



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
February 5, 2018
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 and Mayor Pro Tem V. Jones were all present at roll call.

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 Mayor Pro Tem V. Jones with said corrections, and it was seconded by Councilman Meachem. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. NC 457 Plan

Councilwoman Wrenwick reported on an opportunity for the town to invest in a retirement plan called NC457, which is based on the stock market. The information was offered by Tammy Uzzell, who is a Prudential representative. This plan is available exclusively to North Carolina public employees whose employers offer the plan. That includes full-time, part-time and temporary employees, as well as for elected and appointed officials. The contributions would be pre-taxed, similar to a ROTH account. She read through the different investment choices that were presented in an advertisement flier, and she also mentioned that Ms. Uzzell would love to come and do a presentation for the Town.

The Council briefly discussed the subject and decided to invite Tammy Uzzell to come out and do a presentation on the NC 457 Plan.

II. Planning Board Re-appointment

Mayor Morgan stated that Mr. Robert Jones has expressed interest in continuing to serve on the Sedalia Planning Board, so the Town Council will vote to appoint him to serve another 3-year term. Mayor Morgan read through the prepared re-appointment document stating that the Sedalia Town Council is pleased to inform that Robert Jones has served his previous term on the Sedalia Planning Board from February 2015 to February 2018. He will serve again acting as the Chairman, following the Planning Boards By-Laws. This will be effective, February 2018 until his re-appointment is considered again in February of 2021. The town is very grateful for the true commitment and dedication that has been

shown by Mr. Jones and the town looks forward to the many years to come. Mayor Morgan thanked Mr. Jones for his service and presented him with his re-appointment document.

MOTION to appoint Robert Jones to serve another 3-year term on the Sedalia Planning Board was made by Mayor Pro Tem Jones and Councilwomen Wrenwick made a second. Motion carried.

III. Alliance Code Enforcement Contract

Mayor Morgan reported that the Town Council has been reviewing the service contract from Brandon Emory of Alliance Code Enforcement. Most recently, during the towns agenda meeting, it was discussed that some changes be made to the contract regarding having the number of hours worked per week changed to “8 hours as needed”. Also, removing “This contract may be canceled at any time for unsatisfactory performance” under Terms and replacing that with “This contract may be canceled at any time by either party”. Mr. Emory relayed through the Clerk that he was not very concerned about making the first change, but being honest, he didn’t really agree with the second change. He stated that at this point, that is really the only thing in his contract that provides him with some protection in the fact that if he’s doing his job as outlined in the contractual agreement, he knows he’ll have some job security for the life of the contract. Nevertheless, he said in good faith, he’s happy to accommodate how he needs early on to show the town how much different his company is, and he is looking forward to working with Sedalia.

Cam Dungee, Town Clerk, added that she told Mr. Emory that as a whole, she thinks both sides are trying to protect themselves. She told him that she would relay his thoughts to the Council, so everyone is aware. As things stand right now, she’s thinking that since this initial contract is only from Feb - June, the town can take a look again and try to find some wording that is more suitable for both Alliance Code Enforcement and the Town. Both parties should be able to come to an agreement where everybody feels comfortable.

MOTION was made by Councilwomen Wrenwick to approve the service contract with Alliance Code Enforcement and it was seconded by Councilwomen O. Jones. Motion carried.

IV. Gotcha! Towing & Recovery, Inc. (contract renewal)

Mayor Pro Tem V. Jones reported that it’s time for the Town to consider renewal of the service contract with Gotcha Towing & Recovery, Inc. Nothing has changed in the new contract, so everything remains standard from the 2017 contract.

The Council discussed the number of vehicles that were towed in all, whether the property at 401 Sedalia Road was ever cleaned up, and what the towns ordinance actually says about the visibility of junk vehicles. The previous CEO enforced violations on whether or not the vehicles were seen from the roadway, but sometimes that is a problem if other property owners are in plain sight when the junk cars are seen from a different angle. It was said that 401 Sedalia Road did get cleaned up, but vehicles are again being bought back and parked in a line across the back yard.

Councilwomen Wrenwick read the wording for what constitutes a nuisance from the Towns ordinance under Section I. “ It shall be unlawful for the owner or occupant of any lot or parcel of land in the Town of Sedalia to permit to exist on any such lot or parcel of land any condition which may be declared to be noxious, detrimental to health, have unkempt appearance, or to constitute a nuisance” Also Section I (1c) “Any accumulation of garbage, rubbish, junk, furniture, refrigerators, stove, toys, mattresses, and other appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature” is unlawful.

These two sections clearly lay out that these things are prohibited from existing on any lot or parcel, not whether it’s seen from a certain location.

MOTION was made by Councilwomen Wrenwick to approve the contract with Gotcha Towing & Recovery, Inc. and Mayor Pro Tem V. Jones stated a second. Motion carried.

V. Development by Design (contract renewal)

Cam Dungee, Town Clerk, reported that it was also time for the Town to consider renewing the contract with Lisa Lopez, who is with Development by Design. Lisa Lopez helps the Town with promoting the bike/ped plan and searching for grants and other funding opportunities. Dungee said the contract terms are the same as the last one, except for the timeframe of the contract. The previous contracts were adopted with a 6-month period, but the Council has decided to move to a 1-year contract. Because the life of the contract was increased, this normally would have increased the amount of compensation as well. The Council decided to keep the number of hours the same, at \$55 per hour and 175 hours. Looking back at invoices and calculating the previous hours worked, the Town didn’t even come close to that amount for the 6-month period, so it’s not likely that we would go over this number of hours worked. The Council was able to discuss the adjustment at the last meeting and had time to review the contract, so when everyone is ready, the board can entertain a vote on renewing the contract.

MOTION was made by Councilwomen Wrenwick to approve the contract with Development by Design from Jan 2018 to Jan 2019. A seconded was made by Mayor Pro Tem V. Jones. Motion carried.

Councilwomen Wrenwick mentioned that she did get some contacts from USDA that the town asked for. She passed that information over to the Town Clerk. The Clerk mentioned that Lisa Lopez had recently put together a “2-pager” that can be used when any of us encountered different organizations. This could be provided to others that might help with funding of construction for the towns bike/ped paths. This provides a quick overview of the town needs without them having to look through the entire comprehensive plan.

Mayor Morgan stated that he would like to try and get a town newsletter put together. He said he would work on it, if someone wants to help. Starting out he wants to get folks to suggest some names as far as what we could call it, and maybe have everything ready to go out by April. He’s thinking about having one to be sent out in the spring and one in

the fall, but if it goes well, maybe have them go out 3 times per year. It could be a hard copy mailed out or an electronic copy. Included will be information such as accolades, town updates, recipes, deaths, marriage announcements, etc. He asked people to send name suggestions to the Clerk and everything can be compiled and looked at during the next meeting.

Cam Dungee, Town Clerk, added that she thinks the town needs to put efforts toward gathering contact information from residents. There are over 50 homes in the town that we don't have a number or an email address for. She said she understands how a lot of times people don't want to be bothered. However, when there is important information that needs to go out, there are several people in the town that we can't reach. Most of the time when the town really needs to reach out, the people who need the information the most are the ones we can't contact, other than by mail. Sometimes even that doesn't work well.

The Council discussed different ways to help get residents contact information, from going door to door or giving out prizes, drawings and other types of incentives.

Councilwomen Wrenwick stated that she checked to find out about the orange flags running down US-70 and what they were for. She sent an email to the CIO for Guilford County and she contact the Franchise and Right Away Manager for the City of Greensboro. She learned that those flags are a fiber rebuild, which is repair work for Time-Warner Cable (Spectrum). During a conference she attended, they mentioned fiber connectivity, so that lead her to check and see if that is what we've been seeing on US 70. They are also planning to do a fiber connection to Burlington in 2018/2019.

D. CITIZENS COMMENTS

Councilwomen O. Jones said that in Sunday's paper, there was an article on the power struggle with Duke Energy where the fee will be going up. She wanted to ask the Clerk if the town has gotten any new lights. She understands that Duke Energy is putting in LED lights instead of the High-Pressure Sodium (HPS) lights. They are planning to impose a 17% increase in cost.

The Clerk answered that the Council has had conversations about putting in some additional lights in the dark areas of the town, primarily on Burlington Road, but this hasn't happened yet. She spoke with a representative several months ago, but nothing came of that, so she'll need to follow back up with Duke Energy. A while ago she was told that as old bulbs in the streetlights burn out, they would be replacing them with the LED bulbs. Adding to that, she knows already of 2-3 areas where residents have asked for streetlights near their home, so the Town already has a good lead on places to start.

E. ANNOUNCEMENTS

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

- The CHB Museum will hold Palmer Personalities of Feb. 10. Tours times are 11am, 1pm and 3pm. This event is free, but you must reserve a ticket through Eventbrite or contact the museum office at [336-449-4849](tel:336-449-4849) or e-mail chb@ncdcr.gov.
- The next Planning board meeting will be held on Feb. 15th
- The next Town Council Agenda meeting will be held on Feb. 26th
- The next Town Council meeting will be held on March 5th

Meeting adjourned

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)