



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
January 7, 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, 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 Councilwomen Wrenwick, with a Planning Board Meeting update added, and it was seconded by Councilwomen O. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Update

Brandon Emory gave an update on the remaining open cases. Concerning the case at **6200 Rolling Acres Drive**, as of Dec. 19th he made a follow up inspection of the property and it remains in violation. On Jan. 3rd he did another follow up inspection and it was still in violation. He will continue to reinspect this case and move forward with next steps. He did get in a quote for demolition, but it was a little high, so he plans to work on getting a few more. Everything else in the form of paperwork, the ordinance and approval from the Attorney has been completed, he just wants to get a better quote. The property at **6270 Burlington Road** is also still in violation, but is on hold for right now, due to the fact that the owner passed away about a month ago and the family will need some time to grieve. Preservation Greensboro (PG) will be moving the structure and it will be housed in Greensboro. At the end of November, a meeting was held between he and PG and he learned that there is funding to move the diner. Once it is in storage, they will then start restoring. Regarding the property at **6252 Burlington Road**, on Jan. 3rd, a follow up inspection was made. He knocked on the door hoping to get an answer to discuss the case, but he got no answer. He will be moving forward with penalties. Regarding **6260 Burlington Road**, some cleaning had been done as of Jan 3rd, in removing some weeds around this property. The property looks a lot cleaner. However, the minimum housing issue still remains present. One issue has been that the ground is so wet, so it's harder to get someone to come in and give an estimate. The trailer will need to be demolished. They are also still in the process of trying to get funds together and the owner has been in touch every couple of weeks as requested. As of Jan. 3rd, the property at **6212 Burlington Road** was re-inspected. Parts of the metal roof still remain on the ground and no changes have been made. Brandon will continue to follow up with this case. He did speak with the owner who advised that he would be making significant progress

this month. Brandon informed the owner that if no changes were made this month, he would be moving forward with next steps. As of Dec. 19th, the property at **918 Rockhurst Drive** has been abated. The property at **6108 Blue Lantern Road** remains in violation as of Jan 3rd and the hearing date has been set. He will continue to follow up with this case. The property at **6056 Burlington Road** has been abated as of Jan. 3rd. Items on the property that were in violation have been removed.

Approval of Ordinance, Case #201804001

The property at **6117 Burlington Road** started out as a violation of minimum housing, junk pile and open storage issues. There are some vehicles there, but they appear to be operable. The open storage was pretty much clean up right away. The minimum housing is a major concern, especially with all the bad weather we've been having. The tarp that was on the roof is hanging off the side now. He has tried everything that he can do to get them some assistance, but they have not taken him up on anything. Based on the last conversation with the owner, he was going to try and apply for assistance with PTRC where Brandon sent him the application, but there has not been any progress. At this point, in order to move forward with next steps and impose penalties, and ordinance for violation to the minimum housing standards needs to be approved by the town. This ordinance was prepared along with a memo and sent to the town and Attorney. The main concern is quality of life for the people living inside the home and whether it is safe. If this ordinance passes, a notice will be posted that it's not fit for habitation and he would have to go through a court order and an administrative warrant so the house can be inspected inside. If it is not safe, other organizations will need to be involved. After further discussion on the process and how the ordinance would need to be filed with the Register of Deeds, Brandon read through the ordinance and the Council was asked to entertain a vote.

MOTION was made by Mayor Pro Tem V. Jones to approve the Ordinance Ordering the Town of Sedalia Code Enforcement Officer to Proceed to Effectuate the Purpose of the Sedalia Minimum Housing Code and G.S. 106A-443 for Case# 201804001. The motion was seconded by Councilman Meachem. Motion carried and vote was 5 to 0.

II. Monthly Finance Report

Councilwomen Wrenwick gave an update on the finance activities for the month of November. She read over ending balances for each account, which included the checking (\$13,552.73), savings (\$356,273.91), Powell Bill (\$75,215.90) and bike/ped (\$28,166.30) accounts. There were three deposits from the Sedalia Civic Organization (\$1,916.49), ABC profits (\$501.99) and a payroll overage (\$21.78). The Unusual Activity list, which are payments that are outside of normal monthly bills consisted of A&B Portable (during town hall repairs), G.C. Emergency Services (fire inspection services), Bobby Massey (accounting services), ACE (code enforcement), G.C. Finance Dept (tax collection) and Bobby Massey again (workers comp, tax refund and audit services). On the Public Safety line item, the total fees paid for the fiscal year so far \$4,080.

III. Approve Contract Renewal with Stone Landscaping Creations

Mayor Morgan reported that it's time for the Council to consider a vote to renew the landscaping contract with Robert Morrison, owner of Stone Landscaping Creations. Mr. Morrison has not requested any changes to the contract, so everything remains the same except for changes to the dates the contract would be in effect. The agreement is for maintaining grounds at the Sedalia Town Hall, the vacant lot at 6279 Burlington Road, and the entrance to the Imperial Estate subdivision. Compensation remains at \$325 per month. Snow removal on the corner of Blue Lantern Road and Sedalia Road and the mowing of right-of-way on Dansby Drive, are services provided for cost outside of the contract. If approved, the agreement will be in effect from January 7, 2019 until January 7, 2020. The Council discussed and considered a vote.

MOTION to approve renewal of the annual contract with Stone Landscaping Creation was made by Councilwomen Wrenwick and seconded by Mayor Pro Tem V. Jones. Motion carried.

IV. Approve Contract Renewal with Development by Design

Mayor Pro Tem V. Jones stated that before going into discussion of the proposal, she thinks the town should consider seeing what type of assistance we can get from Stewart Incorporated. It's been about 3 years now and the town hasn't received any grant funds from the connections with Dev. By Design. The town hasn't paid much, so that's good, but Stewart Inc. is big (according to knowledge she and Mayor Morgan received at the last bike/ped conference) and they have the staffing, connections and the know how to probably help us more. She said she just thinks the town should reach out to Stewart Inc. before voting to renew the contract with Dev. By Design.

Mayor Morgan added that he agrees. He's thoughts were more along the lines of maybe leaving the contract open and still reaching out to others as needed, especially since Dev. By Design only charges the town for things they are working on. He feels that there are resources that she is not tapping into. The Council has been connecting with folks and getting information, but these are also some things that she should be doing. He's ok either way, to leave it open or to look at doing something different. He mentioned that Stuart & Associates was a big player in the conference they went to in Raleigh. Several cities and towns there who put in walking trails and bike paths, Stuart & Associates was behind a lot of them.

More conversation took place on the subject whether to renew or not, or to possibly use their services on a "as needed" bases if Dev. By Design agrees. The Council considered a vote.

MOTION was made by Mayor Pro Tem V. Jones to not approve the contract to renew with Development by Design. Councilman Meachem stated a second. Motion carried.

V. Duke Energy Streetlighting Contract

Cam Dungee, Town Clerk, reported that this would be more of an update since the maps she was expecting to come in didn't arrive in time. The last time the Council met, there was a discussion about approving the streetlight contract for additional lights on Burlington Road. The initial plan was to install 13 streetlights on that road, but when the contract came in, it was for installing 22

lights. The extra lighting was added to fill in the dark areas on the road so things would be consistent. The final dilemma from 1 Council member in particular, was about the exact locations where these lights would be placed. The Council did take a vote, but it did not pass. The Council didn't meet in December, so since that time the Clerk has been trying to get in touch with the lighting engineer. The maps were mailed off before Christmas, but they never arrived. It seemed that most of the Council was fine with the number of lights, but not so much for not knowing exactly where the lights would be placed. At this point, the contract was there to vote on if the Council wanted to do that, but there was no map to view.

Councilwoman Wrenwick asked isn't it correct that the lights must be measured, so they aren't just randomly place along the street? Cam Dungee answered yes; they are required to be at least 250 feet apart from each other. She said she thinks one Council member just preferred to see a map to give more confirmation.

Mayor Pro Tem V. Jones said when the Clerk explained to Duke Energy what we wanted, they looked at their map and saw where the existing poles. It was determined that 13 additional lights were not going to give the coverage we want, so they added in more. The town would be using the existing poles, so the engineers already know where the lights will be placed.

Cam Dungee added that we did tell them they could add a few extra lights if needed to make sure things were uniform, but she doesn't think the Council was prepared for a total of 22.

Mayor Morgan stated that the lighting engineer was out one day measuring the lights because he saw her one day as he was passing by.

Councilwomen O. Jones said she was not opposed to installing the lights or how many lights were needed. She just didn't think the town should depend on Duke Energy to put the lights wherever they want to. She thinks we need a map showing where they are supposed to go.

Mayor Morgan said maybe Duke Energy can have someone to flag the poles that will have lights on them. With a map, you still may not get a feel for where the lights will be.

Cam Dungee said she will try to reach out again, but she's hoping her contact person has not retired. There was talk about retirement last summer, so that may be the reason she hasn't been able to contact her in the last three attempts.

VI. Planning Board Meeting Update

Chairman Jones gave an update on the previous Planning Board Meeting. He stated that the board met on the third Thursday in December. Group home regulations were the main focus of their discussion, which was Module 11 in the next E-Learning Library studies. In this lesson, it helped to clarify the terms, concepts and specific provisions of group homes. They also discussed land use regulations for group homes. He added that Module 11 is very wordy and very specific, so the best way to help the Council to understand everything in it is to suggest they

watch that module individually and it will take about 35 minutes. In the town's ordinance, the closest information you will find on this subject is concerning family Care homes, which deals with health care services. It was finalized in 2001 and needs revising, but it does lay out the structure, how many are allowed to live in the home, how many are allowed on a street and how far apart they should be. The School of Government completed the modules in 2016, so they are more updated to fit development standards of today. During Citizens Concerns, since the board had not met in several months, they discussed the need to have email notices sent out reminding everyone of the Planning Board meetings. , They talked about the possible need to go back and review the modules from time to time, since the Planning Boards duties are to study, research and bring recommendations back to the Town Council for consideration. Lastly, they discussed how the county is in the process of updating their ordinance, so the town may want to piggyback on some of the changes the county is making.

Councilwomen Wrenwick stated another item that has been in the news lately is tiny houses, because they are building them in Greensboro and High Point. The town does not have an ordinance for tiny houses, and she was wondering if Guilford County has an ordinance in place for tiny houses. Mr. Jones answered that he thinks conversations have surfaced, but he has not seen any county ordinances on tiny houses. He added that he has a contact for a company that does this.

Brandon Emory, with ACE, stated that there is a minimum housing standard that mirrors the General Statues. There is a minimum size that the house has to be based on the occupants. It requires that there be certain plumbing and proper electrical and a certain amount of floor space per individual living in the house. There does not need to be an ordinance for every separate thing, so since the town does have the minimum housing standard, it's covered.

D. CITIZENS COMMENTS

*Valerie Jones, 6100 Burnside Road, asked the Clerk whatever happened to the gift of land being donated to the town. The Clerk answered saying there was a mix up with her contact number, so she has not been able to connect again with the person is plans to donate the land. She finally was able to reach her by mail and then later by phone to give her an update on what she had learned from the tax dept and what needed to be done. The Clerk said she was hoping those things like switching over the deed, would have been done by this meeting, but she hasn't heard back from her yet. Also, the Attorney is working on making sure there are no liens on the property and there are no delinquent taxes due, and doing a title search, which is always recommended. She added that she will be working on the resolution for the Council to accept the donation. Once these things are done, we should be able to move forward.

*Stephen Brown, 707 Wedding Brook Drive, stated that there are some homes across from the Tote-A-Poke on Hwy 70, and he wanted to know if they are in the Sedalia limits. When driving on Weddingbrook Dr, you can look through the woods and see a pile of what looks like rubbish.

Mayor Morgan said the town might want to take a look at what's going on back there, especially if it's a pile of trash around those homes.

*Christina Purvis, 804 Rockhurst Drive, said she is here because of the house behind her that is dilapidated, and the roof has completely fallen in. She said she's been in the town almost 20 years and that house has been in bad shape and she's afraid a child is going to go wondering in and get hurt.

Mayor Morgan said the town is working on it, and it was included in the code enforcement report. The Council just has to make sure all the paperwork is in place.

*Howard Morgan, 6208 Blue lantern Road, sadly announced that Mike Mills, with NCDOT, son suddenly passed away. This was during the Christmas holiday. In case anyone runs into him, you can offer your condolences.

* Valerie Jones, 6100 Burnside Road, also sad announced that Mr. Paul Burnette passed away. She was able to attend the memorial service on New Year's Day. Mr. Burnette helped her many times and so many other people in the community with his skills as an electrician.

E. ANNOUNCEMENTS

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

The next Planning Board meeting will be held on Jan. 17, 2019
The Town Hall will be closed on Jan 21st as we observe the MLK Jr. Holiday
The next Town Council Agenda Meeting will be held on Jan. 28th
The next regular Town Council Meeting will be held on Feb. 4th

Meeting adjourned

Submitted by:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date: _____

(SEAL)