



**SEDALIA TOWN COUNCIL MEETING / PUBLIC HEARING**  
**SEDALIA TOWN HALL**  
**June 5, 2017**  
**7PM**  
**MINUTES**

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- **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:** Councilwoman O. Jones, Councilman Meachem, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.
- **ABSENT:** Councilwoman Wrenwick.

**A. MOTION** to approve the agenda was made by Councilwoman O. Jones with an added discussion regarding the pavement on Rolling Acres Drive and a discussion on the pavement at Stuart Bend Road and Simmons Lake Drive. A seconded was made by Councilman Meachem and the motion was carried.

**B. MOTION** to approve minutes with said corrections from the previous meeting was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

**C. DISCUSSIONS/REPORTS/GUEST**

**I. Alliance Code Enforcement, LLC**

Brandon Emory, with Alliance Code Enforcement, gave a presentation of the code enforcement services that his company provides. Mr. Emory's background started out in law enforcement where he handled streamline investigations. At one time, he was working with the company that is being contracted now by Sedalia, but he began his own code enforcement company. In doing his code enforcement work for cities and towns, he makes connections with the property owners, sends notices out, looks for helpful resources and updates the town on each case. He likes to create an alliance in order to get to a solution. He's already had 6 structures to come down, and the municipalities he's working with are seeing how he's making a difference. He passed out an example case log that was color coded to show how updates would be done on active cases, and he explained how he attends the meetings to give updates on each case. He also passed out a few images of before and after pictures of cases that were abated. He said he noticed from riding around the town, there are several properties that are still in violation that were there 2 years ago. Currently he is working with the Town of Robbins, Town of Cooleemee and he did some temp work with the Town of Hamlett. Mr. Emory went on to explain in more detail how he could help clean up properties in Sedalia and how he would go about doing that. A lot of times he works with building inspectors, the fire dept. and Habitat for Humanity. He also answered questions that came from the Town Council and he later suggested that they visit his website for further information.

## **II. Town Website Update**

Gail Gilley, who manages the town website, stated that she wanted to first say thank you to the Town Council for the card that was sent due to the loss of her husband. She thanked them for thinking about her.

Throughout a series of events in negotiating with GoDaddy and working with Cam, the Town Clerk, she gathered the Council's thoughts and came up with the first design for the new design of the website. She wanted to get thoughts from the Council and find out where do we go from here and if they want to see anything different.

Mayor Morgan stated that he was surprised when he saw the new website. As many examples as the Council gave, he was surprised when he saw what she came up with because it wasn't what they talked about. The last plan was for it to look like the website from Shaw University. He said he told the other members that he's willing to work at it to get it more like what they want. For him, it looks a lot like what was there before.

As Ms. Gilley and the Council went through some of the changes, it was decided to switch out the font of the headers to a script that is more standard and not too difficult to read. Also, look at increasing the size of the tabs across the top on the home page. This might mean the tabs will have drop-downs or even two rolls since the available space is already utilized. Other changes are to remove the 2013 copyright at the bottom of the home page, change the color of "Our Heritage Our Roots Our Future" from gold to brown and switch out the pictures so that they rotate on the home page. Ms. Gilley said that the Council was planning to send a bunch of pics to add so she would need those, and any video's the Council might want to see posted or a slide show the Council wants and where they want them. Mayor Morgan added that he has lots of pictures that he could send. Mayor Morgan added that to start out, the Council will look at making just these changes for now, and then make other changes later so they don't have to go through everything now during the Council meeting.

## **III. Reappointment of Monroe Smith**

Mayor Morgan stated that Mr. Monroe Smith has worked diligently with the town for several years now, and now the Council is considering his re-appointment to the Planning Board for another 3 year-term. He has worked with Mr. Jones, the Planning Board Chairman and the other Planning Board members and they appreciate all he has given to the town.

**MOTION** was made by Mayor Morgan to reappoint Monroe Smith to the Sedalia Planning Board to serve another 3 years. Mayor Pro Tem V. Jones stated a second. Motion approved. The Council congratulated Mr. Smith and thanked him for deciding to give the town another 3 years. The Town Clerk added that she also has a reappointment document to give Mr. Smith before he leaves.

## **Public Hearing Item**

### **IV. Vote to Adopt General Budget 2017/2018**

Mayor Morgan reported on the new fiscal year budget in place of Councilwoman Wrenwick, who was absent. The draft budget had already been discussed during the Town Council Agenda meeting in May, so the Council was familiar with it. He did want to add a line item for the conference tables, which was left out of the original discussion.

Cam Dungee, Town Clerk, said there was a conversation about maybe putting a certain amount away every year until there is enough to get custom made tables or just going ahead and putting a line item in on the budget now. The Council never decided on an exact amount, but she has a quote that was submitted a long time ago, so that could be a good start. A separate line item would probably be needed since there isn't another category to put it in. She added that the budget must be voted on tonight, since it goes into effect July 1<sup>st</sup>, so the vote has to include the addition.

The Council discussed options on where to add the item in the budget, getting a few more quotes, and what amount would be needed. Also, there were discussions on adding conference chairs as well. They decided to put in a line item of \$6,000 to cover the tables and chairs.

Mayor Morgan went through the remaining line items, which included items under revenues as well as line items under expenditures. Total revenues and expenditures were at \$219,580. Including changes regarding the conference table and chairs, that amount is \$225,580. It was announced that if anyone would like to view a copy of the budget in its entirety, please let them know. Time was made available for any questions or concerns.

**MOTION** was made by Mayor Pro Tem V. Jones to approve the 2017/2018 town budget, including the \$6,000 addition, which changed the total revenues and expenditures to \$225,580. The motion was seconded by Councilman Meachem. From those in attendance, the vote from the Council was unanimously all in favor, motion carried.

### **V. Code Enforcement – Active Case Report**

Mayor Morgan gave a brief report on each of the active cases and updated the Council on those that are scheduled for a hearing. The Town Clerk expounded on cases that she had updates on. The properties included 6104 Blue Lantern Road, 1135 Palmer Farm Road, 1119 Palmer Farm Road, 1109 Palmer Farm Road, 6200 Rolling Acres Drive, 911 Rockhurst Drive, 6277 Burlington Rd, 6270 Burlington Road and 5902 Blue Lantern Rd.

Cam Dungee, Town Clerk, stated that since the Council wants to limit the inspections being done, but will be focusing more on housing violations, how should the town handle updates and re-inspections during the 90-day process that owners will be given. All the while, still limiting the number of hours clocked by the Code Enforcement Officer.

Mr. Emory asked if there was anything specific in the towns ordinance that gives home owners 90 days to comply. The Clerk answered that the town was told it was a requirement by the state for minimum housing violations.

Mr. Emory said there is no extra 90-day requirement. The 90 days start at the very beginning when you've done the notice of violation and notice of hearing. Anything after that is just banking hours. Both notices could even be done in the same document, and you have 10-30 days to hold a hearing. After the hearing, the owners get a Finding of Fact and Order and they get 30 days to abate. If they don't abate within that time frame, then the town can impose a penalty or vote on an ordinance to file the case in court. The Officer doesn't need to check on properties before that period is up.

It was decided to give the home owners 90 days to abate, but require them to give a 30-day update to the town, not the Code Enforcement Officer throughout this 90-day period. After each 30-day update, the Council can decide to extend the time as they see fit if some form of progress is being made.

## **VI. DesignViz Tool Proposal**

Cam Dungee, Town Clerk, reported on the town visualization proposal that was submitted by DesignViz Tool. She met with Mr. Chris Harrison, who was referred to the town by Deborah Torrain. He teaches Landscape Architecture at N.C. A&T State University. As a side job, he often creates 3D visualization projects for historic areas, and Ms. Torrain thought it might be good for Sedalia to connect with him. Mrs. Dungee thought this would be a good idea since the town was in the middle of gathering funding for construction of the bicycle & pedestrian paths. It always helps to get a visual of the plan in order to create more citizen involvement and to show prospective funders. This will allow them to have a clear idea of the towns goals. She and Mr. Harrison discussed starting with Phase I because it includes Sedalia Road and Burlington Road, which is the town business district. It would show images of small businesses, community involvement, people out walking, running and riding bikes. Mr. Harrison provided a few different links that show models of his work and the Town Council has had opportunities to view those videos, which included areas in the Town of Candor NC, the Town of Summerville SC and also an example project in the Dubai Marina. Having a link on the towns website that shows a final visualization of the result would help keep the project in the fore front of people's minds. Ms. Dungee said that if the Town Council feels like this is something that would be helpful, the cost would be about \$2500 and Mr. Harrison provided the details of the work in his proposal. She wanted to get thoughts from the Council to see if this is a project they wanted to move forward with.

Mayor Pro Tem V. Jones stated that she had been thinking about doing something like this back when the town first started talking about future plans for Hwy 70. She felt that if there was a visual of the plan, it could be presented to the Metropolitan Planning Organization (MPO) to show them this is what the Council wants downtown Sedalia to look like. She understands that part of Hwy 70 is historic, but she thinks just because it's historic doesn't mean it has to look run down. The town can work with DOT, the school and the museum to incorporate the plan and bring it all together.

Mayor Morgan said if the town does something like this, we would need to give a heads up to everyone that would be a part of that video, like the CHB Museum site and the Secretary of the N.C. Department of Natural and Cultural Resources, the churches, etc. so they would

be aware and they can help to keep things looking nice. He said he's thinking it's a good idea if the town can afford it and it can be worked into the budget. It would be something the town can present to people along the way when talking about the bike/ped plan. Maybe Mr. Harrison can do a presentation or if the price can come down a little. We just need to see if we can afford it.

Mrs. Dungee added it would be a good idea anyway to make everybody aware, but the video would be more of a 3D animated version, so it's not an actual live video. This way we wouldn't have to worry so much about people's yards not being cleaned up or grass not cut. She said since the Council agrees, she'll see if it can be worked into the current budget.

#### **VII. Resolution Adopting Filing Fee**

Mayor Pro Tem V. Jones read through the resolution to adopt the filing fee for the 2017 Municipal Election. It was stated that North Carolina General Statutes sets a minimum filing fee of \$5.00 for candidates seeking public office. The Municipal Election is scheduled to be conducted for Sedalia on Tuesday, November 7, 2017. The purpose of this election is to elect 3 Council Members to serve on the Sedalia Town Council for a 4-year term. The Town Council hereby established the filing fee of \$5.00 for the 2017 Municipal Election, and a copy of the resolution will be filed with the Guilford County Board of Elections.

#### **VIII. Pavement on Rolling Acres Drive**

Councilwoman O. Jones showed the Council a picture of where the pavement was compromised on a section of Rolling Acres Drive. This is new construction and the pavement is sinking in on one side and there are no trucks coming in and out other than the garbage trucks.

The Town Clerk added that the other end of Rolling Acres Drive going around to Weddingbrook Drive also needs repairs as well and it's been this way for a long time now.

Mayor Pro Tem Jones stated that these areas are state maintained roads, so shouldn't it just be a matter of making a phone call. She said that the second bridge on Sedalia Road is also in bad shape and she wonders if DOT has any plans to replace it.

Chairman Robert Jones said he thinks DOT does have plans to do some work on the Sedalia Road bridge because a resident told him he received money for an easement, but it was up near the first bridge closer to Hwy 70.

Mayor Morgan said Councilwoman Jones could probably contact DOT. He spoke with someone about the pot holes on Sedalia Road. He would give her a number to call.

#### **IX. Pavement on Stuart Bend Road and Simmons Lake Drive**

Councilman Meachem said that this is nothing earth shattering, but he thinks when the garbage trucks are turning on that corner going toward Bethel Church Road, they are making a sharp turn and its breaking up the pavement. The turning radius on those trucks aren't that great, so if the driver misses it the first time, they have to back up and try it again. He doesn't know what could be done about it.

**D. CITIZENS COMMENTS**

\*Valerie Jones, 6100 Burnside Road, stated that the owners on Blue Lantern Road that were supposed to be building a screened-in porch, are building an addition to the house that looks like two rooms. It's almost finished on one side and it's being bricked in.

Mayor Morgan said the town has reported that property owner before for building without a permit. We'll have this property inspected.

**E. ANNOUNCEMENTS**

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

- The next Planning Board meeting will be held on June 15<sup>th</sup>
- The next Town Council Agenda meeting will be held on June 26<sup>th</sup>
- The Town Hall will be closed on July 4<sup>th</sup> in observance to Independence Day
- The next Town Council meeting will be held on July 10<sup>th</sup>
- Save the date for our next Senior Luncheon on July 12<sup>th</sup> at 12:00. Details TBA

Meeting adjourned

Submitted By:

\_\_\_\_\_  
Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)