



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
April 1, 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:** Councilman Meachem, Councilwomen O. Jones, Mayor Morgan, Councilwomen Wrenwick, Mayor Pro Tem V. Jones were present at roll call.

A. MOTION to approve the agenda after deciding to combine discussion items 1 and 8, was made by Councilwoman Wrenwick and seconded by Councilwomen O. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Report

Brandon Emory, with ACE, gave an update on the open violation cases. The house on the property at **6200 Rolling Acres Drive** has been demolished, but there is still a little bit of clean up that needs to be done. Hopefully that will be done soon, now that the weather is clearing up. The property at **6270 Burlington Road** where the diner is located, they owner has started doing some clean up and there are two dumpsters on site, which has been emptied once. They are looking to get things cleaned up more, so he'll keep in touch to get a time frame for when the diner will be removed. As of March 14th, Preservation Greensboro has been having numerous meetings about the diner and they should be moving forward soon. The owner is scheduled for surgery on March 28th, so after her recovery, they will continue with clean up. Since the inspection was completed at **6217 Burlington Road**, Brandon learned that the owner is interested in keeping the property. Brandon has spoken with the owner numerous times and demo appears to be the direction he is leaning. He reached out to the local Fire Dept to inquire about doing a controlled burn, so he is awaiting a response about that. The owners brother would like to consider demolishing the current home and then maybe rebuilding on that lot. As of March 21st, the property at **6252 Burlington Road** is still in violation, with no change since the last inspection. Penalties are still occurring. At **6260 Burlington Road**, the case is now closed and abated. The trailer has been demolished and all debris has been picked up. Concerning the house at **6212 Burlington Road**, as of March 7th, a reinspection was done, and it was observed that work was being completed. Again, on March 21st, more work had been done, so progress is being made. Concerning the property at **6108 Blue Lantern Road**, there has been some work done on this house, but it remains in violation. A hearing date has been set for April. A large amount of clean-up has been made on the property at **5901 Steward Bend Road**.

The junk that was sitting in the back yard has been picked up; this case is now closed and abated. At **204 Martingale Drive**, on March 7th, a Notice of Violation was mailed. Reinspection was done of March 21st, the junk vehicles remain on the property and the case is still in violation. On March 21st, a reinspection on the property at **314 Martingale Drive** was done. The junk/trash remains in the back yard and the case is still in violation.

Cam Dungee, the Town Clerk, added that while the code enforcement discussion is taking place, Brandon Emory informed the town that rates for his service will be increasing to \$35 per hour due to substantial progress the company has made. This rate is still less expensive than what the Town was paying with the previous company. He guarantees there won't be another increase for at least 2 years. He added that he hopes this won't be an issue, but the board seems extremely happy with the company's accomplishments. This is just a necessity because of business costs increasing.

II. Major-rene Bratcher Celebration

Cam Dungee reported that during the last Council meeting, Stephanie Surgeon Dearman explained to the Council that she is helping to plan an annual celebration for Ms. Major-rene Bratcher, who used to run a summer camp in Sedalia. She wants to honor Ms. Bratcher, show her family how much she was appreciated, and express to them the impact she had on the youth back then. This celebration will take place on **June 15th** and she asked if the town would consider playing a part in some way to help promote the event or to help with part of the celebration. During the last agenda meeting, the Council discussed some of the ways to help that would be feasible to the town. Those ideas were to have a plaque made to be presented to the family, help with the advertisement of the celebration and maybe to have some info included in the CallingPost messages.

III. Dais Platform & Chairs Update

Mayor Morgan gave an update on the dais after the town received an amazing offer on a dais and two desks. When the dais was installed, it was apparent that chairs would be needed as well because of its' height. Items that either have been or will be completed soon, he read from a list of bullets. The dais was picked up and delivered to the town hall by a town resident, Jesse Walker and a friend of his with a moving truck. The dais was cut, pieced together and installed by DKB Cabinetry, and the platform was installed by GE Installations & Maintenance, LLC. The platform flooring will be done by John Nelson Floor Covering and an electrician came out to connect the electricity. Soon after, the chairs were purchased and delivered from Sam's Club and Mr. Walker came out just this morning to assemble. Those were the final steps, and everything looks great.

IV. Stewart Inc. Proposal Update

Cam Dungee, Town Clerk, reported that the town received a proposal from Stewart, Inc regarding the need for assistance with the bicycle & pedestrian plan. After the Council was able to get a better understanding of the cost involved, the idea came up to try getting a few more proposals. She said she reached out to some of the other NC Town Clerks and got names of other companies to consider. The company names she received were as follows: Alta Planning and Design in Durham NC and Greenville SC, Alley, Williams, Carmen & King,

Inc. in Kannapolis NC, West Consultants and McGill Associates. Also, a few names found online were Robinson & Sawyer in Gastonia, NC and Kleinfelder's in Morrisville, NC. She added that she will soon try to set up a few meetings to get in more service proposals.

V. Planning Board Meeting Update

Chairman Jones gave an update on the last Planning Board meeting that was held on March 21st. Some of the main items of discussion that was next in the module studies were concerning the towns Development Ordinance and the Land Use Plan as it relates to adult establishments. This topic is found in the ordinance at Section 6;2-8 and it covers adult businesses such as theatres, cabaret's, message parlor's, etc. They discussed the required zoning and the steps involved for completing a rezoning if needed. Included in the citizen's concerns, the subject of completion of the bridge on Sedalia Road came up, and how there was a path to at least walk across. It still needs railings to be installed, but progress is being made.

VI. 2019 Spring Litter Sweep

Councilwomen O. Jones reported on the upcoming Spring Litter Sweep event, which has been moved to April 6 instead of April 27 due to a scheduling conflict. Residents will meet at the town hall to collect their supplies and everyone will go out together to clean up the roads. The invitation is extended to all residents for volunteers to help beautify the community. In addition, the town has arranged for a dumpster to be in the parking lot until 6pm (for Sedalia residents only) to have the opportunity of discarding unwanted items around their homes. Household chemicals, paint and electronics are not allowed.

Cam Dungee, Town Clerk, added that there is a concern regarding the cost for Republic Services to provide the dumpster and, also concern about the availability of the dumpster. A contract must be approved, and we've never had one before, but we will need a vote on that in order to further the process. She is trying to negotiate the price at this point. Also due to a scheduling delay, there is no guarantee the dumpster will even be available, so that detail has to be worked out too.

MOTION to approve the contract agreement from Republic Services for use of a dumpster during the towns Spring Litter Sweep event for a free or reduced cost, was made by Councilwomen Wrenwick. Mayor Pro Tem V. Jones made a second. Motion carried.

VII. 2019 G.C. Spring Clean-up Event

Councilman Meachem gave an update on the upcoming clean-up event hosted by Guilford County, and Sedalia is listed as a sponsor. The event will be held on Saturday, April 13th, at the Eastern Guilford Middle School from 8am until 2pm. Items such as electronics, tires and appliances will be collected, as well as documents for safe shredding. A flier to help advertise for this event has emailed out and has been posted at the Sedalia Town hall and the Sedalia Post Office. Unfortunately, the Council will not be able to participate because the town wasn't informed of the date until a few weeks ago and the Council and Planning Board are scheduled to attend the annual planning retreat.

Cam Dungee also mentioned that Clyde Harding, the Community Environmental Service Manager, is requesting that Sedalia help in sharing half of the cost for the shredding services. The total cost used to be \$1200, but now it's \$600. Sedalia is being asked to pay half of that amount. She said she called back to speak with Mr. Harding about the possibility of the county asking Gibsonville to help with the cost since the event is held in the Town of Gibsonville, not the Town of Sedalia. He was under the impression that the school was in Sedalia, but they just had a Gibsonville address. She explained to him that she thinks it's just county property. She said she would still present it to the Council and see how it goes.

After some discussion, the Council decided to see if Mr. Harding wouldn't mind seeing if Gibsonville and Sedalia could split the \$300 cost with all the towns close by since each town would benefit from this annual event.

D. Citizens Comments

**Robert Jones, 6508 Rolling Acres Drive, said there are large gaps on the Planning Board page of the town's website, and it needs to be looked at.

The Town Clerk and the Code Enforcement Officer both pulled up the website and didn't see any gaps on the page that was mentioned. The Clerk said that sometimes when visiting different websites, the pages will appear distorted, and that's probably what was happening. It appears that everything was ok on the website.

**Mayor Morgan gave an update on the Sedalia bridge completion. He spoke with Mike Mills again and Mr. Mills told him that they are giving it about 2- 3 more weeks before the bridge is complete. He said he's not blaming it on the rain. The contractors are working diligently, but there is still more work to do. On another note, Mayor Morgan mentioned that a traffic light has been installed on Burlington Road outside the town, right at Taco Bell. He also informed everyone that the Midtown Pharmacy is closed, and that they were bought out by CVS.

**Councilwomen O. Jones reminded everyone that the Tai Chi class is being held on Wednesday's at the town hall from 2:00 until 3:00. If anyone is interested to please let her know.

Meeting adjourned

Submitted By: _____ Approved By: _____

Date: _____ (SEAL)