



Minutes

- **OPENING:** 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:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, and Councilman Meachem.

A. MOTION to approve the agenda with one addition – MPO update – was made by Mayor Pro-Tem V. Jones and seconded by Councilman Meachem. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Report

Mr. Brandon Emory, with ACE, gave an update. The report format has changed. Each case includes recent activity, whether the case is open or closed, and photos of the property.

There was additional dumping at **6270 Burlington Road**. Progress is being made to save the railcar, but it's been noted that it is expensive to move. At **6212 Burlington Road**, pillars are being constructed to support the porch, once that is done, the property will meet minimum standard for housing. There are junk vehicles on the property and those will be addressed later. The owner does have needed permitting, but Mr. Emory has not followed up with the county regarding expiration. The case at **6108 Blue Lantern Road** will be abated soon; a hearing is scheduled to make sure progress continues. Some improvements to the junk pile are being made at **5904-5910 Blue Lantern Road**. They will continue to monitor. Property at **6056 Burlington Road**, is unclear if the junk vehicle has been removed; but the grounds have been improved. Some cleaning up is still needed. Brandon added that they are working to get the junk vehicles removed from **204 Martingale Drive**. A hearing has been scheduled for March 5th regarding the property at **6059 Burlington Road**, which is for a junk vehicle. There is a junk pile in the yard at **210 Cushman Road** and this continues to be addressed at each inspection. A hearing is scheduled for the case at **6146 Blue Lantern Road**, which is for a junk pile of wood and brush.

The following cases have now been abated: **6252 Burlington Road** (junk vehicles), **6117 Blue Lantern Road** (junk vehicle), **6202 Creek Lane** (junk vehicle), **304 Martingale Drive** (junk vehicle), **313 Martingale Drive** (junk pile), **204 Martingale Drive** (junk pile), **206 Martingale Drive** (junk pile), **607 Sedalia Road** (junk pile), **206 Cushman Road**,

Case 1 (junk pile), **206 Grand Oaks Drive**, **case 2** (junk pile/vehicle), and **6000 Bethel Church Road** (junk pile). The case at **654 Sedalia Road** was unfounded (junk vehicles).

II. Selection and Approval of Grant Writing Proposal

Councilwoman Wrenwick reported on the two applicants who submitted proposals - NPH Consulting (Nancy Hunter) and SFG Consulting Services (Jeanne Johnston). Clerk Dungee added that there is a grant pre-application due in April, and it would be helpful to have a grant writer in place to help. Concerning the proposals, it appears that SFG Consulting Services has had more experience closer to what the town is looking for and has been involved with more grants for infrastructure and downtown plans. It was discussed whether to acquire services hourly or one of the flat fee packages. There were some concerns that the packages offered would not cover all grant opportunities for which the town would be eligible. Hourly would be more expensive, so the town needs to determine which of the packages would be of greatest benefit to the town. Currently, the town would like to focus on the bike/ped plan. The pre-application deadline the Clerk mentioned earlier is in the first week of April, and the final deadline is September. It was decided to contact SFG Consulting Services to see if a separate contract could be drawn up only to work on the upcoming bike/ped grant. Contracts for future grant work would be determined later. Councilwomen Wrenwick added that the budgeted line item for bike/ped grant services is \$2,500.

III. PTRC Ordinance Revision Proposal

Clerk Dungee contacted the Piedmont Triad Regional Council (PTRC) regarding assisting the Town with the Chapter 160D ordinance revisions due January 1, 2021. Membership in PTRC would not include these ordinance revisions. PTRC sent a proposal that outlined the cost to assist in developing these revisions, and in that estimate, the cost would not exceed \$2,000. This period of assistance would be provided between March 2020 and September 2020. The Town also will have to develop a Comprehensive Plan, but the Land Use Plan can be used as a foundation for the Comprehensive Plan, so it shouldn't be too difficult. PTRC may be able to assist with developing this as well.

MOTION was made by Mayor Pro Tem V. Jones to enter into the agreement with PTRC to assist with the Chapter 160D revisions to the town's development ordinance. The motion was seconded by Councilwoman O. Jones. Motion carried.

IV. Shooting Ordinance Update

Mayor Morgan reported on the second draft of a proposed ordinance to make it unlawful to discharge a weapon in the town limits, with exceptions for law enforcement, defense, and hunting. The ordinance was developed due to increased shooting incidents in the town. Clerk Dungee sent the second draft of the ordinance to the sheriff's department to determine if it can be enforced by them. At this point, Clerk Dungee has not received a reply but did receive a positive response on the town's intentions to make these changes. During the Council review, it was noted there was an error in Section 6 – fifty dollars needs to be changed to seventy-five dollars.

MOTION was made by Councilwoman Wrenwick to approve the shooting ordinance for the Town of Sedalia with the correction in Section 6 (i.e., changing fifty dollars to seventy-five dollars), Councilman Meachem made a second. Motion carried.

V. Re-Approve Road Closing Resolution

Mayor Pro Tem V. Jones reported in 2017 a case was presented to the Council for a road closing, which was plated but the road was never opened. The proposed closing was a request from the property owner that wanted to subdivide his property at 655 Sedalia Road. The county failed to inform that this resolution was to be recorded at register of deeds. Secondly, the resolution allowing this road to be closed was adopted on March 6, 2017 but dated February 8, 2017. Therefore, the resolution needs to be corrected and recorded.

MOTION was made by Mayor Pro Tem V. Jones to adopt the Resolution for Road Closure, Case# 17-02-SEPL-00531 at 655 Sedalia Road, Councilwoman Wrenwick seconded. Motion carried.

VI. Appoint New Planning Board Chair

Mayor Morgan reported Mr. Robert Jones has resigned as Planning Board Chair. He said he was sad to hear Mr. Jones was resigning; he's been with the board for a long time. It was understood the Vice Chair, Serita Faison has agreed to serve as Chair, so this evening the Council will consider a vote to appoint her to that position.

MOTION to appoint Serita Faison as Chair of the Sedalia Planning Board was made by Councilman Meachem. Councilwoman O. Jones stated a seconded. Motion carried.

VII. 2020 Spring Litter Sweep

Councilwoman O. Jones reported the Spring Litter Sweep will be held on Saturday, April 25 at 9 am. Everyone participating will meet at the Town Hall at 9 am to pick up supplies, and we will all go out together to clean up trash from the roads. In the towns efforts to push spring cleaning, a dumpster will be in the Town Hall parking lot until 6 pm for Sedalia residents only to dispose of unwanted items. Keep in mind that paint, household chemicals, and electronics are not allowed in the dumpster. Anyone with questions can contact the Town Hall office. It was suggested that someone be at the dumpster to ensure only Sedalia residents are using it. A few times in the past, outside residents have disposed of their unwanted items in the dumpster, which caused it to fill up very early in the afternoon.

VIII. MPO Update

Councilwoman O. Jones gave an MPO update. The project for widening Highway 70 from Knox Road to Rock Creek Dairy Road is on the list but is still not funded yet, and there is no proposed date for the project to begin. It has not been decided where the widening will take place in Sedalia; the southern route (behind Charlotte Hawkins Brown Museum) so far appears to be the preferred with NCDOT. Widening of Highway 70 from Mt Hope Church Road to Birch Creek Road will start in March 2020 and is proposed to be completed in

2023. Mr. Alan Branson, Guilford County Commissioner, expressed concern about bottlenecks at Mount Hope Church Road and Rock Creek Dairy Road that is likely to happen until construction is completed.

Councilwoman O. Jones reported she discussed with Mr. Mike Mills the streetlights on Highway 70. She indicated Sedalia is willing to pay for additional streetlights on this road, but Duke Power will not install them because NCDOT's possible need to remove them due to the widening project. Mr. Mills expressed that NCDOT is not the hold up on this project and he would be willing to sign an affidavit to send to Duke Power if necessary. Clerk Dungee stated that she would contact the engineer to discuss the issue further.

Councilwoman O. Jones asked Clerk Dungee if the town had submitted anything to Greensboro regarding the bike/ped plan. Clerk Dungee reported a pre-grant/prioritization was submitted regarding Greensboro's plan many years ago, but nothing recently. Sedalia was at the bottom of the priority list and was not asked to move forward. Councilwoman O. Jones said these grants must be submitted every year. The Clerk added that perhaps this is another project that SFG Consulting Services could assist the town with.

On another subject, Mayor Morgan reported that he and Clerk Dungee attended the groundbreaking for Publix Distribution. It is anticipated it will take two years to build the 0.5 million square foot refrigeration plant. In four years, it will have 1,000 employees making an average salary of \$40,000.

It was also noted a Waffle House was being constructed next to Taco Bell on US-70. Also, it is possible a new hotel may be constructed next to the existing hotel, and possibly a new retail store (battery or auto) in the vacant BB&T bank building.

D. CITIZENS COMMENTS

*Valerie Jones, 6100 Burnside Road, commented that tomorrow is Super Tuesday. Please make sure you go out and vote.

Also, she wanted to report there is an abandoned SUV at the corner of Grand Oaks Drive and Blue Lantern Road. Mr. Emory said he will check on it and will contact N.C. Highway Patrol if the vehicle is in the roadway or if it is on side of road.

Lastly, the 2020 Census information will be sent to everyone around March 15. April 1st is Census Day. She is willing to help people navigate the web site if needed, but she is not allowed to fill out the census for you. She is planning to be at the Town Hall after work on Wednesday, April 1 to help people fill out the census. There are 10 questions that should only take about 10 minutes. Citizens can respond to the census by phone as well if that is easier, just make sure you respond. If you don't, someone will come to your house. Information will be added to the CallingPost message for March. In addition, a flyer will be sent by email and/or posted with the information. This year she is trying to get 100% count for Sedalia.

E. ANNOUNCEMENTS

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

- Remember to vote Tuesday, March 3rd. Polls are open from 6:30 am to 7:30 pm
- The next Planning Board meeting will be March 19th
- The next Town Council Agenda meeting will be March 30th
- The next Town Council meeting will be April 6th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)