



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
October 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:** Councilman Meachem, Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, and Councilwoman Wrenwick were present at roll call.

A. MOTION to approve the agenda with the addition of the item – Contract to Audit Accounts – was made by Councilwoman Wrenwick and seconded by Councilman Meachem. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUEST

I. Campaign Speeches: Three candidates are running for Town Council in the election to be held on Tuesday, November 5, 2019. Each candidate was given three to five minutes to present his or her campaign speech.

Serita Faison

Serita Faison is from Cleveland Ohio, and currently resides at 6102 Bogues Way in Sedalia. She has lived in North Carolina for 31 years and in Sedalia for nine of those years. Serita has served as co-chair for the Town of Sedalia Planning Board for the last seven years. One of her visions for Sedalia is to see beautification, specifically along Highway 70 through greenery, seasonal décor and lighting. She would also like to see commemorative plaques and historical markers for the Town's historical sites. A few of her recent involvements was spearheading the Sedalia Here We Grow initiative, which is ran under the North Carolina League of Municipalities, and her involvement with youth activities at the Sedalia Elementary School. She is interested in working with businesses and organizations to adopt classrooms to provide tutoring, implement year-round school supply drives, and obtain grant funding for classroom advancement. Other improvements for schools she would like to be involved with if elected, is to work with school leaders and teachers to improve student's scores, pursue grants for educational advancement, skill building, trade training, and financial literacy courses to reduce barriers and improve financial stability. Concerning the Sedalia community, she would like to keep residents informed of important projects such as the widening of Highway 70 and implementation of the Bicycle and Pedestrian Plan.

Valerie Jones

Valerie Jones currently serves as Mayor Pro Tem on the Sedalia Town Council. She has lived in Sedalia for 16 years and has one daughter (Courtney Mack) that attended Sedalia Elementary School, Eastern Guilford Middle School and Middle College at Bennett. Courtney now resides in Charlotte NC. Valerie is a graduate of Bennett College and an active member in Alpha Kappa Alpha. She is a Biochemistry Group Leader at Biomerieux in Durham NC. She has served on the Council for 12 years and some of her accomplishments include serving as Finance Officer and helping to refinance the Town Hall to a lower rate, which in return helped in paying off the mortgage, and now the Town is debt free. She helped implement the Town's expense reporting process, assisted in creating funding sources for the Bicycle and Pedestrian Plan by implementing the semi-annual Sedalia Car Show, she makes a point to participate in Town events and assists with planning, set up, breakdown, and clean up. Valerie has been a big advocate for the Town Clerk by ensuring her annual compensation and recognition for hard work, participates in leadership training and other events that spotlight Sedalia, she participates in activities to implement the Sedalia Bicycle and Pedestrian Plan, is currently serving as President for the Black Elected Municipal Officials, and is a board member for NC Black Alliance Group. A few of her visions for Sedalia is to start a senior living community center. She notices how many seniors in the community are living in less than ideal situations. She is hoping that Sedalia can obtain the CDBG grant to provide help to those in need. She feels that it is her duty and her pleasure to make Sedalia a place of refuge and comfort for its citizens. She will help by participating in the Town's planned development with logical sustained growth. She is interested in seeing more homes and small commercial growth. She asked for everyone's support on election day at Eastern Guilford Middle School.

Howard Morgan

Howard Morgan stated that he is honored to stand before everyone asking for support to be re-elected to serve on the Sedalia Town Council. He currently serves as Mayor and wants to continue making Sedalia the best it can be. A lot of achievement has taken place through his efforts, along with the rest of the Town Council. He understands how important it is to have a balanced Council to move things forward. He is proud to call Sedalia his home and will continue working so everyone feel proud to do the same. His focus is to make Sedalia the most appealing small town in NC. Sedalia is unique in the way that we have a state and nationally recognized museum celebrating the life of Dr. Charlotte Hawkins Brown Museum. The town's budget has always been small, so it amazes him how much can be accomplished with small resources. Sedalia has been fortunate to receive Powell Bill funds every year to help improve our town. Giving a little background, he is a fourth-generation resident with a wife, three daughters and five grandchildren. He attended school in Sedalia and A&T State University as well. Howard is a member and past president of the Black Elected Municipal Officials, a member of the NC League of Municipalities, a member of the Strategic Direction Oversight Committee, the Legislative Action Committee, and he just recently became a member of the North Carolina Martin Luther King Jr. Commission. He plans to continue to work with state and local leaders to help the town grow and will continue to work with NCDOT to improve roads in the town, as well as to work with the City of Greensboro to improve water and

sewer along Burlington Road to help encourage developers to purchase land and to develop the areas along Burlington Road. The town currently has students at A&T State University working on a town Master Plan. He stated that he would appreciate everyone's vote during the Nov 5th election.

II. Code Enforcement Report

Mr. Brandon Emory, with ACE, gave an update on the violation cases in town. He stated that his report was lengthy, so for the sake of time, he touched on some main cases in town. As of date, there were a total of 26 open or new cases, 10 of them have been abated, and only one was unfounded. The case at **6000 Bethel Church Road** has been resolved by the owner, and the town has plans to move forward with abatement of another case located at **6309 Rolling Acres Drive**. Concerning the railcar at **6270 Burlington Road**, there are no new updates, and they are still trying to find the right avenue to move it so it can be relocated and preserved in Greensboro. The new **car wash business at 6052 Burlington Road** has been closed and will not open again until the proper permits are obtained. The business owner said he thought he had the necessary permits. However, Mrs. Dungee, Town Clerk, has spoken with the business owner regarding the needed paperwork, so he now is aware of needed first steps. Brandon answered a few questions concerning this particular case and added that the primary issue is whether the business is conducive with the zoning for that property. There is a table of permissible uses and car wash is not listed as a permissible use. There is a process the business owner can go through to get it rezoned, but there is no guarantee that it will be approved. One of the property owners, Mr. Gary Hayes, nephew to Mr. Steven Hayes, was present at the time when Mr. Emory visited the property. The property has been leased to the car wash business owner, Mr. Tony Covington. Mr. Gary Hayes stated that he did advise Mr. Covington that he needed permits to open the business and was under the impression that the business had their permits. Another question was asked concerning a possible beauty shop on the other side of the building. Mr. Emory reported repairs were being made to the building, but there was no discussion of a beauty salon. Mrs. Cam Dungee reported that five or six times different individual business owners have tried to open a business prior to getting licenses or permits, most of which because they said they didn't know it was needed. Several who have tried to lease the building said they've lost funds after finding out they weren't allowed to operate without the appropriate paperwork. Mr. Covington did say he would return to the Town Hall to fill out required paperwork for permits. Mr. Emory will post the property and let the business owner know that the business cannot operate until it receives the proper permits. If it operates without the proper permits, then the business and property owners will be subject to penalties.

Mr. Emory mentioned the North Carolina Capital Management Trust as a possible investment for the Town. The money is immediately available; it is not a long-term investment. He will forward information regarding this trust to the Town.

Councilwoman O. Jones asked about the status of the two properties in violation **6309 and 6200 Rolling Acres Drive**. Mr. Emory said they were able to contact the owner for 6309 Rolling Acres Drive by phone at the and she said she hadn't received any notifications by mail. Now that the property has been abated by the town, there isn't much else to do. The

property was posted, Brandon ran a report to find out who is responsible for the estate, and Attorney Benschhoff is prepared to put a lien on the property if the penalty isn't paid by the deadline. Information was sent to multiple addresses, so he believes the Town has done its due diligence to reach the owner. Owner of the property at **6200 Rolling Acre Drive**, has not been in contact with Brandon for a long while now. The abatement was completed by the town months ago. Brandon was discussing things with the owner some time ago, but now the owner has not been responding. Therefore, a lien was placed on the property.

There was a case that was reported on **Rockhurst Drive**, which had several items located on the curb. Mr. Emory said he would need to take a look at it because he doesn't remember getting that one. Brandon did mention that the town may want to review its nuisance ordinance concerning overgrown lots and open storage, dealing with the specifics of that. Some re-wording may be needed to clarify things. Most of what the current ordinance addresses is concerning vehicles, so the town has a good handle on those types of violations.

III. Resolution Authorizing Foreclosure of Lien

Mayor Morgan read the Resolution Authorizing Foreclosure of Liens regarding the property at 6200 Rolling Acres Drive. The resolution stated that WHEREAS, the Town Council of the Town of Sedalia, North Carolina adopted a Minimum Housing and Non-Residential Building Code pursuant to N.C. General Statutes Chapter 160A, Article 19, Part 5: Building Inspections and Part 6: Minimum Housing Standards to maintain and enhance the health, safety and welfare of the citizens of the Town and the public in general; and WHEREAS, the Public Officer was directed to abate the nuisance at 6200 Rolling Acres Drive (Guilford County Property Identification Number 8814 46 2960), hereafter, the "Property" by an Ordinance adopted by the Town Council on December 4, 2017. The Property owner of record is Roger F. Ingram; and WHEREAS, the Public Officer caused the nuisance to be abated. A lien was recorded at the Guilford Registry on September 3, 2019 at Book R 8191 Page 2421. The Lien was also recorded at the Clerk of Courts offices on August 29, 2019 in 19 M 2285. Both liens were in the amount of \$10,081.00. Despite repeated demands, the liens have not been paid; and NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEDALIA, THAT: the Town Attorney is authorized and directed to institute necessary proceedings in law and in equity to foreclose on the Liens as provided in the N.C. General Statutes. To be adopted this day, October 7, 2019.

MOTION to adopt the resolution authorizing foreclosure of liens on the property owner of record, Roger F. Ingram, 6200 Rolling Acres Drive, was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem V. Jones. Motion carried.

IV Planning Board Meeting Update

Planning Board Chair Robert Jones provided an update on the most recent Planning Board Meeting. The Planning Board met on September 19, 2019 at 7 p.m. at the Sedalia Town Hall. Members discussed how to enhance the residents' quality of life in the Town and they reviewed plans from the Town of Angier and the Town of Pleasant Garden for ideas that would be applicable for the Sedalia Here We Grow Article. Three potential projects were discussed that could be highlighted: The Bicycle and Pedestrian Plan, Sedalia Downtown

Streetscape, and the Sedalia Master Plan, to be completed in December by the A&T State University senior students. The Board decided to focus on the Sedalia Downtown Streetscape with Planning Board member Serita Faison taking the lead. Serita Faison was just recently interviewed for the article. The article has been posted on the website for the North Carolina League of Municipalities. Under Citizens Concerns, one subject was regarding the current development at Rock Creek Dairy Road exit. It was determined that the development is a 265,000 square foot industrial office park. Mr. Jones took some time to bring attention to how meetings should be run, and he expressed interest in all members having a copy of Robert's Rules of Order.

V. Stakeholders Meeting

Mayor Morgan reported that the Council decided to postpone the October 17th meeting that was originally scheduled. The meeting now will be held in conjunction with the Town Council Agenda Meeting on October 28th. There were still a lot of ground to cover, so they decided to reschedule, but for now to do something on a smaller scale. The stakeholders meeting is primarily for property owners that have 10 acres or more to share and discuss visions for the Sedalia Downtown Streetscape. The Town has worked with a Landscape Architect last year from A&T State University in developing a design, and that design will be shared at the meeting. Right now, water and sewer are the largest obstacles the town is dealing with. The Council has been trying for a while to meet with the City of Greensboro to get some additional information on whether this would be an item to pursue or not. Those who are interested, we ask that you try to attend to learn more about some of our goals and visions for Sedalia.

VI. Town Updates

Cam Dungee, Town Clerk, expounded again that for anyone interested in reading the Here We Grow for story on Sedalia, it can be found at www.herewegrownc.org. It's easy to google the local stories, which are listed on the left side of the page. Sedalia's story is at the top because it was the most recent article posted.

A Stormwater Education and Outreach Committee was formed to help the Clerk with the annual stormwater report. The purpose of the committee is to share information with the community on what stormwater is and how to manage it. The committee will be developing ideas on how to share stormwater information. If anyone is interested in being a member of the committee there is still space available.

Oral interviews will soon be taking place with Sedalia Residents, and this project is sponsored by the Charlotte Hawkins Brown Museum. Isabell Moore, who is doing an internship will be conducting interviews with residents that have been in the Town for 15-20 years. She is interested in stories on the history of Sedalia and what you have seen or would even like to see in the Town. The interviews will be audio; no pictures are needed.

An update on the streetlights for Burlington Road was provided. NCDOT relayed to Duke Energy that because they are concerned about the need to relocate the poles if US 70 is widened in the future. Neither NCDOT nor Duke Energy would want to pay for the relocation, and the Town cannot afford it. Therefore, this project has been discontinued

and will not move forward. The lighting was intended to be installed for safety and it was believed that existing poles would be used. A discussion was recalled from the March 4, 2019 Town Council Meeting, that at first the plan was to add new poles, but ultimately decided that no new poles would even be installed. NCDOT and Duke Energy will be contacted to determine if for safety reasons, and also the use of existing poles could help the project to move forward again.

VII. Contract to Audit Accounts

The Contract to Audit Accounts was submitted by the towns CPA and must be approved for to complete the audit. The total cost is \$7,100.00 and there are no changes to the contract from the previous years. The Town Council will need to review the contract and vote on it. It was mentioned that there was a notation that the accounting firm passed with deficiency, and Councilwomen Wrenwick added that the town should get some understanding on that.

MOTION to approve the Contract to Audit was made by V. Jones with an explanation of the deficiencies. Seconded by O. Jones. Motion passed.

D. CITIZENS COMMENTS

*Christina Purvis, 804 Rockhurst Drive, would like to see a stop sign or speed bump installed at the intersection of Rolling Acres Drive and Rockhurst Drive. She stated that cars speed through that area.

*Stephen Brown, 707 Wedding Brook Drive, stated he is very pleased with condition of the road at Wedding Brook Drive and Riverview Drive. However, the grass has not been cut along the right of way unless the residents cut it themselves. Mayor Morgan stated that he would give NCDOT a call about this.

Valerie Jones, 6100 Burnside Road, wanted to thank Mr. Walker for putting up the speed sign on Sedalia Road. Also, she wanted to remind everyone of the Fall Litter Sweep on October 12 at 9 am. The Clerk will not be able to attend, so they could use some help. The more help there is the faster things will get done. She added that someone has adopted a section of US 70, so others will be helping on that road as well.

Shinita Wrenwick, 6201 Bagues Way, wanted to share information about a program for the 2020 census and new requirements for voting. The program will be held on Tuesday October 8 at Elon First Baptist Church at 7 pm. There will be speakers from the Board of Elections and Census Program.

Valerie Jones added that the Real IDs will be required as of October 2020 if a person plans to fly or enter a government site. To get the Real ID you must take four pieces of identification to the Division of Motor Vehicles. Identification must have a street address; a post office box number will not be accepted.

E. ANNOUNCEMENTS

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

- The Fall Litter Sweep will be held on October 12th at 9 am
- The next Planning Board Meeting will be held on October 17th
- The next Town Council Agenda Meeting, as well as the Stakeholders Meeting will be held on October 28th
- The next Town Council Meeting will be held on November 4th
- Election Day Tuesday, Nov. 5th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)