



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
December 3, 2018
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 Pro Tem V. Jones.
- **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 and Mayor Pro Tem V. Jones were present at roll call.
- **Absent:** Councilwomen Wrenwick and Mayor Morgan

A. MOTION to approve the agenda was made by Councilman Meachem and seconded by Councilwomen O. Jones. Motion carried.

B. MOTION to approve minutes from the previous meeting with submitted corrections was made by Councilman Meachem and seconded by Councilwomen O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Report

Brandon Emory introduced Anna De La Cruz, who has been working with him part-time for a while. Last month Anna was moved to full-time and he wanted to bring her to the meetings, so everyone would have a chance to meet her. If ever there are times when he can't make it, Anna will be able to give a report on the cases. She is also fluent in Spanish, so that helps when we are connecting with our Spanish speaking population. Brandon continued with an update on each open violation in the town. Concerning the property at **6200 Rolling Acres Drive**, he is still waiting to receive a quote on the cost for demolition. There has still not been any recent contact from the property owner. Hopefully he will receive the quote for demo soon. Regarding the property at **6270 Burlington Road**, this case is on hold because sadly, the owner suddenly passed away. Preservation Greensboro is still on board with moving the trailer. He should be getting a quote to move the structure, but they may require the estate to be transferred to a relative, so they can make sure the legal heir is on board. The daughter is probably next of kin and she has been in on the process the whole time. She is aware that the intentions are to restore it and use it for a business or a historic site along the greenway. It will not lose the history behind it, so people will know it came from the Town of Sedalia and is documented as the oldest railcar in North Carolina. Concerning the property at **6117 Burlington Road**, Brandon sent over a copy of the ordinance to the Clerk and Attorney Benshoff to review. The property owner at **6110 Blue Lantern Road** has taken care of everything and this case has been abated. The property at **6260 Burlington Road**, a Finding of Facts notice was prepared and sent out, so he will be looking to move forward with next steps. The owners for the property at **6212 Burlington Road** was scheduled to attend a hearing, but it was a no show. They did

call ahead and explained that they wouldn't make it. They are wanting to avoid penalties, so they are planning to get the roof done by the 1st of the year. It was explained to them that the house has just been sitting there for months and months. They did have a permit from the county, and paperwork is on file. Concerning the property at **607 Sedalia Road**, this was a zoning issue where construction was going on without a permit. Earlier the county showed no permit on file, but they did go get one in November. It was bought in at the town hall office, so he and the Clerk has a copy on file along with the Dev. Clearance Certificate. The property at **918 Rockhurst Drive** has been abated and things look great. They took care of the trees that had fallen, and they also went further in and took care of several other trees that were leaning as well. The property at **6108 Blue Lantern Road** and **6056 Burlington Road** both had complaints to come in. One was a minimum housing issue and the other was a couch and some tree debris on the property. A Notice of Violation was prepared and sent on both, so he's hoping to get some feedback soon. The property at **6250 Burlington Road** was a violation looked into by the previous Code Enforcement Officer a few years ago, and somehow it was abated. He stated that he hadn't seen any changes in the property since then, so a new case was opened. A Finding of Facts notice was sent, but Brandon hasn't received any responses, so he will be trying to follow up with the owners to try and have a conversation.

II. Budget Ordinance Amendment

Mayor Pro Tem V. Jones gave a report on the 2017/2018 Budget Ordinance Amendment. The Council has had an opportunity to view the document prepared by the town's accountant. An adjustment was needed in the Sanitation line item, under Administration. The amount of \$4,100 was moved from Attorney fees and added to Sanitation. No other increases or decreases were needed. Mayor Pro Tem V. Jones asked the Council to entertain a motion.

MOTION to approve the Town of Sedalia 2017/2018 Budget Ordinance Amendment was made by Councilwomen O. Jones and it was seconded by Councilman Meachem. Motion carried.

III. Potential Property Donation

Cam Dungee, Town Clerk, reported that the town has been contacted by a property owner concerning their interest in donating two tracks of land to the Town of Sedalia. One track is on Dansby Drive and the other is on Blue Lantern Road. It is understood that some parts of the property will not perk. After pulling the property record info. The Clerk reached out to the Mayor, the towns CPA, the towns Attorney, the County Planner and the County Tax Dept, to find out what all is required in this instance. One thing known for sure is that the town should make sure there is a clean title, the town should look to see if there are any delinquent taxes, and lastly, the town should adopt a resolution accepting the donation. The current owners are asking that they get full tax credit, so we're just trying to make sure all the bases are covered. The Attorney suggested the Council consider doing a property appraisal and maybe even a soil evaluation. The town has begun the process to move forward with these tasks.

IV. Vote on Streetlighting Contract

Councilwomen O. Jones reported on the status of the towns streetlighting project. She stated that the Town Clerk checked in with the Duke Energy Lighting Engineer for an update. Unfortunately, the team this project was passed on to, dropped the ball a few times, but the Engineer will be taking it back over. The light on Simmons Lake Dr. was completed but the crew didn't have the actual light and bracket. Evidently Simmons Lake Dr. was completed out in error, and the crew should have notified their stores personnel to get them the light fixture & bracket. On Bethel Church Rd it shows it was completed as well, but seems they installed a black fixture instead. Another work order is being sent out. Concerning the Burlington Rd job, due to the two hurricanes, where all engineers were pulled off to travel and do storm restorations in Greensboro, the project was given to their contract firm. The engineer in Raleigh that it shifted to hadn't done much of anything on it. So, she's blocking off her week to get it in the hands of NCDOT to approve the encroachment agreement. She wants to get the lighting contract to the town that same week.

When the contract came it, there were additional lights included that were not factored in. Originally, the town was planning to add 13 extra lights in all, and 10 of those lights were to be installed on Burlington Road. The town did inform them that if lights needed to be put in to make sure the lighting was even and consistent, it would be ok to add a few. The contract had 22 lights to be installed on Burlington Rd, which was to help fill in the dark spaces. The contract shows the cost of each light, the term of the contract and the overall cost for the additional lighting. The Town Council would need to decide to either go with installing the 22 or to approve a different variation of lights along that road, like maybe removing every other light. The Council went into discussion concerning what they felt was best, and they eventually came to a point of entertaining a motion.

MOTION was made by Councilman Meachem to approve the Duke Energy Streetlighting Contract for additional lighting on Burlington Road, with the stipulation that the town receive a map showing exactly where each light will be placed. No seconded was made, Councilwomen O. Jones was not in agreeance. Motion was not carried.

V. NCDOT Division of Bike & Ped Transportation

Councilman Meachem began giving an update on the bike ped paths, stating that the project is being delayed due to several reasons, one being the recent storms in the area. After realizing his report was to be on the meeting held by the Clerk, the Mayor and a NCDOT representative, he redirected his update. On Nov. 16th, Mayor Morgan and Cam Dungee, the Town Clerk, met with Hannah Cockburn with NCDOT. Hannah is a Director with the Division of Bicycle & Pedestrian Transportation in Raleigh, NC. During this time, she gave a few potential resources that might be helpful to the town. One was concerning federal funds through the State Transportation Improvement Plan (STIP). There are funds available for Historic Preservation projects, and this may be helpful if the town could partner up with the CHB Museum. Also, there are funds for enhancing cultural resources if done in a historically appropriate way. The Webb House in Sedalia was discussed because it could possibly be included with the restoration activities. During the last Town Council Agenda Meeting, Darren Rhodes attended and spoke to the Council about different ways

the Mainstreet Projects could help benefit the town and how the town could bring its' Downtown Visualization plan into action. Darren has been invited to participate in the towns planning retreat this spring. He has accepted, and he is happy to come help. Hannah agreed that this would be a good place to start as well. Another area that Hannah spoke about was reaching out to the property owners for the purpose of them donating the right-of-way, and for the town to complete survey work. Mike Mills, with NCDOT in Division 7 can assist with formatting and wording for grants in that area. They discussed the town considering an ordinance to require that developers to donate the right-of-way strictly for the purpose of including bike/ped paths. In the ordinance, the town could look at creating an area plan to include the places with the most potential for development and areas that the town can increase the abilities for walking. Lastly, a few things to consider were to contact USDA for loan resources, grants and community development programs, to contact NCDOT to find out how far back right-of-way needs to be, and contacting NC 811 before digging to locate utility lines, wires, water infrastructures, etc.

Questions and comments from the floor came up concerning current updates on the towns bicycle & pedestrian plan, the NCDOT widening project on Hwy 70 and also concerning the bridge replacement on Sedalia Road. Lastly, it was noted that the paving of Blue Lantern Road has been delayed, but NCDOT does still have plans to complete that project.

VI. Town Hall Window Blinds

Mayor Pro Tem V. Jones gave an update on the towns plan to replace the window blinds at the town hall. It was decided to handle this project the sensible and easiest way, so Lowes Home Improvement was contracted to complete the work. The Town Clerk prepared a breakdown of the type of blinds being considered and the associated cost. Including delivery, taking down the existing 10 sets of blinds, labor to install the new sets, the hauling fee's and cost to alter the lengths, the total comes to \$188.97. The Council is considering 5 sets of Levolor Cordless 2-in, White/Wood Faux Blinds for the front meeting room and 5 sets of Levolor Cordless 1-in, White Aluminum Blinds for the back offices. The cost for the blinds is \$385.70 and the total cost for everything, plus tax came to \$613.46. The installation has been scheduled for Monday morning, Dec. 10 at 9:00am. She added that she thinks this will look nice and make things look more updated to fit the new look of the remodel.

D. Citizens Comments

*Valerie Jones, 6100 Burnside Road, stated that residents should be careful and make sure they protect their belongings because there has been another rash of robberies in the community and the sheriff's, were out going door to door trying to gather information. They know some patio furniture was stolen, someone's truck was broken into, and there continues to be others in the area as well. She had the opportunity to speak with a Sheriff and he wanted to see how much of an interest was in the town before looking to start a Neighborhood Watch.

Brandon Emory stated that he used to be a detective and it helps to protect yourself by creating an environment where it makes criminals not want to come to. Also, people should always keep their doors locked to their homes and cars. A lot of people do Christmas shopping and then leave their valuables in the car. Don't leave items readily assessible.

*Robert Jones, 6508 Rolling Acres Drive, asked if anyone has discussed getting a rug or something of that nature to brighten up the front area of the town hall meeting room.

The Clerk mentioned that there has been a conversation or two about getting a rug to help cut down the echo in the room when people are talking. It's mainly been thoughts, but nothing official has been decided.

E. ANNOUCEMENTS

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

- The Christmas Senior Luncheon will be held on Wed. Dec. 5th at 12:00
- The next Planning Board Meeting will be held on Dec. 20th
- The Sedalia Town Hall will be closed Dec. 25 & 26 to observe the Christmas Holiday
- The Town Council Agenda Meeting scheduled for Dec. 31 has be canceled.
- The next regular Town Council meeting will be held on Jan. 7, 2019

Meeting adjourned

Submitted by:

Cam Dungee
Cam Dungee, Town Clerk

Jan. 7, 2019
Date

Approved By:

Howard Morgan
Howard Morgan, Mayor

