



SEDALIA TOWN COUNCIL MEETING
Bethany Community Church of Sedalia
October 1, 2018
7PM
MINUTES

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm at the Bethany Community Church of Sedalia 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:** Councilwomen Wrenwick, Councilwoman O. Jones, Mayor Pro Tem V. Jones and Mayor Morgan were present at roll call.
- **ABSENT:** Councilman Meachem

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

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

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Updates

Brandon Emory with Alliance Code Enforcement gave an update on the existing property violations in the town. He provided the Council ahead of time with a photo report of each of the properties and then gave some updates on others. Concerning **6200 Rolling Acres Drive**, at the end of August, the asbestos inspection was completed, no asbestos found. He requested an official approval from the board to obtain bids for demolition. On Sept 24th the Notice of Demolition was prepared and sent out to the property owner. It gives him until 10/19/18 to contact him about his property or we will be moving forward at that time with demolition. Regarding the property at **6270 Burlington Road**, on Oct 1st, Brandon said he met with Mr. Briggs of Preservation Greensboro (PG) and a private contractor that specializes in restoring train cars. This was a very positive meeting and it appears that restoration efforts will be moving forward, and they are 100% on board. PG has investors lined up and are awaiting confirmation. They will be providing Brandon with a timeline and the work will be the priority of PG. It was determined that the rail car dates back to 1886 and they plan to restore it to its original lustre. The City of Greensboro has agreed to house the rail car while its being restored and decisions are being made presently as to where exactly it will be displayed. They hope to have an operating business out of it by the end of the project. The property at **401 Sedalia Road** has now been abated. The owner is actively working on the older vehicles on the property to restore them. He is maintaining the area around the house and at this time, all violations have been taken care of, so this case is closed. There was a re-inspection done on Aug 27th at property **6117 Burlington Road**. No further progress has taken place. He is moving forward with an Ordinance and penalty. Since there has been significant clean up at **6309 Jennie Drive** in September, Brandon met

with the property owner again to determine at that point if a penalty will be imposed. Oct 1st upon following up with the owner, it appears the property has been abated. The storage in the front has been removed, several vehicles have been removed and a lot of the storage in the back has been reduced to an amount that is not in violation. As a result, the case has been closed. Concerning the property at **6117 Blue Lantern Road**, upon meeting with the owner and conducting a reinspection, it has been determined that the violations have been abated. All trees/shrubs/junk/trash/debris has been removed and the vehicle is actively being worked on. At this point, the case has been closed. At **6252 Burlington Road and 6110 Blue Lantern Road**, upon re-inspection, Brandon found violations to still be present. He will be preparing the NOH and setting a date. The owner at **6260 Burlington Road** has removed the vehicles, so some work has been done. He spoke with the owner and she advised that she was on a fixed income but would be trying to take care of the other violations. The property owner at **6212 Burlington Road** advised that she had some recent health issues and wanted Brandon to know that she still plans on abating the violations. Concerning the property at **607 Sedalia Road**, upon re-inspection, Brandon found violations to still be present. Construction was taking place without a permit. The contractor is in the process of purchasing the property from the current owner, but he still needs to get the appropriate permitting for doing the work. Brandon will be preparing the NOH and setting a hearing date. The last report was regarding property at **918 Rockhurst Drive**. The individual managing the property contacted the Town and advised she would have a tree company come out in 2 weeks to complete the needed work on the property regarding the leaning trees.

The Council asked for Brandon to send an additional final notice to the owner at 6200 Rolling Acres Drive, to make sure he is very aware that the structure on the property will be demolished. It is likely that he will be billed for the cost and a lien will be placed on the property if no action is done to abate. The Council also wanted to move forward concerning the property at 607 Sedalia Road, since the owner is supposed to be selling, but ownership hasn't changed in several months now. A second NOV will be sent out and then a NOH if no work is done.

II. Town Hall Water Damage Update

Mayor Morgan gave a brief report on the progress at the town hall. The last of the floor estimates came in today, so we now have all the quotes. According to a layout the Council was viewing, he gave a breakdown of cost for each area, which included the proposals from ServiceMaster, Jeremy Graham, and John Nelson Floor Covering. Also included was replacing office furniture and cost for storage units. Taking out the towns \$500 deductible, to replace what was there it would total up to around \$21,522.00. If the town decided to go with an upgrade and replace the flooring with vinyl plank, it would be an additional \$6,163.41. Insurance would also cover things like cost to assemble furniture and cost for a porta-john while contractors are working. The Insurance adjuster has been involved step by step, so once he has finalized everything, they will go ahead and give the town the check to cover cost. Now that the flooring has been selected, the final decision will be a paint color for the interior walls. The goal is to be completed near the end of the month.

III. Town General Updates

Mayor Pro Tem V. Jones gave a report on some of the general town updates. The first was concerning the NCLM annual conference. They made the difficult decision to postpone the annual conference, CityVision 2018, that was scheduled for Sept. 19-21 in Hickory. It also had been decided just before Hurricane Florence to just cancel all together. Now, the League has decided to reschedule again and hold the annual conference May 14-16, 2019 in Hickory. It would have been in Wilmington in 2019, but Wilmington needed time to recover and rebuild. Moving forward, they are considering holding future annual conferences in this same late April/early May timeframe because Sept/Oct is hurricane season. Early spring might be a better option. Regarding the 2nd subject, the Council approved the enrollment for town employees to participate in the NC 457 Retirement Plan, but the contributions haven't begun yet. All paperwork has been completed, and recently, Mary Conti with Prudential contacted the Clerk making sure Will Boney, Bobby & Becky Massey should have access to the town's accounts. Also, she has since requested the Clerks Sponsor Center Website access, which she should receive in a few business days. When she sees that the Clerks access has been granted, she and the NC Plans Team would reach out to Massey's Office and provide a walkthrough of the website. With the Downtown Revitalization and Economic Development Grant, Representative Jon Hardister put in for Sedalia to receive \$25,000 in grant money. This process is moving slowly as well, even though we thought it would be easy. The Rural Grant Programs section uses NC E-procurement to track grant funds and payments. Each grantee must be registered as a "Vendor" in order to help them with this process. The town also had to give a description of the project and include images where the funds would be used. Lastly, the town was contacted by the NC Dept. of Commerce asking the town to activate the vendor account in the NC Accounting System and complete a NC Substitute W9 form. That was completed a few weeks ago, so hopefully this will be the last of all that's needed. The last update was concerning a Grant Application for the CHB Museum. The CHB Museum is applying for a grant to renovate and re-open the Tea House. This grant will cover all the cost to fix the frame work and bring the building up to code. Like most all grants, community partnerships and involvement help to increase the chances of receiving the grant. Jamie Jones, the Site Director, is asking the Town to provide them with a letter of support. The support given doesn't have to be financial, it can be something like planting a garden, volunteering to help paint walls, or any small tasks that that the town can be incorporated in.

D. Citizen Comments

****Valerie Jones, 6100 Burnside Road, mentioned that a tree on Stuart Bend Road had fallen and it hit a power line a while ago and the power went out. Most of the debris from this tree has been in a pile at the edge of the road for almost a month now. This may be a problem if it's not cleaned up soon.**

Mayor Morgan stated that Mr. Robert Morrison, the towns landscaper, sometimes takes wood if he needs it, so maybe that's something he would want. He said he will mention it to him and he may want to go by and pick it up.

****Ophelia Jones, 6508 Rolling Acres Drive, reported that a new streetlight has been placed on Rockhurst Drive. The Town Clerk said she was wondering if Duke Energy had also**

placed the new lights on Blue Lantern Rd and Bethel Church Rd since the contracts for those roads have now been approved, but she hadn't notice anything yet. Mayor Morgan said they are also replacing the bulbs with LED lights.

The Council also discussed Duke Energy meter boxes being replaced. Some residents have already had theirs replaced, some had to make appointments, and it seems that some may not be getting theirs replaced at all.

****Marian Jeffries, 609 Sedalia Road, asked if anyone has driven down to see the progress of the bridge on Sedalia Road. Mayor Morgan replied that he's seen the big slab on concrete that was put in and the new rails.**

****Valerie Jones asked if the town is having Fall Litter Sweep this year and she also asked if there has been any news about the paving of the gravel part of Blue Lantern Road. Cam Dungee, Town Clerk said yes concerning Litter sweep and it's scheduled for next month. Mayor Morgan said we do have to consider what kind of shape the town hall will be in concerning Litter Sweep and the upcoming Senior Luncheon as well. The Clerk also added the Yard Beautification Contest and deciding if we will hold it this year, since it's hard to get folks to participate. It's a lot of work involved to only have 2 or 3 people sign up.**

Concerning the paving of Blue Lantern Road, no one has heard anything new. Ophelia Jones thought it was scheduled for the fall of 2018 and the Clerk thought it was supposed to be completed during the summer of 2018.

****Valerie Jones announced that NCBEMO will be holding a board meeting on Friday, Oct. 12th at the CHB Museum in Kimball Hall. The meeting will start at 9:30 and should be finish by 12:00, and they plan to elect new Officers. They plan to have Judge Lamont Williams to swear in the new Officers. Mayor Morgan added that it would be nice if the whole Council shows up for this meeting since it'll be right here in our own back yard.**

****Marian Jeffries asked if Sedalia has ever had folks to carpool and take people to the voting polls. Since mid-terms are coming up, she was wondering about that. Mayor Morgan said that they haven't been approached as a town, but he knows individual people can volunteer if they want to help that way. The Clerk added that sometimes the Democratic party sends out emails letting the town know people can contact them if they need a ride to the voting polls.**

Valerie Jones advised people to make sure they read over the amendments that are up for vote. As an FYI, those 6 amendments are promising things that we already have the right to. Mayor Morgan added that if it's part of the Constitution, then it would be very hard to reverse.

E. ANNOUCEMENTS

Currently, the locations for all regular scheduled meetings are TBA.

- The next Planning Board Meeting will be held on Oct. 18th, location TBA.
- The next Town Council Agenda meeting will be held on Oct. 29 at the Elon Town Hall.
- The next Town Council Meeting will be held on Nov. 5th (hopefully) at the Sedalia Town Hall.

Meeting adjourned

Submitted By:

Cam Dungee
Cam Dungee, Town Clerk

Approved By:

Howard Morgan
Howard Morgan, Mayor

Nov. 5, 2018
Date

