



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
Sept. 9, 2019
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 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.

A. MOTION to approve the agenda was made by Councilmen Wrenwick and seconded by Councilwomen 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/GUEST

I. Code Enforcement Report

Brandon Emory, with Alliance Code Enforcement, gave an update on the open violation cases with the town. He explained that 4 cases have been recently abated, but there are approx. 11 open cases where he is working with the property owners. He gave an update on some of the main cases, one of which included the property **6270 Burlington Road**. He has been in discussion with Preservation Greensboro, and it looks like the best course of action is to cut the railcar in half and build a frame around each half. They are taking quotes now to get the work done. This project was once being dealt with by Mr. Briggs but has now been taken over by two other staff members. Brandon will continue to stay in contact and provide updates as information comes in. There are a few cases around town that look like evictions, and a lot of items have just been placed outside at the curb. His company has also had a ton of reports from other towns that have come in lately, so they are working on them all. Councilwomen O. Jones said there's a big one on her road that looks like an eviction. The Clerk added that this same property is still listed as the owner who passed away several years ago. She believes relatives have been moving in and out of the house since then. She's not sure what happened, but everything left inside the house was put outside in the front yard. Brandon said that one is **6309 Rolling Acres Drive**, he is aware, and this case is definitely a priority. The case at **6117 Burlington Road** is still open, but some work has recently been done. The parked vehicle has been moved, one side of the roof has been replaced, and part of the grass in the front has been mowed. The house is in bad shape, so it's still not habitable, but the owner is moving now to get some of the work

done. Councilwomen O. Jones asked when did plans change where the owner is now looking at repairing the house instead of demolishing it. Brandon answered this was shortly after the owner and his brother went inside during the initial inspection and realized what the cost would involve. His brother backed out from purchasing the property, so he's doing things on his own now. It wasn't safe enough to do a controlled burn, he talked to a few folks about repairs and that's what he's been actively working on a little at a time. Brandon understands the front porch is the next thing the owner wants to repair. Mayor Pro Tem V. Jones asked about the house at **6212 Burlington Road** and are they actively working on it. Brandon said yes, and as long as they are working regularly, the case stays open, but they are still in violation until it's abated. There was also a discussion about the length of the grass at the house next door. The owner of **6117 Burlington Road**, Jerald Wheeler, came into attendance just at the end of the discussion and was able to add more to updates concerning his property. Mayor Morgan explained to Mr. Wheeler that the Council is aware the house currently being worked on, he just wants to get a timeframe when things might be completed, so that after 2-3 years have passed, they are not still looking at the same problems. The Council is happy to work with him as long as he is working with the town. Mr. Wheeler said he can't give an answer when it will all be done, but he does have someone who is going to be working on the front porch next. He added that when the roof was done, he was told by someone in the room that it wasn't done, and he didn't appreciate that. To him it insinuated that he wasn't telling the truth. He also learned that he would need a dumpster put on the property, so he'll be trying to get that done as well. He gave a timeframe of 1 week to 1 month. Brandon advised Mr. Wheeler that he can do a Goggle search for dumpsters to get quotes from different company's if needed. Mr. Wheeler said he was told his vehicle needed to be moved, and it has been, but he asked what the issue with that was. Brandon answered that it was a nuisance vehicle, where grass had grown up around it, and if it's not moving it creates a breeding ground for critters and rodents to live and hang out there. Eventually the property is being used to just store the vehicle, and all this has been explained before. Mr. wheeler explained that he didn't appreciate being told that it would be towed if it wasn't moved. Brandon responded that if things were being done a year and a half ago when they first opened the case up, it probably wouldn't have been as big of a deal. Brandon added that we've been doing this over a year now with nothing being done, and now it's an issue. Brandon said he does have to explain to people what will happen if things don't get done in a timely manner. Mr. Wheeler asked if the town has that right to just move his vehicle, and the Council answered with a resounding, yes. Mayor Morgan said violations have to be resolved one way or the other, either by the owners or by the town. He stated that most of the cases in town are concerning junk vehicles, and there wasn't much being done years ago when notices would go out, so the town has gotten very active about taken care of this problem. When Brandon was hired, he has the experience and things have gotten better. Mr. Wheeler asked for a copy of the ordinance, and the Clerk said she would email it to him if she could get his email address. The conversation was directed back to the property at **6270 Burlington Road**, Mayor Morgan gave an update concerning a workshop the town hosted for some senior

students at A&T State University, and how interested they were with the history behind the town and the railcar. The Clerk also suggested that maybe the owner could plan to eventually clear off the property where the house sits to improve the appearance of that whole area, even if the land isn't sold right away. Brandon added that they are looking to do that since some trees will have to be taken out anyway in order to move the railcar. Mayor Morgan moved the discussion on to reminded Brandon about two more lots on Burlington Road that need inspections done because the grass is too high right now. Brandon added that they are working with the owners of both lots.

II. Founder's Day Update

Mayor Morgan gave an update on the towns Founder's Day event. Regarding expenses, the total amounted spent was \$3,188.52, which fell under budget by approx. \$1,811. He read through the list of items and the expenses for each. The Council discussed a few things that went well during the event and a few things they would like to do differently. Next year the town will hold the Sedalia Car Show and, since the following year will be the towns 24th year of incorporation, the Council decided to wait one more year and celebrate Founder's Day on the 25th year of incorporation. Other topics included that it was nice to have someone prepare all the food, but they will suggest next time that the meats be cooked on site. It was mentioned that the comedian was nice entertainment for everyone. They had hoped for the numbers overall of attendee's to be a little higher. Lastly, they will consider a different spot on campus for the vendors so they're closer to the shelter.

III. Update on the CDBG Program

Mayor Pro Tem V. Jones gave an update on the Community Development Block Grant. This is a grant called the Neighborhood Revitalization Program, and the town held the first required public hearing in August. An introduction was made, and the town took names from those who were interested in applying for the grant as well as names of those interested in serving on the Housing Selection Committee. At that time the town only had 1 to apply and 6 volunteering to be on the committee. The Council discussed different ways to spread the word and to get more people involved. Some of those ideas were sharing info by word of mouth and handing out fliers when possible. So far, the town has been taking advantage of informing people through the town hall meetings, the CallingPost messages and through emails. Hopefully more people will begin to sign up in the near future.

IV. Update on the Office Assistant Opening

Cam Dungee, Town Clerk, reported on the opening at the town hall. A few weeks ago, she posted the job on ZipRecruiter to fill the opening for the Office Assistant position, and received 68 resumes. She narrowed those down to about 8 and sent out invitations for them to apply if they were interested. She also had the opportunity to meet with two representatives from Robert Half, which is a specialized staffing company. After crunching numbers, the bill rate they could do was about \$19.00 per hour, which would include the candidates hourly pay, unemployment taxes, payroll fringe costs, and health benefits. Working with them would help take care of all the leg work, but the town would have to

pay more per hour than what was originally decided. The idea of posting through Indeed was also an option. After giving it some thought, it was decided to hold off on Robert Half for a few weeks. She'll continue to take applications, set up some interviews, and see how to proceed from there.

D. CITIZENS COMMENTS

*Robert Jones, 6508 Rolling Acres Drive, announced that he spoke to Steven Gross, who is with Guilford County Emergency Services, and they discussed plans to schedule the next CERT training. This will be a refresher for those who have already been certified, as well as for those who are interested in going through the certification. Steven is working on finding a good date for everyone to meet, and he will also gather materials for the training, so once Mr. Jones hears back, he'll be able to follow up regarding the scheduled date.

*Robert Jones also asked what type of activity goes on between reports concerning the code enforcement cases. He also asked about the timeframe for the cases to be abated. Brandon Emory answered that they use that time to send notices, follow up with property owners, do re-inspections and document communication. The time frame to abate is set case by case, so it's usually different, and it depends on the situation.

*Councilwomen O. Jones asked if the speed sign has been changed yet. Cam Dungee, Town Clerk answered that since she's been in and out of town, she hasn't been able to work on that yet. She did call again a few weeks ago trying to get a better understanding of what all was needed for the sign to pick up connection to her computer. When she was back in town, the rep she needed had gone out of town himself. She knows the USB cable has to be connected, but she's not sure what other steps are needed. Hopefully she'll be able to reach him, and the speed limit can be corrected soon.

*Cam Dungee suggested that the town postpone the upcoming Stakeholders Gathering, since it's now September and the Council has less than a month to pull everything together. Everyone has seen the list of property owners, but the bigger issue is connecting with contractors and local developers about the event. It seems like the town needs something more to catch their attention. Mayor Pro Tem V. Jones gave an idea for us to try and partner with the Greensboro Realty Association. She thinks they just might be more effective if the Council can get someone to partner with. Mayor Morgan added that the town needs to work with developers, not so much the contractors and get them to buy in to the plan. Cam Dungee added that having everyone together in one room sounds like a great idea, so the town can share the design and do some vision casting, we just need to get their attention. We also are still trying to schedule a meeting with the City of Greensboro to discuss water and sewer needs in the town. They declined the first meeting because they didn't want to discuss things in an open meeting, so now we've been trying to get a time scheduled with just Greensboro and a few Sedalia Council members. We learned that they wanted a formal invitation from the town, so that is being worked on, and it should be sent off very soon.

Mayor Pro Tem V. Jones added that the Pigs, Poultry & Politics event is coming up soon, and that might be another way to reach people and to get some folks to partner.

*Mayor Morgan informed everyone to make sure they check their DMV statement to be sure they aren't being charged with Greensboro taxes. This is what happened to him, and he was told that sometimes this happens if your address shows a post office box on the title. If so, it will automatically get deferred to Greensboro taxes. He did put in for a refund, but it will take about 8 weeks for it to be issued. He wanted to remind folks that this can happen, so to please keep an eye out when looking at the statement.

*Councilwomen Wrenwick stated that she plans to attend a meeting concerning government finances so she can continue to understand more about how finances are distributed. This workshop will be held on Wed, Sept 18th.

*Cam Dungee announced that Isabell Moore is an intern at the CHB Museum, and she would like to stop by just a few minutes before our Oct. 7th Council Meeting to introduce herself and meet the Council. She is working on a history project where she would hold audio interviews with some of the older residents in the Sedalia community, so she would like to share a little more about that. If everyone could plan to show up earlier, around 6:30 or 6:45, that would be helpful.

E. ANNOUNCEMENTS

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

- The CHB Museum is holding a Volunteer Open House on Sept. 12th from 10-1
- The next Planning Board Meeting will be held on Sept 19th
- The next Town Council Agenda Meeting will be held on Sept 30th
- The next Town Council Meeting will be held on Oct. 7th

Meeting adjourned

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)