



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
September 9, 2024
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 Jones, Councilwoman Wrenwick, and Councilman Sharpe.

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

B. MOTION to approve the minutes from the August 5th Town Council meeting was made by Councilwoman Wrenwick and by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report.....
Isaiah Clonch &

Brandon Emory, ACE

6270 Burlington Rd Opened 11/13/23 – Attempted to contact owner about current violations – no response. Notice of Violation, notice of hearing, hearing, finding of fact/order to abate and final notice have all been completed. An ordinance will be the next step in effort to bring structure into compliance.

6124 Burlington Rd Opened 12/11/23 – Owner currently seeking financial assistance to make improvements. No visible improvements have been made. Notice of Violation, notice of hearing, hearing and finding of fact/order to abate have all been completed. Property is ready for ordinance.

6020 Blue Lantern Rd Opened 2/12/24 – Notice of violation, notice of hearing, hearing, finding of fact/order to abate and final notice have all been sent. Some progress was made during July but has not been completed. Will attempt to reach owner.

6006 Blue Lantern Rd Opened 3/25/24 – Owner notified of zoning violation for livestock in a residential area. Town Attorney advised not to speak publicly about this case. Finding of fact order was prepared w/ assistance of town attorney and sent to owner’s attorney.

6004 #2 Blue Lantern Rd Opened 3/25/24 – Owner was notified of zoning violation for livestock. Town attorney advised not to speak publicly about this case. Finding fact of order was prepared with town attorney and sent to owner’s attorney.

5910 Blue Lantern Rd Opened 3/25/24 – Property owner notified of zoning violation for livestock. Town attorney advised not to speak publicly about this case. Finding fact of order was prepared with the town attorney and sent to owner's attorney. 655 Sedalia Rd Opened 7/1/24 – Case opened in reference to overgrown lot. 8/27/24 after contacting owner, lot was mowed, case is Abated and Closed.

204 Martingale Rd Opened 7/1/24 – Case opened for junk/nuisance vehicle and junk pile. 1 Truck, 2 mopeds and an ATV are all dismantled. Trash, junk and open storage all over property. Hearing held during August, finding of fact order has been sent to owner. 6279 Burlington Rd Opened 7/15/24 – Case opened in reference to previously fallen tree that was cut up but not removed. Grass and weeds have grown up around it. Notice of violation has been sent to the owner.

6124 Burlington Rd Opened 7/22/24 - Case opened in reference to dead tree that had fallen but not removed. Notice of violation has been sent. Grass now appears overgrown, and the owner will be contacted.

6103 Blue Lantern Rd Opened 7/29/24 – Case opened in reference to white vehicle that appeared to have flat tires and grass growing up around it. Vehicle appeared to have been stationary for a long period of time. Owners were contacted, the vehicle was repaired, the case abated and closed.

5906 Stewart Bend Rd Opened 7/29/24 – Notice of violation sent for overgrown lot and open storage. Upon reinspection the property has been mowed but the junk remains. Notice of hearing has been sent to the owner and is scheduled for sept 24.

1153 Palmer Farm Rd Opened 8/5/24 – Case opened due to overgrown lot. Notice of violation prepared and sent to owner. Grass was cut, case is abated and closed.

305 Grand Oaks Dr Opened – 8/13/24 Case opened in reference to overgrown lot. Notice of violation was sent to the owner, grass was cut. Case is abated and closed.

6143 Blue Lantern Rd Opened – 8/13/24 Case opened for overgrown lot. Notice of violation was sent to the owner, grass was cut. Case is abated and closed.

6156 Blue Lantern Rd Opened – 8/13/24 Case opened for overgrown lot. Notice of violation was sent to the owner, grass was cut. Case is abated and closed.

6307 Jennie Dr Opened 8/13/24 – Property grass is overgrown, and two vehicles located near wooded area in front of the lawn are partially dismantled with no visible license tag. Notice of violation was prepared and sent to the owner.

6209 Burlington Rd Opened 8/21/24 – Notice of violation has been sent due to Nuisance complaints of the box truck located on main roadway in residential area.

6101 Blue Lantern Rd Opened 8/27/24 – Case opened in reference to junk pile located on side of yard of the property. Notice of violation was sent to the owner.

6141 Blue Lantern Rd 6143 Opened – 8/27/24 Case opened for overgrown lot. Notice of violation was sent to the owner.

6141 Blue Lantern Rd 6143 Opened – 8/27/24 Case opened for overgrown lot. Notice of violation is being prepared.

II. PARTF Award Announcement.....
Mayor Morgan

The Town of Sedalia applied for the Parks & Recreation Trust Fund (PARTF) grant in April 2024. It was announced that they would hold a selection meeting to disclose the names of each recipient that was being awarded. This meeting was held on Friday August 23rd. Town staff, Town Council and Planning Board members were invited to attend in person at the NC Museum of Natural Sciences Research Center in Raleigh or to participate remotely on Youtube. The primary agenda was to select PARTF & AP (Accessible Park) grant recipients. During this meeting, it was announced that the Town of Sedalia was awarded \$343,762.00 to go toward the Sedalia Town Park project. It was stated that the judges of the selection committee were impressed by the application and park plan. CONGRATULATIONS SEDALIA!! A big thanks to Trey Fouche, our PARTF representative who walked us through the application process. Also, thanks to Jesse Day with PTRC, who has been assisting us as well concerning the required compliance guidelines. These additional funds will help make our park project even more a success. Councilwoman Jones added that Paul and Town Administrator Dungee should be included as they were a large part of putting of receiving this award. Administrator Dungee noted that this was correct and that there were several more names that we could note as this grant was recommended to the Town very close to the deadline and it literally took the team working around the clock to meet the deadline.

III. Sedalia Fun Fest Update
..... Clerk Shaw

Our Bi-Annual Founder’s Day celebration is quickly approaching. This year’s Event is titled Sedalia Fun Fest and will be held on Saturday September 28th from 12pm-5pm at the Charlotte Hawkin-Brown Museum. We are hoping for a huge turn out and are seeking help from volunteers. We have been in touch with the local schools and universities to see if they have students who are available to volunteer. We currently have food and craft vendors, the local fire department and animal shelter as well as a host of other vendors who will be onsite with lots of great things to sell. The event will also feature several bouncy houses as well as a classic car meet. We are very excited about this year’s event, Kayla, our former clerk did an excellent job putting this together and detailing each section so that we can effectively execute her vision. She will be back in town to help us with the event, and we are excited to have her!

IV. Advance Transportation Initiative
..... Councilman Sharpe

The NCDOT has launched a public education website at www.advancenctransportation.com to inform, seek input and build consensus on the need to modernize transportation revenues. The website focuses on declining gasoline consumption, options to replace the gasoline tax, and the need for additional funding. Some have already had the opportunity to provide feedback on earlier drafts of the website over the past several months. The town has been asked to provide some information from the office of Strategic Initiatives & Program Support concerning this

initiative. Key components are allowing citizen engagement and citizen education. Electric vehicles pay an additional \$215.50 registration fee to offset the average gasoline tax paid. Increased investment will improve safety, enhance rural access, reduce harmful greenhouse gas emissions, offer more mobility options and boost economic growth. Councilwoman Wrenwick mentioned that we should be on the lookout for gas tax increases to come. Resident input – Tax has increased on Electric Vehicles; Approximately 10 years ago, that rate was closer to \$50. Mayor Morgan stated that there is funding available through the PTRC that has designated approximately \$400,000 to go towards building new charging stations. Seeing as to how there aren't any charging stations between Burlington and Greensboro it would be a good idea to have one here.

V. Sedalia Thoroughfare and Collector Street Plan Update.....Mayor Pro Tem Faison

(It was discovered after the meeting that the NCDOT was not affiliated with the Sedalia Thoroughfare and Collector Street Plan, it is under the direction and guidance of the MPO. In the minutes whereas any references were made to the NCDOT, please note that that reference should be instead made towards the MPO.)*

The Town of Sedalia Thoroughfare and Collector Street Plan was developed from and is consistent with the Greensboro MPO Thoroughfare and collector street plan, the official Thoroughfare and Collectors Street Plan identifying freeways and major and minor thoroughfares and collector streets in the Metropolitan Planning Area. The MPO Thoroughfare and Collector Street Plan was updated in 2023 and 2024 in response to requests from MPO member jurisdictions and the development community to bring the plan up to date with the current roadway system and current area plans. The MPO plan was available for review and comment from February 1 to April 3 and was adopted by the MPO on May 10, 2023. Currently, MPO area jurisdictions are in the process of reviewing and considering approval of the revised plan for use in their land development ordinance process. Approval of the plan is recommended. The town was contacted by Craig McKinney [Greensboro DOT] requesting the status of things regarding the town's adoption of the Sedalia Collector Street Plan.

There was general discussion between the board and the Town Administrator with regards to the original Thoroughfare and Collectors Street Plan dating back to 2005 which is the current standing Thoroughfare and Collectors Street Plan used by the planners. The MPO has submitted for approval a revised version of the Thoroughfare and Collectors Street Plan to which the Sedalia Planning Board reviewed and made further revisions to better fit the current and future developments of Sedalia. This Thoroughfare and Collectors Street Plan was submitted and rejected by the Greensboro DOT. Upon rejection of the revised Thoroughfare and Collectors Street Plan the Planning Board decided to propose that the Town Council review and make the final decision about whether or not to move forward with the Thoroughfare and Collectors Street Plan as proposed by the Greensboro DOT. The town discussed reasons including the fact that the Thoroughfare and Collectors Street Plan proposed would run streets through currently existing homes and future homes whose development ordinance has already been

approved by the town. It was also stated that the Greensboro DOT mentioned that the proposed Thoroughfare and Collectors Street Plan was said by the Greensboro DOT to be not set in stone and would only be needed in the event of development, but it was the opinion of the board that this was not seemingly the case. The board agreed that they believe the opposite to be true in that the Thoroughfare and Collectors Street Plan will drive new development. It was mentioned that approving this Thoroughfare and Collectors Street Plan could put the town in a position in the future to be forced to go along with potential development that could affect the small town feel of Sedalia. This is not the goal or objective of the board. The conversation concluded with the decision to disapprove the proposed Thoroughfare and Collectors Street Plan and to add the revision of the original 2006 approved Thoroughfare and Collectors Street Plan to the next Town Council Meeting for clarity on this matter. Mayor Pro Tem Faison made the motion to not approve the Thoroughfare and Collectors Street Plan as proposed by the Greensboro DOT. The motion was seconded by Councilwoman Jones. Motion carried.

D. CITIZENS COMMENTS

All comments and questions are to be made from the microphone. Please state your name and address for the record. Remote participants please unmute for any comments or questions once acknowledged by the board. Each speaker has 3 minutes to share.

Jay Riehle - 302 Sharonwood Dr - this afternoon from 5:25pm – approx, 5:29pm “I heard rapid gunfire shots at a very high caliber.” Mayor Morgan asked if anyone else heard and called the sheriff dept to report the gun fire? Jay stated that he did not call it in. Alfred Walker stated that he had also heard the gunfire from his home not far from Jay’s residence. Jay stated that he wanted to mention it in the meeting so that the Town could address it because it is becoming a regular occurrence. Councilwoman Jones proposed the question to Administrator Dungee about whether the town has received any updates about the previous shooting that occurred on the property belonging to the Garcia family where the resident was nearly hit by stray bullets while standing outside of his home. Administrator Dungee stated that she hadn’t received any updates beyond her last report on this topic. Upon the last conversation with Mrs. Garcia the family was planning to reach out to the local commissioner’s office to speak with Mary Beth Murphy to see what action can be taken to help with this matter. To date we have not received any updates on whether or not that meeting took place and what the outcome was. The staff will follow up on this topic. Councilwoman Jones stated that the Town should have gotten a report back from the Sheriff dept as to what happened and what course of action was taken. Mayor Pro Tem stated that the initial police report was very vague and didn’t have many details. Mayor Morgan suggested that we go directly to Chief Rogers and get more information. Sedalia resident Tyler Thomas questioned the validity of the type of gun reported as the distance of the shot didn’t line up with the type of gun allegedly used unless the person of interest was in fact at a closer proximity than earlier believed. Councilwoman Wrenwick stated that when the bullet was recovered from the shed that was struck it was confirmed that the gun used was

a 9mm gun. Ashley Thomas mentioned that they recently installed a new surveillance system and would keep the local law enforcement, and the Town informed should they pick up any suspicious activity. There was further discussion about options to have the local sheriff dept enforce our town gun ordinances. The conclusion was that we would contact Sheriff Rogers and speak with him directly to request that the deputies are briefed on our town gun ordinance and are instructed to enforce that within our jurisdiction. Councilwoman Wrenwick was able to locate the most recent police report from this incident and she stated that the office that took the report was Officer JM Stalls, she also noted that the report was still very minimal but did confirm that the weapon reported was a handgun.


E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on September 19th
- The next Town Council Agenda meeting will be held on September 23rd
- The next Town Council meeting will be held on October 7th
- The Bi-Annual Sedalia Founder's Fun Fest Event will be held on September 28th
- The Fall Litter Sweep will be held on October 12th beginning at 9am


Meeting adjourned.

Submitted By:


Brittany Shaw, Town Clerk

10/7/2024
Date

Approved By:


Howard Morgan, Mayor

(SEAL)

