



**SEDALIA TOWN COUNCIL MEETING**  
**Charlotte Hawkins Brown Museum**  
**Visitor's Center**  
**September 10, 2018 / 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 Charlotte Hawkins Brown Museum 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, Councilwoman O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.
- **Absent:** Councilman Meachem.

**A. MOTION** to approve the agenda with noted corrections was made by Councilwomen Wrenwick and Mayor Pro Tem V. Jones stated a second. Motion carried.

**B. MOTION** to approve minutes from the previous meeting with noted corrections was made by Mayor Pro Tem V. Jones and Councilwomen Wrenwick stated a seconded. Motion carried.

**C. DISCUSSIONS/REPORTS/GUEST**

**I. Code Enforcement Update**

Councilwomen O. Jones gave a report on the open Code Enforcement cases, in the absence of Brandon Emery, the Code Enforcement Officer. Updates were given on each open case, which included properties at 6200 Rolling Acres, 6270 Burlington Rd, 401 Sedalia Rd, 6117 Burlington Rd, 6309 Jennie Drive and 6117 Blue Lantern Rd. Notice of Violation letters have been sent to the owners for properties at 6252 Burlington Rd, 6110 Blue Lantern Rd, 6260 Burlington Rd, 6212 Burlington Rd, and 607 Sedalia Rd. Re-inspections will take place for those that will need it and others will receive Notice of Hearing notices. The property at 6103 Blue Lantern Rd has been abated and that case is now closed. Brandon took on the property at 918 Rockhurst Drive due to the lack of response from the owner regarding some downed trees that were leaning on a powerline. The owner did respond and stated she would quickly take care of it. Regarding 6200 Rockhurst Dr, an asbestos inspection was completed, and no asbestos was found. The Council will now need to determine if they want to get bids for the demolition. Also, concerning property at 6270 Burlington Road, the Council discussed a timeframe to move forward if no funding is available to have the diner relocated.

Regarding 6200 Rolling Acres Drive, the Council decided that they do want to move forward with getting demolition bids, but they want to first have Brandon to send one more letter to the owner explaining the actions that follow if he chooses not to comply. They want to make sure he fully understands the consequences. Regarding 6270 Burlington Road, if no funds become available within 1 month to move the diner, the Council will look

to demolishing that structure as well. Because of the historic factor, they would like to see it be restored. However, if no funds are available, they cannot continue waiting year after year. Lastly, the Council will request for Brandon to include an image of the properties in violation along with his reports each month. This would be helpful during updates to be able to match the addresses to the properties.

## **II. Budget Amendment Ordinance**

Councilwomen Wrenwick stated that the Council will need to consider approving the budget amendment that was before them, which would be to move \$5000 from Public Safety over to the Parks & Recreation line item. The amount of \$2500 was budgeted for the towns Car Show this year. The Car Show event will be held every other year, alternating with the Founder's Day event, which will also be held every other year. She added that the total budget for this fiscal year remains at \$219,580.00.

**MOTION** to approve the Budget Amendment was made by Mayor Pro Tem V. Jones and seconded by Councilwomen O. Jones.

## **III. Upcoming CERT Training**

Planning Board Chairman Robert Jones stated that the Planning Board Meeting is not being held this month due to the water damage at the Sedalia Town Hall. He wanted to make sure everyone was aware of that. Also, the CERT training that was scheduled for Saturday, Sept 15<sup>th</sup> has been cancelled. This is due to the threat of Hurricane Florence, and the affect it may cause North Carolina. The Fire Dept would be facilitating this training, and most of the fireman would be occupied with that and helping out wherever they are needed. He will be getting with the Fire Dept and with the county EMS to try and reschedule this training for another date.

It was mentioned that in the event the town is affected by the hurricane, and evacuations are needed, the 3 spots listed in the towns contingency report are the CHB Museum, the Whitsett Fire Dept and the Comfort Inn Hotel right behind Zaxby's.

## **IV. Town Hall Water Damage Updates**

Mayor Morgan reported that due to water damage at the Sedalia Town Hall, the office is still closed, and the Council needs to make some decisions on replacing the flooring and reviewing some quotes that came in. The town has been in communication with the NCLM and needed information will be submitted to the insurance adjuster concerning the claim. From Empire Today, the town received a quote for vinyl flooring in the bathrooms and carpet throughout the rest of the building. Empire Today also submitted a quote for Luxury Vinyl Plank. Additional cost would be added to repair unlevel subfloors. John Nelson Floor Covering submitted four quotes, which included vinyl flooring in the bathrooms and carpet throughout, vinyl in the bathrooms and laminate throughout, vinyl and luxury plank throughout and then all luxury vinyl plank. These quotes included the floor repairs, installing cove base and commodes. The town also received a quote from Jeremy Graham, which included all floor repairs, replacing sheet rock, duct work, installation in crawl space and painting the women's bathroom. The town has some floor samples from Hardwoods Unlimited, but they weren't able to provide quotes until exact flooring was selected. There

are also some furniture pieces that were affected by the water, so the cost of replacing those items will also need to be considered. Once the town and the insurance adjustor has made final decisions on the cost to cover everything, a check will be issued to begin repairs.

The Council reviewed floor samples from Empire Today, Hardwoods Unlimited and John Nelson Floor Covering. They leaned toward have Jeremy Graham to complete all the repairs and have John Nelson to install all the flooring. The Council did decide to go with luxury vinyl plank, but a definite choice was not made on the floor color. Each member was to think on it a bit and then get back with the Town Clerk on their selection.

#### **V. Car Show Summery**

Mayor Pro Tem V. Jones gave a report on the towns 1<sup>st</sup> Car Show that was held on Aug. 11<sup>th</sup>. The weather held up nicely and the event turned out to be a great success. There were approximately 48 registered vehicles in attendance. A few others were present that did not register. She went over the list of expenses involved, which came to \$1043.71 and the revenues that came it, which was \$1294.70. Based on requested input from the participants, the Council discussed different ways to improve the event for the next time, which will be in 2020. It was suggested that the town consider better trophies next time, maybe a tent to provide shade, and also plan to charge a registration fee to enter the car show. All input was greatly appreciated, and the Council will definitely take suggestions into consideration. She thanked everyone who gave up their time to help volunteer during the event and she thanked the staff at the CHB Museum for allowing the town to use the campus.

#### **D. CITIZEMS COMMENTS**

\*Councilwomen Wrenwick thanked Mayor Pro Tem V. Jones for getting the word out concerning the individuals who broke into two homes in Sedalia Glenn. The two young men were arrested for these crimes and the Mayor Pro Tem helped to share information on social media to the neighbors in the surrounding area.

\*Marian Jeffries, 609 Sedalia Road, asked what the purpose for the public hearing was for concerning Birch Creek Road.

Mayor Morgan answered that Guilford County was considering the request to close one section of Birch Creek Road. There are future plans for the Publix Distribution warehouse to be built on that corner. There's been a lot of talk lately centered around this development and NCDOT also has plans to widen Burlington Road right at that intersection.

\*The Council discussed the large track of land that just recently went up for sell across from the CHB Museum. There's potential for development there, but no one knows what type of development at this point.

Mayor thanked everyone for coming out  
Meeting adjourned

Submitted By:

Approved By:

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

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)