



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
Zoom Meeting
December 7, 2020
7PM

Minutes

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom 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:** Mayor Morgan, Councilwoman Wrenwick, and Councilwoman O. Jones
- **ABSENT:** Councilman Meachem, Mayor Pro Tem V. Jones

A. MOTION to approve the agenda with the removal of item V (Resolution to Accept Property Donation) was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

B. MOTION to approve the minutes from the previous meeting with the correction by Mayor Morgan to update the section under Feasibility Study was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Ms. Ruth Emory with ACE provided an update. At **6270 Burlington Road** the owners are getting a quote to demolish the rail car. The owner was advised action must be taken to bring the property into compliance.

At **400 Sedalia Road** and **6134 Blue Lantern Road**, a Finding of Fact was sent for disabled vehicles that have not been removed. At **401 Sedalia Road**, one disabled/junked vehicle has been removed, but one remains; a Civil Penalty letter was sent. At **6309 Jennie Drive**, pickup truck, tires, and debris have been removed. Two vehicles will be fitted with a vehicle cover and restored. At **6000 Stewart Bend Road** a disabled truck remains; a Notice of Hearing was sent. At **6141 Blue Lantern Road**, a disabled van remains; a Notice of Violation was sent, but no response. Moving forward with a Notice of Hearing. At **204 Martingale Drive**, multiple disabled/nuisance/junked vehicles. A Notice of Violation was sent, but no response. A Notice of Hearing scheduled for December 30 has been sent.

At **6111 Blue Lantern Road** a Notice of Hearing scheduled for December 30 has been sent for an overgrown lot. At **6309 Rolling Acres Drive**, renovation is expected to be completed in 30-45 days. The dumpster should be removed next week. At **5904-5910 Blue Lantern Road** the owner planned to restore the mobile home within 60 days to minimum standards and use it for storage. The owner was contacted for an update since no signs the renovation has begun. If necessary, Ms. Emory will proceed with an Ordinance. At **6259 Burlington Road**, the dwelling was boarded up to prevent entry. The owner is waiting on the

insurance company. The owner has one year to renovate or demolish. Will continue to monitor to complete abatement.

Case abated and closed at **204 Grand Oaks Drive** (tire in open storage), **6110 Blue Lantern Road** (dishwasher at edge of road), **604 Morgan Summers Road** (disabled vehicle), **6119 Blue Lantern Road** (brush pile), **606 Morgan Summers Road** (disabled vehicle), **6103 Blue Lantern Road** (disabled vehicle), **208 Grand Oaks Drive** (disabled vehicle) and **6019 Blue Lantern Road** (disabled vehicle).

It was noted there is construction at **6103 Blue Lantern Road**. There were concerns whether the owner had a permit for the construction. Clerk Dungee will check on the Development Clearance Certificate, and Ms. Emory will ask the owner if a permit has been obtained. It was noted at **6212 Burlington Road** there is a vehicle that has algae growing on it, indicating it is not operable and hasn't been moved, and also there are two vehicles on **Palmer Farm Road** that need to be inspected. Ms. Emory will investigate both. Ms. Emory mentioned she contacted the Highway Patrol regarding a parked vehicle without tags on the side of the road.

II. Wilkinson Case Update

Clerk Dungee provided an update on the invoice the Town received from Guilford County for \$7,844.17 regarding a foreclosure sale at 6211 Creek Lane in Sedalia. According to the Interlocal Agreement with the County, the Town agrees to bid on the sale of tax foreclosure property in an amount sufficient to cover all Town and County ad valorem taxes.

Several options for resolving the issue were discussed. A motion to invoke G.S. 105-376(b) to hold the property for resale was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried. The Town would have to pay \$2,766.12, which would delay paying the taxes (\$5,078,05) until the property is sold.

III. Piedmont Conservation Council Update & J.M. Holland Surveying Update

Mayor Morgan and Clerk Dungee met with the Piedmont Conservation Council (PCC) regarding the water and sewer feasibility study. PCC could not assist the Town with funding for the water and sewer feasibility study but will send a list of resources for assistance. PCC may be able to assist the Town with the proposed walking trail. Clerk Dungee will complete and submit the PCC Project Request Form.

There was discussion about exchanging land with adjacent landowners so a continuous trail could be constructed between the Dansby Drive and Simmons Lake Road properties. However, it will take one to two years to research and possibly to complete the exchange. It was decided to walk the land with PCC and see what options may be available to the Town.

The surveys on Dansby Drive and Simmons Lake Road have been completed and the properties flagged and staked. On the Simmons Lake Road, property there is a 30-foot strip of land along the southern property line that is an extension of Blue Lantern Road. The survey map and topography map for both properties have been received.

IV. Sedalia Streetlight Project

Councilwoman O. Jones reported the Duke Energy District Manager was contacted about the streetlight project along U.S. 70 (Burlington Road). The project was proposed last year, but there were concerns if the poles needed to be moved in the future who would be responsible for the cost of moving the poles. The Town was put in touch with Mr. Gooch with the Burlington Operation Center.

Mr. Gooch conducted an on-site survey of the area. The plan discussed during the agenda meeting was to install a light on every other pole for a total of 15 lights. Mayor Morgan and Councilwoman O. Jones later asked if two additional lights could be installed. Kenny Gooch suggested one additional light be added, and the lights at three intersections would be upgraded from 50-watt to 150-watt to match the new lights. The Council agreed to install the lights as proposed to determine if it was sufficient. If dark spots are found afterwards, then more lights can be added later. Clerk Dungee will submit the new contract to include 16 new lights and the 3 upgraded lights.

V. Resolution to Accept Property Donation

Removed from the agenda because an adjacent property owner has an agreement to purchase the property so it will not be donated to the Town.

VI. COVID Relief Items

Clerk Dungee purchased several items that will be reimbursed through the CARES Act money available to the Town to purchase items related to COVID-19. The items included disinfectant fogger and disinfectant; hand sanitizer dispenser, batteries, and hand sanitizer; face masks; gloves; thermometer; and air purifier. Receipts will be submitted for reimbursement. If any items are not reimbursed, these items may need to be returned.

VII. Beth Schmidt Trail Visit

Town Council, Planning Board members, and Sedalia residents visited Beth Schmidt Park in Elon on Saturday, November 14 to walk the trail. The purpose was to get ideas for construction for the proposed walking/hiking trail in Sedalia. Pictures were taken, and the group identified things along the way, such as benches, marked tree roots that were elevated, signage, available dog poop bags, and kid learning stations. There are plans to visit other trails.

D. CITIZENS COMMENTS

*Mayor Howard Morgan expressed concerns about the signs placed in the road rights-of-way. It was suggested that signs be removed and disposed of or dropped off at the Town Hall. The persons or companies that have placed these signs have been informed the signs will be removed by the Town.

E. ANNOUNCEMENTS

Until further notice, all scheduled meetings are virtual and begin at 7 pm. Please contact the Town Hall to receive meeting invitations.

- The next Planning Board Meeting will be held on December 17th
- The Town Hall will be closed for Christmas on December 24th & 25th
- The Town Council Agenda Meeting scheduled for December 28th has been cancelled
- The next Town Council meeting will be held on January 4, 2021

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)