



SEDALIA TOWN COUNCIL MEETING
Virtual Zoom Meeting
October 5, 2020
7PM

Minutes

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom 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:** Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, and Councilwoman O. Jones
- **ABSENT:** Councilman Meachem

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Ruth Emory with Alliance Code Enforcement (ACE) provided an update. The owners at **6270 Burlington Road** were provided information on a demolition contractor and an update on disposition of the rail car was requested. The owner is working with a broker regarding the rail car. Also, there are plans for the lot to be mowed. At **6141 Blue Lantern Drive**, ACE is waiting for proof of registration/licensing regarding a passenger bus on the property. The vehicles at **6134 Blue Lantern Road** are to be removed by end of October. At **6309 Jennie Drive**, the truck, trailer, and tires have been removed and yard has been cleaned up. Progress is being made with the open storage. The case at **6212 Burlington Road** regarding the disabled/junk vehicles has been abated and closed. They are moving forward with the Finding of Facts notification for two junk vehicles at **401 Sedalia Road**. Concerns were expressed that there have been repeated cases of junk vehicles at this property over the years. Ruth explained that each instance has been a new case and the State has specific procedures for notification and action that must be adhered to with each case.

Notices of Violation were sent to **6259 Burlington Road** (overgrown lot), **6119 Blue Lantern Road** (large brush pile), and **400 Sedalia Road** (disabled vehicle). The overgrown lot has been mowed at **6307 Jennie Drive**; case is abated and closed.

A Notice of Violation was sent to **6309 Rolling Acres Drive** for an overgrown lot. Concerns were expressed that the front door on the house has been open for days now. The Council questioned whether the house could be boarded up by either the owner or Town. The Town already has a lien on the property due to trash removal. Ruth will check into it and follow up with the Town.

At **5904-5910 Blue Lantern Road**, progress has been made, but the housing structure remains in violation for minimum housing standards. Fencing has been installed and information regarding farm status has been requested. An update on the housing structure was requested. At **6259 Burlington Road** the vehicles and burned debris have been removed. The owner is waiting on an appraisal to determine if the house can be restored.

II. Community Development Block Grant CV Update

Mayor Pro Tem V. Jones reported the Town sent a postcard to all residents to determine if any residents would qualify for the Community Development Block Grant-Coronavirus (CDBG-CV). To qualify, residents need to be directly impacted by COVID-19 (i.e., unemployed due to COVID-19 or medical expenses for being treated for COVID-19). Five residents responded, but only two qualified (two residents were furloughed due to COVID-19). Clerk Dungee contacted Guilford County to see if these two residents could receive funds directly from the county out of the CARES Act Funding, but she has not heard back from Guilford County. She followed up with the residents to inform them of the status of the grants and funding. Also, the Council may be able to assist Sedalia Elementary School and Charlotte Hawkins Brown Museum with funds allocated for Sedalia.

III. Water & Sewer Funding Update

Mayor Morgan reported the Town submitted a request for funding for the water and sewer feasibility study to the Piedmont Conservation Council. The request will be presented at the Piedmont Conservation Council board meeting on October 6. Clerk Dungee reported she was contacted by a Piedmont Conservation Council representative from Guilford County that had some questions about the request. He would be presenting the project and wanting to be clear on the details of the request.

The Greensboro Chamber of Commerce provided information on several other organizations that may be able to help fund the feasibility study. Clerk Dungee has reached out to some of the organizations provided. Also, Clerk Dungee will contact the GoldenLEAF Foundation regarding possible grants for funding the study.

IV. Fall Litter Sweep

Councilwoman O. Jones reported the Fall Litter Sweep will be Saturday, October 17th at 9 am. Participants will meet at the Town Hall parking lot to collect supplies. Masks are required for all participants when unable to remain six feet apart. An announcement was included in the CallingPost message. Anyone with questions can contact the Town Hall by phone or email.

V. Update on Sedalia Projects

Councilwoman Wrenwick reported that Piedmont Triad Regional Council (PTRC) is almost done with incorporating the Ch. 160D changes into the Town's ordinances. The Planning Board and Town Council can review these changes throughout the month of October. If there are no additional changes, then the first public hearing with the Planning Board can be scheduled for November 19. The second and final public hearing with the Town Council could be scheduled for December 7.

A Development Clearance Certificate for installation of ground mounted solar panels has been submitted for a resident. The project as proposed cannot be approved under the current ordinance because it is not included in the Permitted Use Schedule. An amendment to the ordinance will be needed before the project can move forward as proposed. The County is working with the applicant to determine if the number of panels can be scaled down and be installed as roof panels as an option. Mayor Morgan suggested the Town consider an ordinance amendment to allow solar panels. Clerk Dungee will check to see what Guilford County has regarding solar panels in their ordinance, and Councilwoman O. Jones suggested that the Town check with other small towns and see what their process is.

Clerk Dungee shared she discussed several projects with PTRC including:

- Amendment to the development ordinance to include solar systems
- Other needed amendments. The Town may need to consider something similar, but smaller to Guilford County's Unified Development Ordinance (UDO)
- Funding for a water and sewer feasibility study
- Construction of a walking trail and playground. Currently the sites are being surveyed
- Assistance with creating and adopting a Comprehensive Plan next year

PTRC is already familiar with some of the items listed above and will see what they can do to help the Town.

Clerk Dungee reported she contacted the Department of Commerce regarding the projects listed above and it was suggested she contact the local Department of Commerce, the U.S. Government Small Business Development and the Piedmont Triad Regional Council (which has been done).

VI. Early Voting Schedule

Clerk Dungee reported there are 25 early voting sites. There is a location at the Charlotte Hawkins Brown Museum in Kimball Hall. Early voting starts October 15 and extends through October 31. Councilwoman Wrenwick asked if early voting sites will have poll watchers and whether there were concerns that some poll watchers may interfere with voters. Councilwoman O. Jones indicated there are poll watchers at early voting sites. Poll watchers are there to see if any poll workers are trying to tell voters how to vote. Poll watchers are appointed by Guilford County Board of Elections. If a poll watcher interferes with a voter, then the chief judge will resolve it. A question was asked about poll watchers that aren't actually poll watchers. The Guilford County Board of Elections is working on how to resolve those situations.

D. CITIZENS COMMENTS

*Shinita Wrenwick reported that welcome bags have been delivered to new residents on Cushman Drive and Grand Oaks Drive. Also, a new resident is interested in becoming a member of the Planning Board. Planning Board Chair Faison recommended the resident live in the Town a little longer before joining the Planning Board. However, she will send him an invitation to attend Planning Board meetings.

*Sandra Hamlett, 619 Morgan Summers Road, asked about replacing a damaged garbage cart. Clerk Dungee will contact Republic about a replacement.

*Marian Jeffries, 609 Sedalia Road, asked about the note she received regarding the write-in for President. Clerk Dungee responded she received the handwritten letter which was left in the box on the door of the Town Hall. This was forwarded to all Town Council and Planning Board members for their information.

*It was noted the last day to complete the Census is October 6.

E. ANNOUNCEMENTS

All regularly scheduled meetings will be held virtually on Zoom until further notice. Each meeting will begin at 7 pm. Please contact the Town Hall to receive meeting invitations.

- The next Planning Board meeting will be held on October 15th
- Fall Litter Sweep will be held on October 17th at 9 am.
- The next Town Council Agenda meeting will be held on October 26th
- The next Town Council meeting will be held on November 2nd
- Please remember to vote on Election Day, Tuesday, November 3rd. Voting polls will be open from 6:30 am until 7:30 pm.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)