



**SEDALIA TOWN COUNCIL MEETING / PUBLIC HEARING**  
**SEDALIA TOWN HALL**  
**6121 Burlington Road**  
**Aug. 12, 2019**  
**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:** Councilman Meachem, Councilwomen Wrenwick, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.
- **ABSENT:** Councilwomen O. Jones

**A. MOTION** to approve the agenda was made by Councilman Meachem and seconded by Mayor Pro Tem V. Jones. Motion carried.

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

**C. DISCUSSIONS/REPORTS/GUEST**

**I. Code Enforcement Report**

Brandon Emory, the Code Enforcement Officer with ACE, introduced Ruth as the newest officer on staff. She's already been working on cases in the Sedalia area, but he wanted her to be officially introduced to the Council and residents. Anna, who was doing inspections in Sedalia has just been moved to another area. Brandon reported on the current open cases beginning with the property at **6270 Burlington Road**. He spoke with the owner and the agreement to move the railcar with Preservation Greensboro (PG) is still in place. The PG Board will be meeting to discuss the project more, so at this point she's waiting for them to decide on next steps and they are also getting estimates on all that's involved to move the railcar. They have been out again to re-evaluate the condition of the structure to help determine how it should be moved. The property at **6117 Burlington Rd** was inspected again and not much has changed. It appears that the owner is dragging his feet. Based on the recent conversation, he has hired someone to repair the roof. If this hasn't been done, his recommendation to the Council is to move forward with demolishing the structure. The Council agreed to consider demolition and to get a quote from AbateMaster, if no contact has been made in a timely manner. Property at **6252 Burlington Road** remains in violation with multiple nuisance vehicles on the property. Brandon will try to contact the owner again. The property at **6117 Blue Lantern Rd** also remains in violation with two nuisance vehicles on the property. At **301 Sharonwood Drive**, the property was re-inspected and all that remains in the front yard is cut wood. Some open storage remains

piled in the back yard. No one was available to speak with today, so it will continue to be monitored. At **304 Martingale Drive**, there are vehicles being worked on and it appears that the property is being turned into a junk yard. A hearing date will be coming up soon. The property at **623 Morgan-Summers Road** had 2 vehicles parked, one on the street and one on the side in the yard. The one that was on the road has been removed, but the nuisance truck remains parked in the yard. Brandon will prepare for a Notice of Hearing. The property at **609 Morgan-Summers Road** is relatively new and no progress has been made on this case. As of Aug 8<sup>th</sup>, the vehicle at **211 Martingale Drive** has been moved and this case has been abated. **6260 Burlington Road** was re-inspected, and it remains in violation. He spoke with the resident and she advised they were going to move the lawnmower that was broken. It was advised that the property remains in violation and the lot needs to be mowed. Brandon will prepare the Notice of Violation. At **6217 Creek Lane**, during re-inspection it was seen that the washer, the junk pile and the wood have all been removed. This case was resolved fairly quickly, so it is abated and closed. Concerning the house at **6101 Burlington Road**, there was a complaint of mattresses and a couch setting in the front yard. After inspection, this was found to be true. An inspector went to the property and spoke to the Mother of the occupant and informed her that they must call and schedule pickup with Republic Services. The occupant was confused as to whether they were in Greensboro or Sedalia and didn't know they had to call to have the items picked up. Republic Service number and internet address was provided. The occupant also complained that someone had already complained about it and she cursed and told the inspector to "take a hike". The owner of the property is usually very receptive so hopefully this will get resolved pretty quickly. A notice of violation has been prepared and sent out. The property at **6121 Blue Lantern Road** has a couch and chest at the curb, so this case is a similar situation.

Councilman Meachem added that the house on the corner of Simmons Lake Drive and Bethel Church Road has items placed out on the curb as well.

Brandon also added that they plan to go out tonight and inspect around town for streetlight outages.

### **Public Hearing Item**

#### **II. CDBG Program**

Mayor Pro Tem V. Jones reported that the town has an opportunity to receive a grant, which is the North Carolina Neighborhood Revitalization Program. She read through the information concerning the grant, which provided details involved. A few of the main details are that the North Carolina Neighborhood Revitalization Program will offer a non-entitlement municipality or county the opportunity to tailor a project to meet the community development needs primarily for their low-and-moderate-income residents. It has been expressed to the town that a public hearing is required to introduce the program and to receive input from citizens. It was also stressed that community involvement is vital. The Council will wait to hear if another announcement is made this fall, so if or when the town has a number of citizens who qualify, this makes a greater chance for the town to be

granted funds. Mayor Pro Tem V. Jones stated that if there are citizens who meet the required guidelines and want to be part of this program, to please sign the sign-up sheet. There were two sign-up sheets provided; one sheet for those interested in applying and another sheet for those wanting to be on the Housing Selection Committee.

Brandon (ACE) added that while doing inspections, if there are notifications that can be handed out for minimum housing issues, he can help do that.

### **III. Adoption of Surplus Resolution to Donate / Adoption of Surplus Resolution to Sell**

Mayor Morgan stated that the Town of Sedalia owns certain items of personal property that have become surplus for its current needs and the Council is looking to sell or donate these items. He read through each resolution separately and informed the audience that these items included furniture pieces and office equipment. The Council is asking for anyone interested to make an offer on the items (any offer). If the items are donated, it must be to another unit of government or a non-profit organization. Those wanting to make a bid, the Council will take bids as low as \$1. They just need to create some space. Below is a list of the items available.

- Ameriwood Home Office Desk
- Sauder Office Desk
- Dias Sections from the Town of Hilderbran
- Samsung TV (DVD & CD)
- Sanyo Micro Processor
- Epson Stylus Copier
- Dell Keyboard

**MOTION** to approve the Resolution to Donate Surplus Items was made by Councilwomen Wrenwick and seconded by Councilman Meachem

**MOTION** to approve the Resolution to Sell Surplus Items was made by Councilwomen Wrenwick and second by Councilman Meachem.

### **IV. What is Stormwater?**

Councilwomen Wrenwick provided stormwater education to the attendee's, which is a state requirement for all municipalities. The information shared was on topics such as What is Stormwater, how forest areas and hard surfaces affect our stormwater, water runoff and water management, and what we can do as citizens. It was also added that there is a homeowner's stormwater handbook available online for those who are interested in learning more. Simple things like picking up trash, debris and dog waste can be very helpful in keeping our water cleaner.

The Town Clerk added that a report is due from the town on an annual basis, and education needs to go out as often as the town can during different times and for different groups of people. Example: to school age kids, at town events, during meetings and at community gatherings.

#### **D. CITIZENS COMMENTS**

\*Ivonia Patrick, 6100 Blue Lantern Road, said the speed limit sign on Blue Lantern road is covered up, so you don't know it's 35 mph. Because people don't know the speed limit, they just fly by her house. She also asked if the speed limit was being changed on Sedalia Road.

Mayor Morgan said he would take a look at the speed limit sign near her house and see what can be done to uncover it. Cam Dungee said there is a dilemma concerning the solar sign on Sedalia Road and we are still working on a solution. The settings on that sign shows options of 20, 25, 30, 35 and then it skips to 50 mph. The NCDOT sign reads 45, so that's what ours is required to read. She also added that the town will need to get an encroachment agreement. She spoke with NCDOT and they suggested we contact other towns that are using those signs and see how the speed limit is manually set.

\*Clarence Meachem, 201 Dansby Drive, said that Duke Energy recently came out to replace the breaker panel on his house since the old ones are now obsolete. He said there are several tree limbs on the power lines near his house, so they gave him a number to call. He was told that it was up to the homeowner to have those limbs removed. He always thought Duke Energy would handle those things as a preventative maintenance, to keep people's power from going out during a storm if by chance a tree limb falls.

The Town Clerk stated that if she remembers correctly, tree limbs are cut back from around power lines about every 10 years or so, and she thinks they would handle a particular community one at a time. In the meantime, if overgrown limbs are a problem in your yard, the homeowner is responsible for cutting them back. She added that she and her husband had to do that at her own house a few years ago.

\*Shinita Wrenwick, 6201 Bagues Way, announced that Becky Massey, the wife of the town's accountant passed away suddenly, and she went to the memorial service last Thursday. She and Bobby Massey had been married for 51 years. Often times she would attend the towns Founder's Day events if she could. In another matter, Ms. Wrenwick also stated that she noticed while looking up other info that the 5-acre lot at the end of her road is 2 years delinquent in property taxes. She was wondering how long an owner can be behind before they are penalized.

The Town Clerk said that a lot of times the county will allow a property owner to be many years delinquent before anything major happens. The town has just started getting copies of several civil summon notices regarding delinquent taxes, and most of them are 5-10 years behind.

Brandon Emory with ACE agreed, saying a lot of his cases in other counties also have taxes due and haven't been paid since 2009, so that is common.

**E. ANNOUNCEMENTS**

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

- The next Planning Board Meeting that was scheduled for Aug. 15<sup>th</sup> has been canceled.
- The next Town Council Agenda Meeting will be held on Aug. 26<sup>th</sup>
- The Sedalia Town Hall will be closed on Sept 2<sup>nd</sup> in observance to Labor Day
- The next Town Council Meeting will be held on Sept 9<sup>th</sup>

A thank you was given to everyone who came out to attend the Founder’s Day celebration.

Meeting adjourned

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)