



**SEDALIA TOWN COUNCIL MEETING**  
**SEDALIA TOWN HALL**  
**February 4, 2019**  
**7PM**  
**MINUTES**

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- **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:** Councilwomen Wrenwick, Councilman Meachem, Councilwoman O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.

**A. MOTION** to approve the agenda, including the added discussion, was made by Councilwoman Wrenwick and seconded by Councilwomen O. Jones. Motion carried.

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

**C. DISCUSSIONS/REPORTS/GUEST**

**I. Ms. Major-rene Bratcher Celebration**

Stephanie Surgeon Dearman reported to the Town Council that she is looking to hold an annual celebration for Major-rene Bratcher, who use to run a summer camp in the Sedalia area. Ms. Bratcher is deceased now; she died in 1999. They would like to honor her and show her family how much she was appreciated and express to them the impact she had on the youth back then. A lot of the young people would not have otherwise had a place to go for the summer or have had someone in their lives that really cared and taught them things, like the National Negro Anthem. On June 15<sup>th</sup>, they are planning a celebration, and have this time presented to the family in her honor. She asked if the town would consider playing a part in some way to help promote the event and to help honor her with something like a plaque, or an ad on the website, a dedicated sign, etc. They are all very appreciative of how much Ms. Bratcher poured into the kids back then and how they have now grown up to be positive, productive adults.

Mayor Morgan thanked them for sure and added that he too was a product of those summer camps. He said the Council will discuss everything during the next meeting and he thinks maybe there would be a way the town can help play a part in the upcoming celebration.

Councilwomen O. Jones suggested they also contact surrounding churches as well to help spread the word and get more people involved.

## II. Code Enforcement Report

Brandon Emory gave an update on the open code enforcement cases. Regarding the case at **6270 Burlington Road**, he said he's spoken with the property owner yesterday and today in reference to the status. The agreement is still in place, and it has been signing & submitted. It's been raining a lot, which has slowed things up, but they are hoping to start work as soon as possible. The town took care of expenses to have the house at **6200 Rolling Acres Drive** completely demolished. There is some clean up that needs to be done, but the ground is so wet it will have to wait. The contractors will take care of that as soon as the weather clears up. This is a big relief to the Council as well as to the surrounding neighbours. Regarding the case at **6217 Burlington Road**, a big step forward was made on Feb. 28<sup>th</sup> and the interior inspection was done. Mr. Jerrold Wheeler was present during the inspection. The whole interior of this house is in horrible condition. As of just a few months ago, a Mother and two kids were living in this house. There is mold in every room and the ceiling in every room is literally falling down. The floors in the house are wet and there are some parts of the floor along the house that are sinking to the ground. Lots of pictures were taken in each room of the house. Mr. Wheeler and his brother are aware of the conditions of this house and they do understand the possibility of what could happen since the house is in very bad shape. Brandon said he will continue to follow up with Mr. Wheeler in regard to the next step moving forward. As of Feb. 26<sup>th</sup>, there has been no changes to the house at **6252 Burlington road**. Junk on the property and vehicles still remain present. The penalty letter has been prepared and has been mailed off. The trailer at **6260 Burlington Road** has now been demolished and this was done at the owner's expense. There is some clean up that still needs to be done, so hopefully this will be completed as soon as the weather clears up and the ground dries out. The owner at property **6212 Burlington Road** has been working tirelessly on the home, so progress is being made. He was a little upset about the whole process at first, but he now understands that there is a minimum standard which needs to be maintained for homes. A few new cases were opened recently, so Notice of Violation letters were sent out to the owners at **6108 Blue Lantern Road** and **204 Martingale Drive**.

Brandon was asked about the case at **607 Sedalia Road** since the house is still not finished and now the car port has collapsed. He answered that when a case was opened, there was work being done on that house without a permit. Once the proper paperwork was submitted, the case was abated. He can investigate this one again to check on the status of the things and see if there are any existing violations.

## III. Town Activity Dates

Councilwomen O. Jones reported on the upcoming town activities that have been selected by the Town Council, which residents can get involved in. Upcoming events are as follows: **Tai Chi**, ran by Councilwomen Ophelia Jones on Wed. March 27<sup>th</sup> / 2pm-3pm. A **Art Class** ran by students from Weaver Academy on Sat. May 4<sup>th</sup> from 10am-12pm. A trip to the **Farmers Market (optional lunch)** ran by Cam Dungee, Town Clerk on Sat. May 18<sup>th</sup> from 9am-1pm. **BINGO** ran by Mayor Pro Tem Valerie Jones & Councilwomen Shinita Wrenwick on Sat. June 15<sup>th</sup> from 10am-12pm, and a trip to the **International Civil Rights Museum**

ran by Mayor Morgan on Sat. July 20<sup>th</sup> from 10am-12pm. Details for each event will be sent out prior to the date.

#### **IV. Property Donation**

Mayor Morgan reported that the town is now the proud owners of two tracks of land, which was donated property. Part of it is located on Blue Lantern Road, right where Simmons Lake Drive begins, and the other part is on Dansby Drive. The deed was signed and notarized, and the town purchased title insurance on the property. There are also plans to get a soil evaluation done to see if the land perks. According to the update reported during the Council Agenda Meeting, the two tracks of land was donated by the children of Margaret Sasser, who is now deceased. The grantors are Debra Henderson and David Henderson (and their spouses). The resolution was approved by the Council to officially adopt this property and the towns Attorney and the Clerk handled getting all other needed documents in place. The Council will start having conversations about how the property can be used.

#### **V. Proposal from Stewart Inc.**

Cam Dungee, Town Clerk, reported that the town connected with Stewart, Inc to see what type of assistant could be received in moving forward with the Town of Sedalia Bicycle & Pedestrian Plan. She, Mayor Morgan and Councilwomen Wrenwick was able to meet with Todd Delk, one of the representatives to discuss the towns vision and some of the goals for putting in walking paths. Stewart Inc. prepared proposals for the Council to review and to follow back up with them. One proposal was for a Transportation Plan and the other was for a Feasibility Study. A lot of other information was included, such as the scope of work, client responsibilities, conditions of the agreement, etc. The cost of both proposals was a lot more than expected, which raised the question as to whether the quotes were for the whole plan or just for the first phase. She said she would pose that question to Mr. Delk and get back with an update as soon as she can.

#### **VI. Planning Board Meeting Update**

Chairman Jones gave an update on the last Planning Board meeting, held on Thursday, February 21<sup>st</sup>. He said they've had some members to roll off the board for different reasons, so they have been searching to replace a few. During this meeting, they had Calvin Atkins to attend and he showed interest in being part of the Planning Board as a regular member. Lillie Mensah also came, but she was looking to learn a little more about the town since she moved to Sedalia last summer. They took time to review documents such as the Planning Board By-laws and the Planning Board Guidelines. After a nomination was made, the board took a vote on the decision to recommend Calvin Atkins to the board. Mr. Jones read over the written recommendation requesting that the Town Council appoint Mr. Atkins to the Planning Board for a 3-year term.

**MOTION** was made by Councilman Meachem to appoint Calvin Atkins to serve on the Sedalia Planning Board as a regular member for a 3-year term. Councilwomen O. Jones stated a second. Motion was approved.

Chairman Jones also added that the board talked about attending an Ethics Training course, which is put on by the School of Government (SOG). Another option was seeing if the board could bring someone from the SOG to the town. Councilwomen Wrenwick mentioned that these classes are also taken online. The last topic of discussion during the Planning Board meeting was concerning areas where they are building communities within a community, like tiny houses, which are popular now. Contractors are taking tracks of land that are dedicated for tiny homes. These homes do still have to meet the same building codes as other homes. They must go through zoning requirements, and have water, sewer and septic as required.

### **VII. Streetlighting Update**

Councilman Meachem gave an update on the street lighting project. Deborah Oakley, the Duke Energy Lighting Engineer helped to answer a few questions after the Council had opportunity to view the map showing locations of the additional streetlights. One thing that was made more clear is the plain circles on the map, with no highlights are pin pointed as existing poles. The light that was to be placed on Simmons Lake Dr (actually Blue Lantern Road) was installed on the right side about a block up from the original mark. They are able to install more lighting on Dansby Drive as requested, but new poles would need to be installed, which would include overhead cost. Deborah Oakley asked to meet with the Clerk to go over the exact plans for installing lights on Burlington Road. Ms. Oakley met with Cam Dungee and Howard Morgan on Feb. 8<sup>th</sup> to discuss the details. At that time, only two changes were made, which was to install two additional lights in front of the CHB Museum. A revised contract would be sent so the Council can vote to approve the changes. A few more updates were received on Feb 28 regarding the project. Deborah Oakley found another light that was too close, which is in addition to the light the Council identified before. The one she found was the 2<sup>nd</sup> light going west from the Dollar General. Taking out those two lights, the total is 18 new lights and 4 upgraded lights. The town will still have 22 lights to install and now the contract does not need to be revised. As soon as NCDOT sends in encroachment, they can begin the work.

Mayor Morgan added that the lights which were out on Sedalia Road are now working again, so he wanted to let everyone know, and he also noticed a short halogen light was installed right at the bridge near Creek Lane.

### **VIII. Offer on Board Room Dais & Desks**

Mayor Pro Tem V. Jones reported that the Clerk from the Town of Hildebran sent out an email saying their Council acquired a dais and two desks from another city and now they are no longer interested in using it. She asked if anyone wanted to make an offer. The Council in Sedalia decided to make an offer and the Clerk drafted a letter and sent it to the Town Clerk in Hildebran. On Wed. Feb 27<sup>th</sup>, the Sedalia received notice that the offer was accepted. The Town Manager in Hildebran was authorized to dispose of the surplus property by private sale at a negotiated price). He gave approval to accept the offer of \$1,000.00 from the Town of Sedalia for the dais and two desks. Mayor Pro Tem V. Jones added that the Bill of Sale and payment can be brought when the furniture is picked up. They are requesting that it be picked up no later than March 22nd. The Town of Hildebran

is two hours away, so if anyone is able to help, the town will need 2-3 strong men to load up the pieces, bring them back safely and unload them into the town hall.

### **IX. Sedalia Road Bridge Update**

Cam Dungee, Town Clerk gave an update on the progress on the Sedalia Road bridge replacement. Because this project was so far behind, the Council had been trying to get someone to give the status on when it should be completed. The original date given was Nov. 13<sup>th</sup>, it's now the month of March and there's still a lot to do. Most of the residents in the area are losing patience and a lot of the calls are coming to the town hall for updates, but unfortunately, she didn't have much to share. She said it was suggested that she reach out to our representative, so she contacted Sebastian King, who works directly with Representative Jon Hardister. Sebastian jumped right on it and was able to pass things on to Mike Mills, the Division Engineer with NCDOT. Mr. Mills personally went to the site to check things out and based on his observation, he estimated at least the end of March before the culvert is completed and Sedalia Road be reopened. He said there is still a great deal of work that has to be completed before this reopening can occur. He plans to meet with the contractor immediately, to brainstorm some ideas in order to have the culvert completed as soon as possible. Cam Dungee added that Mr. Mills also called and spoke with her directly, advising her of this information. He apologized that this has occurred, and the negative impact this project has created on the residents, and the public in the area, due to the road being closed for such a long time.

### **D. CITIZENS COMMENTS**

\*Councilman Meachem, 201 Dansby Drive, asked if any of the Powell Bill funds can be used to repair Dansby Drive because it's in dire need of some work. He said the garbage trucks that come through have made a mess of the road, especially on the end near Blue Lantern Rd, and it needs gravel or something to fill in all the ruts. He asked if it was okay for him to contact Mike Mills directly, because he was told before that there are enough houses on that road to pave it once it has been brought up to standard.

Mayor Morgan said it's always okay for the Council members to contact folks for information about things the town might need or things to help us. Hopefully Mike Mills can offer some help because the town has already spent a lot of money opening that road up, and he has noticed himself that the road is kind of soft down on one end.

\*Mayor Morgan said he thinks it's time for the town to look at campaigning to get extended hours at the Sedalia Post Office. He said we was there last week, and the line was going out the door and he was having to tell people who were coming up that the postmaster couldn't take anyone else. The post office doesn't even open until 10:00 and then it closes again around 12:00 or 1:00, so at 5:00 lots of people are still trying to get in there. Those are weird hour's, and something should be done about that. He added that he would makes some calls and see what can be done about changing that.

Mayor Pro Tem V. Jones said the post office is basically running 7 days a week now that they have a Sunday route, but other towns like Elon and Whitsett are having the same problems as we are. They are not open long enough during the day.

Councilwomen Wrenwick checked the hours, and the Sedalia Post Office is open from 10am-1pm and from 2pm-5pm. They are also open from 8am until 11am on Saturday's.

**E. ANNOUNCEMENTS**

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

- We will host a job fair for the US Census at the Sedalia Town Hall on March 18<sup>th</sup> from 8am -3pm. If interested, you may also apply on line at [www.2020census.gov/jobs](http://www.2020census.gov/jobs)
- The next Planning Board Meeting will be held on March 21<sup>st</sup>
- The next Town Council Agenda meeting will be held on March 25<sup>th</sup>
- The next Town Council Meeting will be held on April 1<sup>st</sup>

Meeting Adjourned

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)