



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

A. MOTION to approve the agenda was made by Councilwoman O. Jones and seconded by Mayor Pro Tem V. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Ms. Ruth Emory with ACE provided an update. At **5904-5910 Blue Lantern Road**, the McLeansville Fire Department will do a controlled burn of both structures, tentatively scheduled for November 20th. At **6259 Burlington Road**, there were setbacks bringing electrical and plumbing up to code and the newly installed AC unit was stolen. Renovation is anticipated to be completed in mid-October.

At **6252 Burlington Road**, multiple vehicles appear disabled and untagged. Four vehicles remain. One is covered with a fitted vehicle cover and two have been removed. A Tow Notice was sent on the remaining vehicle. It will be towed after 7 days if it is not repaired/tagged or removed. At **6137 Blue Lantern Road**, a complaint was received about a nuisance/junked vehicle. There were two vehicles that appeared to be disabled and did not have a current tag. A Courtesy Notice/Notice of Violation was sent, but there has been no response. Moving forward with a Notice of Hearing. At **201 Grand Oaks Drive**, case opened due to a pickup truck that appeared inoperable. A Courtesy Notice/Notice of Violation was sent. It was noted the owner may have health issues and may need assistance in addressing the issue. At **6111 Bogues Way**, there is a vehicle with no tags that appeared inoperable, there was open storage of debris, trash, and construction materials. A Courtesy Notice/Notice of Violation was sent. At **206 Grand Oaks Drive**, there is a vehicle with body damage that appears to be inoperable. A Courtesy Notice/Notice of Violation was sent. At **6229 Burlington Road**, there are two vehicles stored that appear to be inoperable. A Courtesy Notice/Notice of Violation was sent.

At **204 Martingale Drive**, case was opened for open storage on the front porch and on a trailer parked in the yard. On August 2nd, Mayor Morgan gave the resident an additional 30 days to remove the open storage. On September 2nd, the open storage remains on the trailer in the driveway.

Cases that have been abated and closed: **6000 Bethel Church Road** (multiple bags of trash and washer discarded in yard), **6307 Jennie Drive** (overgrown lot), **6265-6267 Burlington Road** (nuisance/junked pickup truck and sink on porch), **6259 Burlington Road** (overgrown lot), **205 Simmons Lake Drive** (disabled vehicle), and **5906 Stewart Bend Road** (overgrown lot).

Although not an open case, at **6309 Rolling Acres Drive**, Ms. Emory spoke with the owner, and it is anticipated renovations will be completed in 30 days. Also, it was noted by the Council that there are several new or remodeled homes in the Town that are not being completed and a few of them are an eye sore in the community.

II. Vote to Approve 2021 Audit Contract

Councilwoman Wrenwick reported on the 2021 Audit Contract submitted by Eddie Carrick, CPA; the audit will cost \$7,500. The peer review is due in October, the completed review is due in November. Bobby Massey, CPA will do the Town's bookkeeping and Eddie Carrick, CPA will do the audit. Clerk Dungee noted in subsequent years the Town will need to follow the Yellow Book Standards. The Yellow Book states if the Town receives over \$50,000 in Federal or State funds, then a second audit report is required. Next year, the ARP funds will put the Town over the \$50,000 and the Town will need to conduct a second audit.

Motion to approve the 2021 Audit Contract with Eddie Carrick, CPA was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

Clerk Dungee added, following the passing of Bobby Massey, CPA, the Town will need to decide whether to continue with Will Boney (now WMB Accounting) or find a new accounting firm. It was noted Mr. Boney is not certified but plans to get certified. In addition, Mr. Boney may no longer do taxes but will continue to do bookkeeping and audits. Bobby Massey, CPA cannot do the Town's taxes because the firm that does the Town's financials cannot do the audit. It was stated the Town needs to at least have a firm that can do both bookkeeping and taxes, while a different firm would complete the audit. Clerk Dungee will contact Mr. Boney to determine what services he can provide the Town. In addition, Clerk Dungee and Councilwoman Wrenwick will search for other accounting firms that can provide bookkeeping and tax services to the Town.

III. Town of Sedalia Draft Land Development Plan Outline

Mayor Morgan reported the N.C. A&T University and N.C. State University Architecture Design Studios are developing conceptual site plans for Sedalia's proposed downtown area. The study area includes the Palmer Memorial Institute Campus and Charlotte Hawkins Brown Memorial Site south of U.S. 70 and several privately-owned land parcels north of U.S. 70 across from the state-owned campus.

It was suggested the Town's updated Land Use Plan be called a Land Development Plan. A draft project outline and timeline for the Land Development Plan was reviewed. The students will complete as much work as possible to support the plan update (and include a Town Center Chapter in the plan). However, to complete the plan, the Town will need to contract with Piedmont Triad Regional Council (PTRC) and/or Foothills Planning to begin professional data collection, mapping and analysis, and the community engagement process as soon as possible. Therefore, there will be a cost for completing the plan. PTRC and the Rural Center can provide guidance and information regarding resources such as grants, technical assistance, and contacts. A copy of the Mocksville Comprehensive Plan was provided as an example of a similar project. Clerk Dungee will contact Mr. Kron about being the facilitator for the Town's November retreat to further discuss details of the plan.

IV. Reporting Town Streetlight Outages

Clerk Dungee reported on the challenges connected to reporting streetlight outages in town. Currently the Code Enforcement Officer inspects the streetlights, marks the poles where there is an outage, and reports the location to Clerk Dungee. Outages are reported on Duke Energy's online reporting system. The whole reporting system was recently updated, but sometimes it is difficult to identify the lights on the reporting map because several lights either have the same address or the lights do not show up on the map. Clerk Dungee contacted other town clerks to see how their streetlight outage reporting is handled. Several towns ask for a pole number and then report the outage, and in some cases, the residents report the outage. One of the challenges with getting a pole number is several streetlights have overgrown vegetation around the pole. It was suggested to use binoculars to read the pole number on those lights located in areas with overgrown vegetation. However, if the lights are checked after dark, it may be difficult to read the pole number even with binoculars.

Clerk Dungee contacted Duke Energy and she spoke with a Lighting Technician. She was informed one of the GIS technicians will update the map on the website to include all existing streetlights. When reporting, the closest address or the pole tag number should be used. A spreadsheet has been developed using the information on Duke Energy's website, as well as other identifying information (e.g., east/west side of road, at intersection, etc.). It is hoped this will help the Code Enforcement Officer to identify the lights with outages. Also, Duke Energy provided direct contact info of the tech to assist in identifying the lights on the map and getting the outages reported.

It was noted there are two poles with no lights. One is a replaced pole on Dansby Drive, and the other is at the end of Blue Lantern Road.

V. Vegetation Removal Request

Councilwoman O. Jones presented a request for removing vegetation around a light pole at the corner of Rockhurst Drive and Rolling Acres Drive. Residents are complaining the vegetation blocks the view of drivers. Clerk Dungee contacted N.C. DOT but was informed Duke Energy needed to be contacted since the vegetation is growing around a light pole. She learned Duke Energy does not trim or remove vegetation unless it is causing damage to the lights or the powerlines that supply the lights. Therefore, either the property owner or the Town might be responsible for removing the vegetation. This is a safety issue, so the

vegetation needs to be trimmed or removed. Ideally, the Town could remove the vegetation, but it would require a commercial applicator to apply the herbicide. Clerk Dungee will contact the Towns landscaper, Mr. Morrison to see whether he can apply herbicide.

VI. Sedalia Cruise-In Update

Mayor Pro Tem V. Jones and Planning Board member Atkins handed out several flyers at a car show they attended, and plan to also hand out more flyers at the upcoming Mt. Pleasant Church car show. The Sedalia Cruise-In has been advertised on the Towns last CallingPost message, Facebook, and NextDoor. The event will include a 50/50 raffle. So far, about \$250 will be spent on food for the event, and 4 new yard signs have also been purchased. It was noted volunteers will be needed for the event for things such as parking, servers and set-up and clean-up.

D. CITIZENS COMMENTS

*Robert Jones, 6508 Rolling Acres Drive, had several thoughts while completing Mr. Kron's survey. While planning and waiting for water and sewer the Town can encourage owners along US 70 to cut their grass to show people in the community have pride in the Town's appearance. It may be 10-20 years before the Town develops its vision, so perhaps work on aspects of the plan that do not require water and sewer.

At the County planning board meeting, the meeting agenda and material was shared on the screen for people to follow along. He suggested the Town consider it to help keep people engaged. Mayor Morgan commented it was tried, but the Town Clerk's laptop does not have a USB port to connect to the flat screen TV. The laptop will need to be replaced. Also, it was suggested to set up access for making the meetings virtual. As of now, residents cannot attend the meetings via Zoom.

*Shinita Wrenwick, 6102 Bogues Way, stated the property owner cutting down trees at the end of Bogues Way is planning to build two houses. A copy of the restrictive covenant will be provided to the property owner and told to call the Town Hall if he has questions. The original plan is to construct four houses, but they are starting with two. The property owner is working with Guilford County to get approval. Mayor Morgan commented the Town needs to verify whether a paved road will be required by the County. It was noted there the Town petitioned for Bogues Way to be under the N.C. DOT maintenance, and it was questioned whether an unpaved road could be constructed at the end of Bogues Way.

E. ANNOUNCEMENTS

All regular scheduled meetings are now in person at the Sedalia Town Hall. Each meeting will begin at 7:00 pm.

- The next Planning Board meeting will be held on September 16th.
- The next Town Council Agenda meeting will be held on September 27th
- The next Town Council meeting will be held on October 4th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)