



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
February 4, 2019
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, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call. Councilwomen O. Jones came in later.
- **ABSENT:** Councilman Meachem

A. MOTION to approve the agenda was made by Councilwomen Wrenwick and seconded by Mayor Pro Tem V. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Report

Brandon Emory, Code Enforcement Officer, gave an update on the existing violations within the town. The property at **6200 Rolling Acres Drive**, remains in violation and the owner has been informed that the town has given him authority to move forward with demolition. He will give more information on this case at the end of his report. The home at **6117 Burlington Road** also remains in violation. As of the January update, an ordinance has been approved and it was filed with the Register of Deeds. The owners received copies by regular mail, certified mail & it posted on the property itself. Brandon said for a while, the owner had not been returning his calls, but he was recently able to discuss things in detail. The tenants are no longer staying in the home for now, and the owner and his Brother plans to be in town within a few weeks. The goal at this point is to have the inside safety conditions of the home inspected and to decide on next steps as to whether demolition is needed, or can it be restored. The property at **6270 Burlington Road** is still in violation at this point, but the case was on hold since the owner passed away a few months ago. Now that things are moving again, Brandon spoke to the property owner recently and they have come to an agreement with Preservation Greensboro (PG) and the documents have been approved by the Attorneys. She plans to sign and submit them to PG right away so work can begin as soon as possible. The property at **6212 Burlington Road** remains in violation and the owner at first was not progressing much. At the end of last month, Brandon moved forward with the penalty process and prepared an Ordinance for a Manufactured Housing violation. Now they have begun working on the house that has been under construction for

a long time now. During the recent inspection, it was found that the cars in the back are operable and now the roof is almost completed. They plan to brick in one side of the home and the owner is doing a lot of the work himself to cut back on the cost of labor. As of the end of January, the property at **6252 Burlington Road** is still in violation. The owners have failed to contact Brandon or make any progress. He will be moving forward with penalty. On **6260 Burlington Road**, during inspection at the beginning on January, Brandon found some cleaning had been done in removing weeds from around the property and it did look cleaner. The Manufactured Housing violation remains present. An ordinance was prepared for the violations toward the end of January. Concerning property at **6108 Blue Lantern Road**, it is also still in violation. A hearing date will be set, and Brandon will continue to follow up with this case.

Brandon said he will continue to keep an eye out for any new cases that need to be added. The Council informed him of two areas to investigate. One was a couple of old vehicles at the corner of Cushman Road & Stuart Bend Road and the other is a wrecked mini-van on Blue Lantern Road. Also, it's been noticed that there are several more streetlights that have burned out since the last list was submitted. Most were on Sedalia Road and one at the corner of Simmons Lake Road and Stuart Bend Road.

Going back to the violation discussion at **6200 Rolling Acres Drive**, Brandon has contacted 5 companies for demolition quotes, and he received 3 for the Town Council to consider. One quote came from A.E Blackwell & Son's at \$15,000, one from Gods Way at \$6,500 and one from the company that cleared off the property across from Zaxby's, which came in at \$13,850. After discussion from the Council, they felt good about God's Way because the town has worked with this company before, they do good work and the quote was a lot less expensive.

MOTION to approve the demolition quote from God's Way to demolish the structure at 6200 Rolling Acres Drive was made by Councilwomen Wrenwick. Mayor Pro Tem V. Jones made a second. Motion carried.

II. Resolution to Accept Property Donation

Councilwomen O. Jones gave an update on the two tracks of land that's being donated to the town by the children of Margaret Sasser, who is now deceased. The grantors are Deborah Henderson and David Henderson and the property addresses are 5811 5813 Blue Lantern Road and 212 314 Dansby Drive. The Town Clerk prepared a resolution for the Town Council to consider in a vote to officially accept this donation. Councilwomen O. Jones read through the resolution. The town's Attorney and Clerk have obtained the needed documents (Title Search, Estate File, Deed) and once the Deed has been signed by the appropriate persons, it will be recorded with the Register of Deeds.

MOTION to approve the Town of Sedalia Resolution Agreement Accepting Donation of Real Property was made by Mayor Pro Tem V. Jones. It was seconded by Councilwomen O. Jones. Motion carried.

III. Adoption of Streetlighting Contract

Mayor Pro Tem Jones reported that the Town Council received maps from Duke Energy showing locations of the existing poles and where the additional lighting would be installed on Burlington Road. During the Town Council Agenda Meeting, the board discussed the proposed lights and decided to relocate 2 of the streetlights. Two lights will be moved from the corner of Sedalia Road and Burlington Road. Those lights will be added to the area going west on Burlington road, in front of the CHB Museum. After further discussion, the Council did entertain a vote to approve the streetlighting contract, installing a total of 22 additional lights on Burlington Road. An update was also requested from Duke Energy regarding the status of work orders for the lights on Simmons Lake Drive and on Bethel Church Road. Lastly a request was included for the repair of the two damaged lights on Dansby Drive as well.

MOTION to approve the Streetlighting Contract Agreement for 22 Additional Lights on Burlington Road was made by Mayor Pro Tem V. Jones and Councilwomen O. Jones stated a second. Motion carried.

IV. Planning Board Meeting Update

Chairman Robert Jones gave an update on the previous Planning Board Meeting. He reported that the members were not able to view the intended module. It would have been a session on Adult Businesses, but it was held off until the next meeting. They took time to discuss the next item, which was vacancies on the board. There is one member who may be stepping down as she is caring for her husband, one is moving to Elon and another just has a lot on her plate right now. The board will be reaching out to fill these vacancies and a flier was created and posted at the Sedalia Post Office. During any interviews they hold, they will discuss how things work with the Planning Board and their main focuses. This would include the members responsibilities, rules and regulations.

Councilwomen O. Jones suggested it might be a good idea to have the surrounding churches make an announcement about the vacancies on the Planning Board.

V. Council Project Activities

Mayor Morgan announced that the Council will each be selecting activities to spearhead, which residents can get involved in. During the last Agenda Meeting, some of those items were discussed. Also, during that same meeting, the Town Clerk reported on some ideas that was submitted by Marie Martin, one of the Planning Board members. Ms. Martin presented several Calendar of Events that are put on by different organizations in the surrounding areas, like Gateway Plaza, the town of Gibsonville, Burnett's Chapel and Morehead Simkins. All of the items listed would be beneficial to the community, but it would be difficult at this point to find folks to run the activities. Mayor Morgan added that

having the Council members each organize their own individual activities for the community, this would at least be a good start. The activities decided on this far is Ti Chi, ran by Councilwomen Ophelia Jones, BINGO ran by Mayor Pro Tem Valerie Jones, a trip to the Farmers Market, organized by Cam Dungee, Town Clerk, and possibly an art class held by a few students from Weaver Academy. The Town Council will continue to keep an eye out for other potential activities to add to the list.

VI. Bicycle & Pedestrian Meeting

Cam Dungee, Town Clerk, gave an update on the recent bike/ped meeting that was held on Saturday, Jan. 26. The meeting included some updates and overviews to refresh everyone's memory concerning the bicycle and pedestrian plan, when it was adopted, and how the town has worked over the last few years trying to bring in funds for construction. Info was shared, which was provided by NCDOT showing a summary of their progress. The Clerk also announced during the meeting how Representative Jon Hardister helped the town to receive \$25,000 in grant money. Dustin Davis, who is a senior at A&T State University, attended the meeting because he has selected the Town of Sedalia for his senior project. His focus will be the downtown visualization plan, the bike/ped plan and the Hwy 70 widening project. Hopefully he would be able to create something that allows him to not only get a good grade, but that it's also something the town could utilize as the Council is planning out what Sedalia will look like years down the road. The last items on the meeting agenda was the Council's decision not to renew the contract with Dev. By Design and look to possibility work with a different organization. She added that she reached out to Stewart Inc. and is waiting to hear back from someone. This company is very experienced in the area and may be able to help move us forward. The next bike/ped meeting is scheduled for June and we hope to get more people involved because we're always looking for new faces and fresh ideas.

Councilwomen Wrenwick added that during this meeting, there was a discussion about the possibility of the town adopting an ordinance that would require a certain amount of space for putting in sidewalks for different types of major development.

D. CITIZENS COMMENTS

Shinita Wrenwick, 6201 Bagues Way, asked if there was some type of break-in attempt on Martingale Drive.

Mayor Morgan answered that someone did attempt to break into a house on Martingale Drive. A guy had a ladder and was trying to climb into a window. They actually got spooked because of a driver pulling into the driveway. Headlights were shined on him, which caused the guy to run off. This is why the attempt was not successful. The police are being asked to patrol the area closely to deter this type of thing. The good thing is that a few residents in the town have a pretty good idea of who this person is.

Valerie Jones, 6100 Burnside Road asked if the town could reach out to NCDOT about the bridge on Sedalia Road. It's been a long time and she is so tired of having to drive the long way around. She said it feels disrespectful because they shut the bridge down and didn't start working on it until after the completion date. Now they haven't even given the town an update on things, so it seems like we're at the bottom of their priority list.

Mayor Morgan said the last update he received was that they would be finished by the end of the year, but we see that didn't happen. Hopefully he'll be able to get some updates soon.

E. ANNOUNCEMENTS

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

- The CHB Museum will host a Palmer Personalities event on Feb. 9th. The first tour is at 11:00 am and the second one at 1:00 pm
- The next Planning Board meeting will be held on Feb. 21st
- The next Town Council Agenda Meeting will be held on Feb. 25th
- The next Town Council meeting will be held on March 4th

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)