



**SEDALIA TOWN COUNCIL MEETING / PUBLIC HEARING**  
**SEDALIA TOWN HALL**  
**6121 Burlington Road**  
**July 1, 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 O. Jones, Mayor Morgan, Councilwomen Wrenwick, and Mayor Pro Tem V. Jones were present at roll call.
- **ABSENT:** Cam Dungee, Town Clerk

In the Clerks absence, Mayor Pro Tem V. Jones suggested that the Council state their names during a motion or vote for recording purposes.

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

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

**C. DISCUSSIONS/REPORTS/GUEST**

**I. Monthly Code Enforcement Report**

Brandon Emory gave an update on the remaining open cases in town. Brandon reported that he has been in contact with Preservation Greensboro (PG) concerning the railcar at **6270 Burlington Road**. The owners did do some cleaning recently from where the property was overgrown again, and it was also mentioned that there were some complications related to her shoulder surgery, which caused additional delays. Brandon mentioned to PG that they really need to get things moving again. They told us up front that this would be a quicker process. It's been a long while and this case needs to stay a priority. Concerning the property at **6117 Burlington Road**, the owner is in the hospital now, but Brandon was able to meet with him. Brandon explained the seriousness of the situation and what could happen if no progress is being made. Brandon said he would like to see some tangible progress happening this month before he looks at moving on to the next steps in the case. At **6252 Burlington Road**, it's pretty much the same as last month. The open storage has been moved, but the stored vehicles are still there. It was made clear that the town will remove them if the owner does not do it on their own. The property at **6212 Burlington Road**, there has been good progress made to complete repairs on the house, and he wants to see the owners continue to move forward. At **6108 Blue Lantern Road**,

concerning a minimum housing issue and an overgrown lot. The hearing took place and the Finding of Facts notice went out, he just needs to do a follow-up with the owners. Concerning the open case at **204 Martingale Drive**, the junk vehicle has been removed and this property has now been abated. At **314 Martingale Drive**, this property now has a fence up and quite a bit of the debris has been removed, so it's been cleaned up now. The property at **6052 Burlington Road** where the gaming business was is now closed. They came in and got a new application, but nothing has been submitted, so this case is closed. The house at **6124 Burlington Road** with the overgrown lot, has been cut now, so that was taken care of. The property at **6117 Blue Lantern Road** has some junk vehicles stored on the property. Some progress has been made, so they are just keeping an eye out on it. The owner at **301 Sharonwood Drive** has been contacted about a large amount of open storage on the property. It's obviously been accumulating over the years. They've been working with the children of the gentleman who lives in the home, and they have been very understanding and very cooperative. Most of the items have now been taken care of, so hopefully the last few items will be moved going into this new month. The property at **204 and 314 Martingale Drive** have had the junk vehicles moved, so those cases have been abated. There are two cases that were just opened at **304 Martingale Drive** and **623 Morgan-Summers Road** for junk vehicles. The same for **213 Martingale Drive**. Notice of Violations were sent out, so follow-up inspections will continue to be done on those properties.

## **II. Adoption of the Filing Fee Resolution**

Councilwomen Wrenwick reported that the Board of Election asked that the town submit a resolution stating the adopted filing fee for those running for office. The town's current filing fee is \$5, and it is up to the governing body to choose if they want to change or keep the same amount. The Town Council decided to keep the same filing fee of \$5. She read through the resolution in its entirety. A copy of the resolution will be filed with the Guilford County Board of Elections within 10 days of the adoption date.

**MOTION** was made by Councilwomen Wrenwick to adopt the resolution setting the 2019 Filing Fee for the Town of Sedalia. A second was made by Mayor Pro Tem V. Jones, motion carried.

## **III. Neighborhood Revitalization Fund Program**

Mayor Pro Tem V. Jones reported that Sedalia was given some information about a program, which is a Community Development Block Grant. The deadline is July 16<sup>th</sup>, so the town will not be able to apply this go around, but there may be another announcement later on in the year. There are steps to take in order to get things started, which one is to hold a public hearing. In order to meet qualifications, the town will go ahead and advertise to hold that first hearing in August. If the town qualifies, the maximum amount that can be rewarded is \$750,000. It was suggested that the town try partnering with the county and we would also be required to hold another hearing. In the meantime, the town will be

researching everything and seeing if partnering with Guilford County would be a good option. She added that if anyone is interested in getting more information, to please provide their name and number.

#### **IV. Meeting info with Greensboro Water Resources**

Mayor Morgan gave an update concerning the process of the town trying to set up a meeting with the City of Greensboro to see what the changes are for the town to get water and sewer. There was an attempt made to meet last Tues, but the City decided it wasn't the right time. Now things may be set up differently where we'll only have 2 or 3 town representatives in a meeting with the City and it will likely be in their office in Greensboro. Once that is done, we'll have a better idea of what kind of plans they might have for allowing Sedalia to tie in to water and sewer. As we know, there are a lot of large parcels of land for sale along US 70, and we've got some land owners that are interested in getting water so they are closer to selling, We'll keep everyone updated as we move forward and we'll see how we might be able to work with Greensboro.

#### **V. Planning Board Meeting Update**

Chairman Jones gave an update on the previous Planning Board meeting, held June 20<sup>th</sup>. The Board went over several of the guidelines concerning the CDBG to determine the towns eligibility and to see how the Planning Board might be able to assist. He read over a short list of needs for low to moderate income residents to be able to participate. The grant focuses on valuing community by seeking to enhance the unique characteristics of the community while investing in health and walkable neighborhoods. The board also discussed the services provided by the towns Code Enforcement Officer, which could help to eliminate potential slum and blight in the town. The Planning Board determined the grant to be helpful in addressing such needs in the community, but the town will need to establish who falls under the low-to-moderate income bracket.

Conversations took place from the floor regarding ways to retrieve income averages, what the income and education for Sedalia was a few years ago, how often the census takes place and what types of questions are included in the census.

#### **VI. General Attorney Proposal**

Councilwomen O. Jones reported that Attorney Al Benshoff has been contracted over the last four years with the town, handling code enforcement and land use needs. The Town Council recently reviewed a service proposal from Attorney Benshoff, who is with the Brough Law Firm, located on Franklin Street in Chapel Hill, and it is for the purpose of him becoming the towns General Attorney to handle all legal needs. She read over the cover letter from Attorney Benshoff and it stated that the purpose of the memorandum was to set forth an understanding concerning the nature of the relationship between he and the town. This agreement is similar to the Memo of Understanding from 2015, but it has been revised to include a broader scope of work. Councilwomen O. Jones read through the Scope of

Work section, including services to be performed, compensation and the termination process. Some services can be subcontracted by others within the law firm as needed. The remaining sections of the proposal was read, and the Council discussed and entertained a motion.

**MOTION** was made by Mayor Pro Tem V. Jones to approve the submitted proposal by Attorney Al Benshoff, with the Brough Law Firm as the towns General Attorney. Councilwomen O. Jones stated a second, motion carried.

### **VII. Solar Speed Sign Location**

Councilman Meachem reported that the town has yet to put up the solar speed sign on Sedalia Road, so the Council needs to decide on the best location that would help in slowing down drivers on this road. The Clerk has eye-balled a spot that might help benefit the most, but she's not sure if this is an ideal spot. Those who live on that side of town can best determine a location based on the traffic in certain areas. The Council wants to slow people down before they get to the area where people tend to speed the most. If anyone has identified a good spot, please advise. Hopefully the sign can be installed within the next few weeks.

The Council discussed the idea of moving the sign around to different location as they see the need.

### **VIII. Streetlight Agreement**

Councilwomen Wrenwick gave an update concerning the towns project to install additional streetlights on Burlington Road. Duke Energy is waiting to get a sign off on the encroachment agreement from NCDOT. They do have the agreement in place, but there was a stipulation made so Duke Energy is waiting to get the final details on this. It was also stated that NCDOT does not guarantee the right of way on the road nor will they be responsible for any claims for damages brought about by any property owner by reason of this installation. Once this special provision has been handled, the town is hoping to move forward with this project, but right now, this is the hold up.

Mayor Morgan said maybe NCDOT is trying to work around the plans for the widening project, so they don't have to do things over again. Councilwomen O. Jones said when she last looked at the map from attending the MPO meetings, it still shows the widening going through Sedalia. Councilwomen Wrenwick added that she understood that the bypass is what was on the books, are they not favouring this option any longer. Councilwomen O. Jones said she doesn't know what they are favouring, and she's not sure if they even know. The Council also discussed the properties that will be taken due to the widening project and the homeowners who have recently moved out.

## **IX. Founder's Day Celebration**

Mayor Morgan reported that the town has Founder's Day coming up this year. The date is Aug. 10, 2019 from 11:00 am – 3:00 pm and it will be at the CHB Museum. The Council is still taken volunteers for the committee and anything you would like to do to help is appreciated. There is parking, serving, set-up, etc. No one will need to cook this year since the caterer is handling all that. He added to please tell all your friends in the community to come out and join us.

Mayor Pro Tem V. Jones added that she invited people to come when she attended the Bratcher Summer Camp Reunion and she said the program went well.

Monica Prince, 6115 Blue Lantern Road, asked if she would need to get permission for putting up a garage and a fence on her property. Mayor Morgan said he knows a permit is needed to put up a garage, but he'll need to check on the requirements for a fence. He said he doesn't think she would need a permit for the fence, but he'll find out for sure and get back with her.

## **D. CITIZENS COMMENTS**

\*Ophelia Jones, 6508 Rolling Acres Drive, asked what was done about the property on Morgan-Summers that needed approval on the Clearance Certificate. Mayor Morgan answered it was taken care of and it has been signed off on. It looks to be a nice size house that will be built on the right side of the road.

\*Clarence Meachem, 201 Dansby Drive, said that some gravel was laid down on his road and he thinks some more was put down today. Mayor Morgan said yes, he wasn't satisfied at first, so he asked the contractor to lay down more to fill in those low spots. Mr. Meachem also asked if the town knows who owns the pond on Simmons Lake Dive, because he was asked if the town could clear it out and do some improvements around it. It was said that as of about a year ago, the town owns half of the pond, so that's something that can be looked at down the road.

\*Robert Jones, 6508 Rolling Acres Drive, stated that his tablet died and at this point he doesn't have a laptop to use during the Planning Board meeting. Sometimes they use the Office Assistant's laptop when needed. Mayor Morgan said this request can be looked at. He said he saw where Mr. Jones old tablet looks like it had been beat.

## **E. ANNOUCEMENTS**

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

- The Town Hall will be closed on July 4<sup>th</sup> in observance to Independence Day
- The next Planning Board Meeting will be held on July 18<sup>th</sup>

- There is a trip scheduled for July 20<sup>th</sup> to the International Civil Rights Museum from 10 -12. If you're interested in coming, please contact the Sedalia Town Hall to RSVP and get cost of admissions.
- The Town Council Agenda Meeting will be held on July 29<sup>th</sup>
- The next Town Council meeting will be held on Aug 5<sup>th</sup>

Meeting adjourned

Submitted by:

Approved By:

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

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)