



SEDALIA TOWN COUNCIL MEETING
Zoom Meeting
June 1, 2020
7PM

Minutes

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom 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:** Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, and Councilman Meachem (audio only).

A. MOTION to approve the agenda with the addition of the Chapter 160D report by Councilman Meachem was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. The agenda was approved by the following **roll call vote**: Ayes: Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, and Councilman Meachem. Nays: none.

B. MOTION to approve the minutes from the previous meeting was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem V. Jones. The minutes were approved by the following **roll call vote**: Ayes: Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, and Councilman Meachem. Nays: none.

C. DISCUSSIONS/REPORTS/GUESTS

Public Hearing Item

Mayor Morgan opened the public hearing regarding FY 2020-2021 General Budget.

I. FY 2020-2021 General Budget

Councilwoman Wrenwick reviewed the Town's 2020-2021 General Budget. The Town's projected revenue is increased by \$4,400 due to property taxes. There is an increase in expenditures by \$8,900. The Town will be \$7,980 over budget, but non-spending on activities that have been or will be canceled due to the coronavirus/COVID-19 will likely reduce the overage. Also, it was noted there have been multiple new homes constructed in the community, which will also help increase Town revenue. There is a one-year delay before the property taxes on these new homes will be reflected in the budget. Therefore, with the additional revenue from these property taxes the Town may be within budget even with anticipated slight overage. The Town will be able to accommodate any overage through the Town's fund balance.

Councilwoman Wrenwick reviewed the anticipated revenue for each category. The total anticipated revenue for the Town is \$236,780. The anticipated expenses were reviewed for each category. Administration costs is increasing due to the Town Clerk position becoming full-time. Street lighting costs were reduced possibly due to the new use of energy efficient

light bulbs. Contracted garbage/trash services are being increased due to recycle processing charges. Total expenditures amount to \$244,760. Expenses are expected to be \$7,980 over anticipated revenue. It remains unclear whether the Car Show or Retreat will be held this year. If these events are not held then the Town's expenses will be less. Any overage will be taken from the fund balance.

To allow for additional time for public comment or questions, Mayor Morgan set the date to reconvene the public hearing to vote on the 2020-2021 General Budget for Wednesday, June 3 at 7 pm via Zoom. In the interim, public comments regarding the budget will be taken by the Town Clerk. Mayor Morgan recessed the public hearing and resumed the general Town Council meeting.

II. Code Enforcement Report

Mayor Morgan gave the code enforcement update in Mr. Emory's absence. At **6270 Burlington Road**, preservation of the railcar is no longer an option, they are looking at demolition. Junk/nuisance vehicles were identified at **6212 Burlington Road, 6059 Burlington Road, 6134 Blue Lantern Road, 6142 Blue Lantern Road, 205 Simmons Lake Drive, and 204 Martingale Road**. Overgrown lots or brush piles were identified at **6021 Blue Lantern Road, 6146 Blue Lantern Road, 206 Cushman Road, 6210 Burlington Road, 6255 Burlington Road, and 6218 Burlington Road**. At **5904-5910 Blue Lantern Road**, the overgrown bushes were trimmed, broken gutters repaired, and open storage removed. The mobile home will either be restored or demolished. At **6259 Burlington Road**, there are minimum housing issues and junk vehicles; one vehicle has been removed. A couch was in the front yard at the edge of the road at **6053 Burlington Road**, the owner mentioned this couch was dumped there. Republic is scheduled to pick it up on June 1st. Open storage was identified at **6051 Burlington Road and 6021 Blue Lantern Road**. Property owners of each case identified are sent Notices of Violation (NOV).

Councilman Meachem expressed concerns about tall grass in the right-of-way along the state-maintained roads in his area. Mayor Pro Tem V. Jones added that NCDOT is on furlough, so it is unclear when the state will be able to mow and/or maintain these roads.

III. Approve Alliance Code Enforcement Contract (FY 2020-2021)

Mayor Pro Tem Jones reported that the contract with Alliance Code Enforcement is up for renewal. The new contract is the same as last year except for new term dates and Mr. Emory has a new address. There were no comments or questions regarding the contract.

MOTION to approve the Alliance Code Enforcement service contract was made by Councilman Meachem and seconded by Mayor Pro Tem V. Jones. Motion carried.

IV. Planning Board Meeting Update

Planning Board Chair Faison summarized the activities of the Planning Board during their previous meeting. During that meeting, Planning Board Vice-Chair Marian Jeffries provided a summary of the Chapter 160D module – Administrative Land Use Decisions. The Planning Board reviewed the Bylaws, and the date was revised to May 21, 2020. It was noted that the previous date was February 6, 2012. Also, "Sedalia" was added, and the date

updated to May 21, 2020 in the section "Now Therefore Be It Resolved". The Planning Board's responsibilities and guidelines were also reviewed, but no changes made.

V. Governor Cooper's Message to Officials

Councilwoman O. Jones provided a summary of the NCLM Business Meeting Webinar – Governor Cooper's Message to Officials from May 28, 2020. Speakers included Paul Meyer, NCLM Executive Director, William Pitt, outgoing NCLM President, and Governor Cooper. Governor Cooper commented on the challenges of COVID-19, he addressed Local Officials, and how leadership has done well with these unprecedented challenges and are still leading their communities. One of his main concerns right now is making sure all who are affected with the Coronavirus and needs to be hospitalized, has a hospital bed. That we do our best to continue working at preventing the spread of this virus, and that we help to push the economy forward. He discussed the recent funding that has been made available and monies that have been allocated from the state. Steps in moving forward is the push for the Federal Government to help close the gap, strong investment going towards education, and continuing to do what is best to help flatten the curve and keep everyone safe.

The Council discussed which member could attend the NCLM City Vision Conference that is being held remotely from June 16-18. Councilwoman O. Jones will attend Tues, June 16th, Mayor Morgan and Councilwomen Wrenwick will attend on Wed. June 17th, and Councilman Meachem will attend of Thurs. June 18th.

VI. COVID-19 County Briefing

Town Clerk Dungee reported on the county's COVID-19 briefing from May 28, 2020. Guilford County as of date has 1,174 confirmed cases with 56 deaths and 602 recovered. She displayed the charts on screen showing percentages of deaths as well as for those affected by age, race and gender. The county EMS continues to learn even more that asymptomatic cases may be more common than suspected. Even without symptoms people can still spread the virus. As people are slowly returning to work, new office building guidelines were put in place due to these findings. It is being suggested that employees continue to wear mask and distance themselves. Also, that employers consider engineering controls, such as shields, barriers and ventilation, as well as arranging staggered shifts and daily health checks.

VII. Chapter 160D: Vested Rights and Permit Choice

Councilman Meachem gave a report on the Chapter 160D module – Vested Rights and Permit Choice. The main topics included in this report were rights despite changing rules, permit choice rule and provisions, types and terms of vesting, reviewing vested rights, exceptions from site-specific and multi-phase vested rights, and determining and establishing vested Rights.

D. CITIZENS COMMENTS

*Ophelia Jones asked about the Development Clearance Certificate (DCC) for Mr. Griffis. Mayor Morgan responded Mr. Griffis is planning to submit a well and septic application to Environmental Health. The Town's DCC is still currently held at the Town Hall.

*Ophelia Jones asked about the DCC to build a modular home on Dansby Drive. Clerk Dungee responded that the DCC was submitted and it's been approved, but the applicant hasn't responded back. Once the fee is paid, she can sign off on it.

*Ophelia Jones asked about the Creek Lane property. Mayor Morgan responded the County tax department informed the Town it could have the property in place of tax money. Mayor Morgan indicated the Town preferred the tax money. The Town must hold the property for 6 months and then it can be put up for sale. Mayor Morgan discussed the issue with the Town's attorney. The Town really does not want the property and continues to work with the County, but the Town may have to pay the County's attorney fees. Mayor Morgan commented a notice has been sent to the tax department.

*Clarence Meachem commented that citizens are complaining about cars speeding on Blue Lantern Road and asked about installing a speed limit sign across from Three Cedars Road. Mayor Morgan mentioned that is a possibility. Another citizen also inquired about putting up "children playing" signs in the area. He told them they could do that as long as the signs aren't in the right-of-way.

*Cam Dungee commented that due to protestors, she received an emergency alert regarding curfews in Greensboro and High Point. The time frame is from 8 pm to 6 am.

*Howard Morgan commented since the firearms ordinance has been enacted shooting has been reduced. However, on Sunday, there was shooting that sounded as if it was coming from the direction of Creek Lane. The Sheriff was called, and someone did come out. He was informed that the shots were further north on Bethel Church Road. The shooting did stop shortly after the sheriff responded.

E. ANNOUNCEMENTS

Until further notice, all scheduled meetings will be virtual meetings at 7 pm. Please contact the Town Hall to receive meeting invitations.

- Public Hearing for the FY 2020-2021 General Budget will reconvene on June 3rd.
- The next Planning Board meeting will be June 18th
- There will be a virtual Bicycle & Pedestrian meeting on June 6th at 10 am.
- The next Town Council Agenda meeting will be June 29th
- The next regular Town Council meeting will be July 6th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)



**SEDALIA TOWN COUNCIL MEETING
June 3, 2020
Zoom Meeting
7PM**

PUBLIC HEARING convened on regarding the General Budget, FY 2020-2021. There was a quorum in attendance, meeting was called to order at 7:05 pm by Mayor Pro Tem V. Jones. Cam Dungee, Town Clerk proceeded with a roll call.

Roll Call:

Present: Councilwoman O. Jones, Mayor Pro Tem V. Jones and Councilwoman Wrenwick
Absent: Mayor Morgan and Councilman Meachem

Mayor Pro Tem V. Jones resumed discussion on the Town’s general budget. The floor was opened for any comments or questions from the Town Council, and there were none. The floor was opened for comments or questions from attendee’s and the Town Clerk was asked if any comments or questions were submitted during the 24 hours allotted. There were none.

MOTION to approve the Town of Sedalia General Budget for Fiscal year 2020-2021 was made by Councilwomen O. Jones and seconded by Councilwomen Wrenwick.

The budget was approved by the following **roll call vote**: Ayes: Councilwoman O. Jones, Mayor Pro Tem V. Jones, and Councilwoman Wrenwick. Nays: None

Mayor Pro Tem V, Jones thanked everyone for attending, meeting adjourned

Submitted:

Approved:

Howard Morgan, Mayor

Cam Dungee, Town Clerk

Date