



**SEDALIA TOWN COUNCIL AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
May 22, 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.
- **PLEDGE OF ALLEGIANCE:** Time was allotted for pledge to the U.S. flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. Additions/deletions to the agenda. No additions or deletions.

B. Review minutes from the April 24th Agenda Meeting and May 1st Town Council meeting.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

Councilwoman Wrenwick reported on the April financial transactions and balances. The balance for each account as of April 30, 2023:

American Rescue Plan: \$134,084.33

Powell Bill Fund: \$133,754.55

Savings: \$459,084.10

Bike and Pedestrian Fund: \$45,730.19

Checking: \$14,919.30

Councilwoman Wrenwick will request TR-2 forms. There was a question regarding the status of the Abbott property. The investment company took the property out of foreclosure and the bidding process. They are working on paying the liens and conducting a survey. They had planned to sell it to the town, but it is unclear if that will happen. Correspondence with the investment company has been brief.

II. Planning Board Meeting Update

Vice-Chair Jeffries reported on the Planning Board's meeting on May 18th. The Planning Board reviewed an application for a new member – Alfred Walker. Mr. Walker attended the retreat, was involved in the discussions, and has participated in past town meetings. During the meeting, it was asked if there was a conflict of interest for spouses to serve on the same board. It was noted there are no statutes or regulations that prohibit two members of a family serving on the Planning Board at the same time. The Planning Board recommended to the Town Council that Mr. Walker become a regular member of the Planning Board.

The Planning Board received more details regarding the landowner request to place a tiny home on their property. The Planning Board discussed potential tiny home regulations. There were questions regarding whether a tiny home could be tied into an existing septic system if it has sufficient capacity. However, most tiny homes are in areas with public water and sewer. The Planning Board's task is to determine what the options are and what is allowed in the county. Planning Board member Richmond will do research so the board can follow up with the landowner.

The Planning Board also reviewed Introduction to Land Use Decisions in the UNC School of Government's Planning and Development Regulation E-Learning Library

III. Road Repair Quotes

Councilwoman Jones reported on the proposed repairs for Havenbrook Drive and Corn Tassel Drive. Both roads need gravel and Havenbrook Drive has a pothole at the entrance. Powell Bill grant funding can be used for road maintenance within the town. Stone and Landscape Creations provided a quote for the repairs to Havenbrook Drive, Corn Tassel Drive, and Dansby Drive. The quote for gravel and spreading for Havenbrook Drive and Corn Tassel Drive is \$875 for each road. The quote for gravel and filling in potholes on Dansby Drive is \$1,800. Mayor Morgan suggested the Town get a second quote. It was decided for the town to request a quote from Rock Creek Supply.

IV. Public Park Implementation Steps

Clerk Dungee reported the Town met with Guilford County to discuss the Town's ARP project (i.e., community park, walking trail and sidewalks) and the next steps. The Town should receive the initial \$65,000 within the next month. The Town needs to set up a separate bank account for the funds and determine how invoices will be submitted (i.e., monthly, bimonthly, or quarterly). The Town must provide invoices and proof of payment for all materials and services and must follow state procurement rules with contracts and keep documentation of bids or RFPs. The Town must submit quarterly reports. Deadline for project completion is December 31, 2026. In addition, performance metrics, monitoring plan, records retention, document submission, and budget adjustment forms were reviewed and discussed.

V. Sedalia Collector Street Plan

Mayor Morgan reported the Transportation Advisory Council (TAC), the Greensboro Urban Area Metropolitan Planning Organization's (MPO) policy board, adopted a new combined Thoroughfare Plan & Collector Street Plan. The Town received its own Sedalia Thoroughfare & Collector Street Plan with a list of changes to roadways in the town's area. When the NCDOT constructs the new location for US 70 (the proposed bypass), then US 70 through town likely can be downgraded to a collector. NCDOT is advocating for funds to be allocated for the State Transportation Improvement Program for 2026 – 2035. However, it is unclear when any of the proposed collector roads on the plan would be constructed. Projects can take 10-15 years to receive funding and be constructed. The Town can contact NCDOT with any questions. Councilwoman Jones commented she was not aware of this plan.

The Town Council discussed the plan’s proposed road extensions and the impacts they will have on residents’ homes and properties. The Sedalia Road bypass will route traffic around the town. There will be more traffic and it was questioned whether this road will be widened. The Town may want to do research, review GIS, discuss the plan with NCDOT, etc. Clerk Dungee stated the Planning Board can review the Sedalia Thoroughfare & Collector Street Plan and submit a recommendation to the Town Council. The Council can review the recommendation, make changes to the plan if needed, and consider adoption of the plan. The plan can be presented at a Council meeting to allow public comment prior to adoption. Adoption is primarily dependent on future land development if or when planning to construct the collector streets. The type of development depends upon how it is defined in the Sedalia Land Use Plan and the Sedalia Development Ordinance.

Clerk Dungee asked about the property clearing on Blue Lantern Road. She has not received a DCC for construction, but noted a DCC is not required for preparing the land for development. She has received calls from residents near Creek Lane. It is believed that timber is being cut and sold.

D. CITIZENS COMMENTS

*Clerk Dungee stated the Charlotte Hawkins Brown Museum needs volunteers for Black Heritage Day on June 10th.

*Clerk Dungee asked the CHB Staff if they needed Sedalia Fresh signs to be ordered. She was told they are still planning to hold the event. However, they are busy with planning the music festival so Sedalia Fresh may start in July or August. Mayor Pro Tem Faison responded she can help when they are ready.

E. 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 June 5th.
- The CHB Museum will hold Black Heritage Day on June 10th.
- The Planning Board meeting will be held on June 15th.
- The next Town Council Agenda meeting will be held on June 26th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)