



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
February 6, 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. MOTION to approve the agenda was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Councilman Sharpe and seconded by Councilwoman Wrenwick. Motion carried.

C. GUESTS

Sedalia ETJ Discussion

Paul Kron with Foothills Planning & Design provided an overview on Extraterritorial Jurisdictions (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 the same as an ETJ. In annexation, the town receives property tax and provides town services to residents. An ETJ allows a town to consider and 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 it wants and needs an ETJ, and why it 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 landowners of the proposed ETJ, and these residents are given the opportunities to be represented on the town's Planning Board and Board of Adjustment. Also, the town would need to respect any vested rights.

Five towns within Guilford County have an ETJ – Jamestown, Oak Ridge, Gibsonville, High Point and Greensboro. In 2001, Summerfield requested an ETJ, but it was denied. The proposed ETJ included a large area southeast of the town where Greensboro planned to install water and sewer and there were several residents that did not want to be part of the town. The potential ETJ boundaries for Sedalia could extend east into the

Brightwood Farms subdivision, south of the interstate, west of Knox Road, and north of Bethel Church Road. The town would consider what areas to include if interested. It does not need to include the entire one mile. When establishing the ETJ, it was suggested to follow parcel boundaries rather than cutting through properties. Also, the larger the area, the more responsibility and need for additional staffing.

Foothills Proposal for Grant Services

Paul Kron submitted a proposal to assist the Town with its park, walking trail, and sidewalk project to be constructed with ARP funds. The town needs to consider if it wants to spend all of the ARP funds on its parcel or see if the town could acquire some of the adjacent parcels. Also, the town could apply for a grant from the Parks and Recreation Trust Fund to double the ARP funds. However, to be competitive there must be a minimum of two public meetings and a long-range plan is preferred. The trust fund grant would cover the proposed park and walking trail, not the sidewalks. Grant requests are due in May. Included within his proposal, he stated he could work with a steering committee, hire a student or professor to help with construction drawings, help develop a bid package, and serve on town's behalf to manage the project.

Clerk Dungee commented that the town could use the county ARP funds for the park and trail, the Powell Bill funds for the sidewalk, and apply for the trust fund grant to add more amenities to the park. Mayor Morgan asked about sidewalk costs. Mr. Kron responded sidewalks cost \$300,000-\$500,000 per mile. Also, since Blue Lantern Road have swales, rather than curb and gutter, there may be challenges to constructing a sidewalk where there is a deep ditch.

The first step is site planning and design, the town will need to hire a surveyor for the park, trail, and sidewalks. He estimates the cost for site planning and design to be around \$30,000. He estimates construction drawings and specifications to cost \$25,000 and construction management to cost \$20,000.

Community Leadership Development

Paul Kron with Foothills Planning & Design suggested some topics for the upcoming town retreat may include needed changes the town's policies or ordinances, and to review the town's priorities. He suggested the Council review the notes from last year's retreat. Also, he suggested the town consider leadership training. There is person in New Jersey that may be able to provide leadership training. Also, there is the person that assisted Jamestown. The town can consider developing a master plan with input from landowners, museum, etc., then the town can look for developers willing to work with the town. He asked the Council to think about how he can assist them in the upcoming retreat. Clerk Dungee commented that the town needs prepare for future growth, particularly from an administrative perspective.

D. REPORTS

Code Enforcement Report

Mr. Carrington Lucas provided the report for the month of January.

At **206 Grand Oaks Drive**, case opened due to disabled vehicle. Notice of Violation was sent, and a Notice of Hearing will be sent. If the owner does not attend the meeting, and the vehicle does not get covered, then the vehicle will be towed at the owner's expense. There are minimum housing issues at the property as well. Mr. Lucas noted the sent letters continue to be returned. Councilwoman Wrenwick suggested sending letters to the address where the tax bill is sent.

At **6111 Gateway Drive**, case opened for a basketball goal at the street. Two Notices of Violation were sent, and a Notice of Hearing was sent. No one has responded to the letters, but the owners are moving the basketball goal from one side of the property to the other, but it remains out of compliance. There is a county ordinance regarding basketball goals. Mr. Lucas will review the ordinance book to see if there are any civil penalties to put against property. At **204, 206 & 207 Martingale Drive**, case opened for two basketball goals at the street. Two Notices of Violation were sent. One basketball goal has been removed. The resident at 207 Martingale Drive does not have children so that case was closed. A Notice of Hearing was sent to 204 and 206 Martingale Drive. The basketball goal was removed from 206 Martingale Drive, but the basketball goal remains at 204 Martingale Drive.

Case abated and closed at **6305 Rolling Acres Drive** (vehicle bumper in yard/trash cans at street), **800 Rockhurst Drive** (disabled vehicle/car parts in yard), **623 Morgan Summers Road** (disabled vehicle, overflowing trash/recycle cans, blue tarps in yard), **6137 Blue Lantern Road** (disabled vehicle), and **6110 Blue Lantern Road** (overflowing recycling can).

E. Consent Agenda Items

Planning Board Oath of Office

Clerk Dungee administered the oath of office to Planning Board members Robert Jones, Marian Jeffries, Brenda Walker, and Rory Richmond. Planning Board member Jones questioned the need for the oath of office because it is not in the constitution. Clerk Dungee responded it is in the state statutes and it references the US constitution.

F. Action Agenda Items

PTRC Whiteout 2023

Planning Board member Jones attended Whiteout 2023 – a response and recovery tabletop exercise for an assimilated event with high winds, heavy snow, and ice. The exercise included police, EMS, fire, human resources, Red Cross, etc. The workshop detailed what preparations residents and local governments should make before the storm. For example, how would the town notify residents. Do residents know how they would get out of their house in case of a fire, do they have sufficient food and water, what should they do if a tree falls on their house, what about those that are on oxygen, etc. The town does not have four-wheel drive vehicles, a furnace, or backup generators so it would not be able to provide a shelter for residents. Mayor Morgan suggested reactivating the Community Emergency Response Team (CERT). When this team was active there were many in the community who did know what to do in the event of these

types of situations. Mr. Jones thanked everyone for their time and allowing him to present on these matters.

Update on DEQ Merger/Revitalization Grant

Mayor Morgan reported the town applied for the Department of Environmental Quality, Division of Water Infrastructure's grant for the Merger/Regionalization Feasibility Study. The maximum amount of the grant is \$50,000. The town applied for funding to complete a water study along with Greensboro's Toyota mega-plant. The State Water Infrastructure Authority meets on February 21st to award funding for projects. The public may listen to the meeting via WebEx or phone. Requests for public comment can be submitted until February 20th. These grant funds will be used for the water and sewer study for the town center. The study would help in the negotiation process with Greensboro.

Rock Creek Dairy Road TIP

Councilman Sharpe reported NCDOT canceled the Benjamin Parkway project and is now given a higher priority to the Rock Creek Dairy Road improvements at the interstate. NCDOT is working on an expedited schedule and once it is completed it will show up in the Transportation Improvement Plan (TIP). Rock Creek Dairy Road will be widened and on the ramp and exit ramp for northbound I-85/40 will be improved.

If was questioned whether the U.S. 70 southern bypass project could be paired with the Rock Creek Dairy Road project; however, since the Rock Creek Dairy Road project has been expedited it is unlikely that is possible. Mr. Kron commented it may be a long time before there is sufficient traffic to construct the U.S. 70 southern bypass. Councilman Sharpe commented the town currently continues to see a lot of traffic due to the Publix Distribution Center. Also, there are proposed distribution centers located along the proposed U.S. 70 southern bypass. Councilwoman O. Jones commented that the Metropolitan Planning Organization (MPO) makes transportation plans in the spring. Councilman Sharpe also noted that the recently completed urban loop has made a lot of land accessible and it is likely there will be increased development in the area.

CHB Movie Night

Councilwoman O. Jones reported that the Charlotte Hawkins Brown Museum is offering a movie night. The purpose of the event is to celebrate back-to-school and possibly Sedalia Founders' Day. The event will be held on August 25th at 5 pm. The staff on site are making plans to have games, music and food followed by an outdoor movie with sno-cones and popcorn. Clerk Dungee anticipates the museum will ask the town for assistance with the event and maybe some funding. Mayor Morgan asked about the town's investment in the Christmas in Sedalia event. Clerk Dungee responded that the town paid for two choirs, refreshments, and some lighting. Councilwoman Wrenwick responded it was between \$750-\$1,000.

G. CITIZENS COMMENTS

*Mayor Pro Tem Serita Faison, 6102 Bogues Way, stated she has been contacted by two development companies – D.R. Horton and Brookstone Construction Company. D.R. Horton

would like to meet with the town to understand what the town wants. She added the town needs to decide what lot sizes it prefers and determine where the town stands with water and sewer. It was suggested to include Pricilla Smith in the meeting; Mr. Kron also would like to attend. It was noted that D.R. Horton has a development agreement with Jamestown. Mr. Kron asked if it would be possible to meet with the appropriate D.R. Horton representatives to discuss sustainability, environmental protection, and creating a community that's not just a subdivision. Mayor Morgan asked Mayor Pro Tem Faison to set up meeting with D.R. Horton.

*It was noted that Ebenezer Church of Christ, 734 Apple Street, Burlington will be providing over-the-counter medications (e.g., flu, pain medications, etc.) for free on Saturday, February 11th at the church. This is the second year for the program, and they also need help with packing the bags.

*Councilwoman Ophelia Jones stated there will be a Thoroughfare Collector Street Plan meeting on February 16th at 4 pm via Zoom. She noted there is a proposed collector street from Rock Creek Dairy Road intersection through to Sedalia Road. She will forward the meeting information to Clerk Dungee.

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

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)