



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
December 4, 2017
7PM
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:** Councilwomen Wrenwick, Councilman Meachem, Councilwoman O. Jones, Mayor Morgan were present at roll call.
- **ABSENT:** Mayor Pro Tem V. Jones

Lomonaco Investments - Guest Brian Ford, Project Manager, cancelled attending the meeting, so the Town Council put Discussion Item VIII in its place.

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Councilman Meachem. Motion carried.

B. MOTION to approve minutes from the previous meeting was made by Councilwomen O. Jones and seconded by Councilman Meachem. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Alliance Code Enforcement Proposal

Brandon Emory introduced himself and spoke about the services that he provides through code enforcement. He helps to enforce municipal codes such as overgrown lots, debris left on properties, abandoned houses and junk vehicles. He mentioned that he was a police officer for several years, so he is used to working several cases at one time. He is very interested in helping to get things cleaned up in the Sedalia community and move the town in the direction the Council wants to see things. His goal is to get property owners to abate the properties on their own without the town coming out of pocket. This year alone, he has had 12 structures demolished, with 3 more that should be abated soon. Currently he is contracted with the Town of Robbins, Town of Cooleemee, the City of Hamlett and he also works on cases with Habitat for Humanity.

Councilwomen Wrenwick asked if Sedalia was to contract with Alliance Code Enforcement, when would the hours worked begin since Mr. Emory would be coming from Lexington.

Mr. Emory answered that there would be no charge for driving hours coming into town. There may be hours clocked if driving to court, depending on the case, but other than that, the hours clocked would be for actual time worked. Also, the town can set the number of hours to be worked based on the current budget. For example: if the contract states 8 hours

per week, he would not charge over that rate. He added that the town could go back to doing compliant driven cases. He would not drive around looking for issues and he would want to keep an open line of communication.

More discussion went on between the Town Council and Mr. Emory regarding hours, possible added staff, different violations and specific ways to enforce violations. It was decided that Mr. Emory could submit his contract for the council's review once the town has given him dates and a certain budget or hours to put into the contract.

II. Adopt 2018 Sedalia Meeting Schedule

Councilwoman Wrenwick reported that the council has reviewed the draft meeting schedule for the upcoming year. Some of the dates were adjusted if the meeting date fell on or close to a holiday. The schedule has been previously reviewed, so the council needs to consider a vote for an official adoption of the schedule, if there aren't any questions or concerns. She mentioned that she had one question herself concerning the April council meeting. She wanted to know why the April 2nd meeting date was moved to April 9th.

The Clerk said it may have been due to a conference, but she would need to go back and look at her notes to be sure. She's sure it had to be done for a good reason, so she would send out a notice to the Council once she's clear on that. She said if there weren't any objections, she suggested that the vote be still made based on the existing schedule, rather than changing that date to April 2nd. The council agreed that would be fine.

MOTION to approve the 2018 Meeting Schedule was made by Councilwomen Wrenwick and Councilman Meachem seconded the motion. All were in favor, motion carried.

III. Affirming Newly Elected Officials

Cam Dungee, Town Clerk, proceeded with the process for swearing in the newly elected officials by having Ophelia Jones, Clarence Meachem and Shinita Wrenwick separately repeat the NC Oath as they accepted the positions to serve as board members on the Sedalia Town Council. They each openly affirmed that they would support the Constitution of the United States, bear true allegiance to the State of NC, endeavor to support, maintain, and defend the Constitution of NC, to the best of their knowledge and ability. They would faithfully discharge the duties of their office as a member of the Town Council for the Town of Sedalia.

IV. Appointment of Mayor, Mayor Pro Tem and Finance Officer

Mayor Morgan reported that the council needs to appoint or re-appoint the elected officials who will serve as Mayor, Mayor Pro-Tem and Finance Officer. The council took nominations for each of these three positions.

MOTION was made by Councilmen Meachem to have the board remain as is. Councilwomen O. Jones stated a seconded. All were in favor of Howard Morgan remaining

as Mayor, Valerie Jones as Mayor Pro Tem and Shinita Wrenwick remaining as Finance Officer. Motion carried.

V. Planning Board Meeting Update

Chairman Jones gave an update on the Planning Board meeting held on Nov. 16th. The main topics of discussion was on rules and legal authorizations for variances and ordinances. They discussed land owner's rights, quasi-judicial and evidentiary hearings and General Statute functions. The board also discussed zoning decisions and the requirement for finding of facts. It was also decided to begin including some type of informative discussion at the meetings during "Citizens Concern", such as financial investments. This will help to make sure participants walk away having learned something.

VI. Stone & Landscaping Creations (Service Contract Renewal)

Cam Dungee, Town Clerk, reported that it's time to renew the service contract with Stone & Landscaping Creation. The terms remain the same regarding the scope of work for town landscaping services, and the dates have been changed to reflect Dec. 4, 2017 through Dec. 4, 2018. There has also been a request from business owner Robert Morrison, to increase the amount from \$316.50 per month to \$350.00 per month. This increase would be an additional \$402 per year. Reason for the request is primarily because, even though Mr. Morrison was asked to keep the hedges trimmed once a year, he has been keeping them all cut back throughout the year. Doing this a little at a time, helps to keep his blades from getting too dull, as opposed to doing a lot all at once. The fee increase would be to cover the cost of this amount of work.

The council discussed all the terms of the contract and the fee increase. It was decided to change the section regarding snow removal from 5 inches of accumulation or more to 3 inches accumulation or more. Also, the compensation was changed from \$316.50 per month to \$325.00 per month, which would be \$3,900 per year. This increase would be a fair amount to help keep Mr. Morrisons blades sharpened.

MOTION to approve the service contract with Stone & Landscaping Creations was made by Councilwomen Wrenwick and seconded by Mayor Morgan. Motion carried.

VII. Adopt Code Enforcement Ordinances & Code Enforcement Updates

Mayor Morgan reported that Attorney Benshoff prepared three ordinances for minimum housing violations in the town. He read over the details of each case and stated that after a vote to adopt these ordinances, they will be notarized and filed with the Guilford County Register of Deeds Office. The properties include 911 Rockhurst Drive, 6277 Burlington Road and 6200 Rolling Acres Drive. The property owners were all given ample time to become compliant, so now the town is moving forward with the next steps in the process of ordering to abate.

MOTION was made by Mayor Morgan to adopt the Code Enforcement Ordinances for properties located at 911 Rockhurst Drive (PIN# 8814-45-3741), 6277 Burlington Road (PIN# 8814-92-4786) and 6200 Rolling Acres Drive (PIN# 8814-46-2960) within the Town of Sedalia. Councilman Meachem stated a second. Motion carried.

Mayor Morgan continued with an update on the remaining violation cases that were still open. The addresses were 6104 Blue Lantern Road (which is now abated), 1119 Palmer Farm Road and 6270 Burlington Road. He also added that there are some situations in the town where homes are vacant, but the owners are using the property for business purposes like working on cars and storing equipment. This kind of thing can fall under zoning violations and they may need to be looked into. He went on to the hourly report and the submitted invoice. Because the town has cut back a lot on the hours, there were only 5.5 hours worked, which resulted in a low invoice at \$236.50 for the month of November.

VIII. Piedmont Triad Regional Council

Town Clerk, Cam Dungee, stated that the town received some information on an organization called Piedmont Triad Regional Council (PTRC). During some research and from speaking with different people, it was learned that PTRC has 73 local governments as members within 12 different counties and they provide assistance to NC municipalities in a lot of ways to help out in the community. Some of the services they provide include, a weatherization program, assistance in supporting seniors, housing, criminal justice, management services and regional planning and workforce development. She spoke with the Mayor of Jamestown to find out how they might have benefited from PTRC. He explained that twice, PTRC helped to fill job vacancies in the town. Cam Dungee said things began on this path when the town was looking to find funding for construction of the bicycle and pedestrian plan. This area would fall under regional planning, since that department handles transportation projects. She mentioned that she was absent from the last meeting where it was discussed, but she understands the Town Council is interested. The fee for Sedalia to become a member is \$550 per year, the Resolution for Membership would need to be adopted and the Council would also need to appoint two officials to be the liaison on behalf of the town. The appointed liaisons would attend the delegate meetings in Kernersville, 6 times per year.

Mayor Morgan added that Sedalia is small, and can't walk across the hall and hand off things to different departments, so the town would need help with things like job training, management services and weatherization projects. Mayor Pro Tem V. Jones isn't here, but when it was discussed before, she was excited about the housing services they offer. For that amount of money per year, he thinks it would be worth it.

Councilwomen O. Jones said that she is all for becoming a member, but only if the town has someone to attend the delegate meetings, to have a say in the decision making and bring back information to share with the Town Council.

The Council discussed budget concerns and who would be appointed to serve as the delegates. They decided to make adjustments in the budget for this fiscal year in order to make it work and Mayor Morgan and Councilman Meachem volunteered to be the delegates.

MOTION was made by Councilwomen Wrenwick, to adopt the Resolution of Membership with Piedmont Triad Regional Council (PTRC), and to appoint Howard Morgan and Clarence Meachem as the PTRC delegates. Councilwomen O. Jones stated a second. Motion carried.

D. CITIZENS COMMENTS

**Stephen Brown, 707 Weddingbrook Drive, asked if any members of the Town Council had observed the work that was done on Rockhurst Drive, Rolling Acres Drive and Weddingbrook Drive. His concern was that DOT did so much work on the roads, why didn't they just pave the whole road. They put a lot of effort into patching most of the road in several areas, so they could have very well paved the whole road, so it would last longer.

Mayor Morgan said he observed the high bushes that had been cut down from around the light pole on the corner of Rockhurst Drive and Rolling Acres Drive. He said it could have been done better, so he wasn't too happy about that. He also noticed the resurfacing of Sedalia Road, where they did a beautiful job there, and the shoulders that was put in on the east side of Burlington Road. He said he hadn't seen much of the other areas, so he'll go down and take a look at it.

Town Clerk, Cam Dungee, added that DOT did come back out and they cleared out more overgrowth from around that light pole, so that area looks better now. She said DOT also cut limbs back along the roads in that area and they filled in a large pot hole on Rolling Acres Dr. (east). She said she is grateful for all the work that DOT has done over the last few weeks, but she can also see where the patch work could have been replaced with resurfacing the whole road. This is pretty typical to what we normally see when a particular road needs attention, but it isn't scheduled yet to be resurfaced.

**Marian Jeffries, 609 Sedalia Road, said she was wondering if there are any guidelines in place for people who are shooting in the woods. She said that sometimes she's afraid to go out in her back yard because the shooting sounds so close.

Mayor Morgan answered that Guilford County 's guidelines are where shooters have to be at least 400 feet away from an occupied building. The Sherriff's Dept. has been called to come out a few times and this is what we were told.

Mayor Morgan gave an update on the house at 607 Sedalia Road where work was being done on the house without a permit. He said he got in touch with Melvin Sutton, a county building inspector, and was told that he doesn't understand why the builders haven't been

stopped yet. Mr. Sutton said he would come out himself and do a stop work order if he has to. He said he saw where the complaints came in from about two months ago, but he wasn't sure if the Zoning Inspector had gone out yet. Mayor Morgan said when he went by the house recently, it was still gutted out inside, so it may have been left like that for a reason if the county has contacted the builders by now.

**Mayor Morgan called Cam Dungee, Town Clerk, up front and said the Council had a little gift for her. She was given an envelope and Mayor Morgan said it was a thank you for all her dedication and hard work. There was also an envelope for Denise James, the Office Assistant for her hard work as well.

E. ANNOUNCEMENTS

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

- The Christmas Senior Luncheon will be held on Dec 6th (deadline to RSVP is closed)
- The Sedalia Winter Yard Beautification Contest will be held on Dec. 9th. Please sign up to participate or to be a judge
- The Planning Board meeting scheduled for Dec. 21st and the Town Council Agenda meeting scheduled for Dec. 25th has been canceled due to the Christmas Holiday
- The Sedalia Town Hall will be closed on Dec. 25th & 26th in observance to the Christmas Holiday
- The first Town Council meeting of the New Year will be held on Jan. 8, 2018

The Town Council thanked everyone for coming and extended a Merry Christmas.

Meeting adjourned

Submitted by:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)