and up to 300 hours during the fiscal year 2025-2026. A monthly invoice for the actual number of service hours would be provided. More than 25 service hours may be provided some months with the Town's prior approval.

Councilwoman Jones expressed concern about the cost of \$125 per hour. Administrator Dungee commented the previous cost was \$100 per hour and Foothills usually does not meet the 25 hours per month. She added that when we were all together during the annual retreat, neither she or Paul thought to bring this up, so the cost hasn't been factored into the budget at this point. It was noted Foothills has provided services for many years and the Town has relied on these services. Administrator Dungee commented it might be possible to negotiate the amount per hour or reduce the number of hours. Councilwoman Wrenwick noted if the hours were reduced to 20 per month the total cost would be comparable with the \$100 per hour. Councilwoman Jones supported either a reduction in cost per hour or in hours.

Councilman Sharpe asked if the Town was moving forward on the ETJ project. Administrator Dungee responded it is not confirmed the Town will do an ETJ, but the interest is there, and this request would need to go before the county commissioners.

Councilwoman Wrenwick commented the State is considering eliminating or prohibiting municipalities from having ETJs and if the Town is interested in an ETJ then it needs to move forward with an application.

Mayor Pro Tem Faison asked if it would be possible to reduce the 50 hours for May and June. Administrator Dungee noted there are some upcoming meetings and since this is the first time the Town has done an interlocal agreement it may need Foothills' assistance, but she will share the need to stay within the 20-hour goal. Councilwoman Wrenwick suggested the hours be changed from 25 to 20 for fiscal year 2025-26 and from 50 to 40 for May and June 2025. Mayor Pro Tem Faison asked Administrator Dungee to offer a counter proposal of 20 hours per month at \$125 per hour. Administrator Dungee will forward this counter proposal to Foothills.

Councilwoman Jones asked when the interlocal agreement for sewer and water will be developed. Administrator Dungee responded there was a planning meeting last week between the Town and City of Greensboro. Foothills was involved in this meeting as well, and there may be another meeting scheduled for next month. Councilwoman Jones asked if there have been any meetings regarding an ETJ. Administrator Dungee responded the request must go to the County. Once the Town decides what it wants to do it, it will work with Foothills to prepare an official request.

III. Consider Service Proposals for Park Amenities

Councilman Sharpe reviewed the Dansby Drive Park structure options and cost estimates prepared by Foothills Planning + Design, PLLC (Foothills). It includes a cost estimate for two options. Option A includes an octagonal gazebo, two pavilions, and a chime tower. Cost ranged from \$135,806 to \$269,364. Option B includes a large square pavilion, and two small pavilions, and a chime tower. Cost ranged from \$124,117 to \$234,499. Councilman Sharpe thought the Council decided Option B was preferred. The original quote was Conventional Framing – Western Red Cedar from the company Backyard Showcase (BYS). Cost for Option A is \$135,806; cost for Option B is \$124,117. Based on the information provided, Foothills and town staff recommend the Town select the Conventional Framing – Douglas Fir Timbers “Grand Escape” from the company Backyard Showcase (BYS). Cost for Option A is \$147,101; cost for Option B is \$140,586.

It was noted the cost estimates include delivery, site-built, and engineered sealed drawings. Although most images do not show a green metal roof, it appears to be included in the cost estimate. Councilwoman Jones asked if the cost estimate included the concrete floor. Councilwoman Wrenwick responded it does not, but the Town will have the engineered sealed drawings so the floor can be poured. Some questions needed to be addressed before a decision could be made. These included the type of warranty, how long is the factory stain good, and are the estimates for all three structures to have a green metal roof. It was suggested the Town talk with previous customers or visit some structures that have been locally installed.

IV. New Town Garbage Service Provided by Freedom Junk Removal

Councilwoman Wrenwick reported the new garbage and recycle collection service provider Freedom Junk Removal, Inc. Each household should receive a notice from the company with information on the process. If this information is not received by June 30th, residents should contact the Town Hall to add or update contact information.

Carts will be emptied on Mondays instead of Tuesdays. A new collection schedule through June 2026 will be provided. Pick up time, holidays, and acceptable recycling materials are included on the collection schedule. Residents will receive new carts and the old carts will be picked up. Administrator Dungee has not heard when Republic will pick up the old carts. The last scheduled pick up for Republic is June 24. Freedom will pick up on June 30th. She anticipates the new carts to be delivered on or before June 24. Also, Freedom Junk Removal, Inc. offers bulk pick up at the owner's expense. The owner can contact Freedom Junk Removal, Inc. to make arrangements for bulk pick up. Mayor Pro Tem Faison asked if this information was included in the CallingPost message and posted at the Post Office. Administrator Dungee responded it can be posted at the Post Office. It was not included in the CallingPost due to the time limit for those messages; however, it was provided in an email notice.

V. Extension Update to Park Consulting Contract

Administrator Dungee reported on the update regarding the consulting contract with Foothills Planning & Design, LLC (Foothills). The Town's agreement earmarks \$80,000 in grant funds to provide a variety of services for design and construction of the Town's Dansby Drive Park. To date, four project invoices have been issued and paid, for a total of \$67,000. The remaining budget is \$13,000.

Several unanticipated challenges with production of construction drawings and the on-going site plan review and approval process with the County has resulted in significantly more time being spent than initially anticipated. This resulted in a \$5,000 budget shortfall for the construction management phase of the project. Moving forward, it was suggested to track the remaining 130 hours (at \$100/hour) and discuss increasing the consulting budget as necessary.

Administrator Dungee commented this is an update on the existing proposal on how to move forward with the remaining funds. Councilman Wrenwick asked if the Town was waiting for a response from Guilford County regarding the park. Administrator Dungee responded Guilford County is waiting on the Town to address the County's comments. These comments are being reviewed by the engineers and should be finalized soon. Comments were related to the Pond, lighting, parking, and erosion and sediment control. She added the light poles are expensive and the town must pay continuously for use of the lights as long as they are powered. Meaning, you never actually own the light fixtures. The Town is basically renting the light poles. Planning Board member Riehle commented there might be a benefit to renting especially if any may need to be replaced or repaired if damaged. Councilwoman Jones asked about installing a well. Administrator Dungee responded a well is being installed, and the location has already been marked.. She added the project is on hold until the County receives a response from the Town.

D. CITIZENS COMMENTS

Councilwoman Wrenwick thanked Administrator Dungee for her hard work putting together the details for the annual retreat.

Administrator Dungee shared that the Charlotte Hawkins Brown Museum is looking for volunteers for the Black Heritage Day event to be held on June 14th from 11 am to 3 pm. She added if one cannot volunteer to come and enjoy the event.

E. ANNOUNCEMENTS

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

- The Board of Adjustment will hold a hearing to consider a zoning appeal, on June 12th at 5:30 pm. This meeting is open to the public.
- The Town of Sedalia is partnering with the Charlotte Hawkins Brown Museum on the Black Heritage Day event to be held on June 14th from 11 am to 3 pm. Everyone is invited to attend.
- The next Planning Board meeting will be held on June 19th at 7 pm.
- The next Town Council Agenda meeting will be held on June 30th at 7pm
- The Town Hall will be closed on July 4th in observance to Independence Day
- The next Town Council meeting will be held on July 7th

Meeting adjourned at 8:10 pm

Submitted By:

Cam Dungee
Cam Dungee, Town Administrator

July 7, 2025
Date

Approved By:

Howard Morgan
Howard Morgan, Mayor

(SEAL)



