



**SEDALIA TOWN COUNCIL MEETING**  
**Zoom Meeting**  
**November 2, 2020**  
**7PM**

**Minutes**

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- **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 with additional discussions on the proposed water and sewer feasibility study, streetlights on Highway 70, and Gibsonville addresses on election materials was made by Councilwoman O. Jones and seconded by Councilwoman Wrenwick. Motion carried.

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

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Mr. Brandon Emory with ACE provided an update. At **6270 Burlington Road** the owners will provide an update on demolishing the rail car soon; the lot has been mowed and shrubbery trimmed. At **400 Sedalia Road**, junk/nuisance vehicles were found and moving forward with a hearing on November 19<sup>th</sup>. At **401 Sedalia Road**, two disabled/junked vehicles have not been removed; Notice of Civil Penalty is being prepared. Additional time was extended to remove the vehicle at **6134 Blue Lantern Road**, which was until October 31. The vehicle has not been removed. At **6141 Blue Lantern Drive** proof of inspection and insurance was provided on the passenger bus; case is abated and closed. At **6309 Jennie Drive**, progress has been made on open storage; owner was advised to remove tires from pickup truck bed.

Notices of Violation sent to **204 Grand Oaks Drive** (tire in open storage), **6110 Blue Lantern Road** (dishwasher at edge of road), **6111 Blue Lantern Road** (overgrown lot), **6019 Blue Lantern Road** (disabled truck), and **604 Morgan Summers Road** (disabled vehicle).

Overgrown lots have been mowed and/or brush piles have been removed and the cases closed at **6004 Blue Lantern Road**, **6309 Rolling Acres Drive**, and **6259 Burlington Road**. At **6119 Blue Lantern Road**, large brush pile has not been removed; hearing has

been scheduled for November 19<sup>th</sup>. At **6309 Rolling Acres Drive**, renovation has begun on house.

At **5904-5910 Blue Lantern Road** the mobile home will be restored within 60 days to minimum standards and used for storage. It was noted that cows are kept on the property, but the property is zoned residential, not agriculture. Mr. Emory will check the ordinance to see what is allowed concerning cows and other livestock. The owner is claiming a bona-fide farm, but no documentation has been provided. A county Planner informed the Town that the owner is asking about rezoning a portion of the property. At **6259 Burlington Road** the dwelling is boarded up to prevent entry. The owner is waiting to hear back from the insurance company. The owner also has one year to renovate or demolish the structure.

There was a question about two abandoned vehicles on Palmer Farm Road. Also, a late model car with no license plate was observed. Mayor Morgan will provide Mr. Emory with that address.

## **II. Sedalia Walking Trail Project**

Mayor Morgan reported the Town has acquired approximately 9 acres of land on Dansby Drive and Simmons Lake Road and there are plans to construct a walking trail and playground. The surveyors should be able to provide maps and information on the two tracts soon. The Council is planning to take walks on various trails to see how trails are constructed and observe other amenities. The first walk is scheduled for November 14<sup>th</sup> at 10 am at the Beth Schmidt trail in Elon. Residents are welcome to join the walks. It was noted trail construction will require a lot of volunteers. Also, it was suggested using plastic tape to mark the trail layout.

## **III. Tax Collection Agreement**

Clerk Dungee reported she contacted the Town's attorney about the Wilkinson foreclosure sale. The Town is concerned that it must purchase the property and they discussed contesting the case. It was noted the attorney fees may be equal to or exceed the amount the Town must pay to cover the County taxes. The Town's attorney will see what options are available. Mayor Pro-Tem V. Jones contacted the City of Greensboro, but since it is a County issue, Greensboro could not provide assistance.

According to the contract, the Town must purchase the property because of a clause in the Inter-local agreement that states: "In the event a tax foreclosure results in a sale of property located in the TOWN, the TOWN agrees to bid on the property in an amount sufficient to cover all TOWN and COUNTY ad valorem taxes." So, the Town must purchase the property to pay the County's portion of the tax owed on the property. Clerk Dungee stated the original agreement did not include this clause, but the updated agreement does, so obviously the Town's previous attorney overlooked this and didn't bring it to the Council's attention. It was unclear whether this clause was included in the agreements for other Towns, such as Summerfield and Oak Ridge. Also, it was questioned why the County has not required the Town to bid on other foreclosed properties in the Town. The Council will ask the attorney about this as well.

#### **IV. Fall Litter Sweep Update**

Councilwoman O. Jones reported the Fall Litter Sweep was held on Saturday, October 17. Thanks, was given to Cam Dungee, Robert Jones, Robert & Serita Faison, Howard Morgan, Marian Jeffries, and Ophelia Jones. Trash was picked up in Imperial Estates and along Sedalia Road and Simmons Lake Drive. It was noted that along Palmer Farm Road there is dumped trash and fallen trees from the recent storm that need to be cleaned up. Calvin Atkins and Valerie Jones will clean up trash bags that were were dumped at the end of Blue Lantern Road.

#### **V. Adopt 2021 Meeting Schedule & Event Dates**

Mayor Pro-Tem V. Jones reported on the proposed 2021 Meeting Schedule. This schedule was reviewed during the Agenda Meetings, and a few of the dates had to be moved due to the holidays.

**MOTION** was made by Mayor Pro-Tem V. Jones to adopt the 2021 Meeting Schedule and the 2021 event dates. The moton was seconded by Councilwoman O. Jones. Motion carried.

#### **VI. Update on Grants Webinar**

Clerk Dungee reported Timmons Group hosted a grants webinar, and there were speakers from GoldenLeaf Foundation, Carroll Company, N.C. Department of Commerce, and Duke Energy who discussed available funding sources for economic development projects. GoldenLeaf Foundation indicated some of their funding comes through the state, and they work with distressed areas in manufacturing, tobacco, and agricultural preparedness. They also work with road infrastructure, public utilities, and water and sewer projects. N.C. Dept of Commerce seeks projects with great economic benefit that create 100-200 jobs. These grants are very competitive. CDBG programs assist with infrastructure, water and sewer, and natural gas projects. The CDBG application process is long and an experienced CDBG grant writer is needed. Duke Energy helps with land planning recommendations and they have matching grants for communities and industrial projects through the Site Readiness Program.

Mayor Morgan provided information regarding a new Publix near the mall in Burlington. Also, there are plans to construct a Lidl where the bowling alley is in Burlington. An Amazon delivery warehouse is being built in the Rock Creek Industrial Park and a new hotel is proposed behind the Amazon warehouse.

#### **VII. Vote to Approve 2019/2020 Audit Contract**

Councilwoman Wrenwick reported Bobby Massey, the Town's CPA, has a backlog and it was suggested the Town contract with Eddie Carrick, CPA to complete the Town's 2019-2020 audit. Bobby Massey will continue working to complete the past due audit for 2018-2019. The reason for the backlog is the IRS's audit regulations have changed and time to complete the audits has been decreased. The Town must consider approving the contract for this year only with Eddie Carrick, CPA and the cost is \$7,500. This cost is \$400 more than the current contract with Bobby Massey. The Town will be notified if there is any additional cost. It was noted the audit is the property of Eddie Carrick, CPA, and all information will be treated as confidential.

Mayor Morgan expressed his concerns about the audit delays, and how the Town was made aware of the delays through the NCLM rather than from the Town's CPA, and that the Town did not have any input in the selection of another CPA. It was noted that the additional IRS regulations has put all CPA firms behind. Also, it was noted that if for some reason, Bobby Massey is not able to complete the Towns audits and other finance work, Mr. Boney would select another CPA to work under. The Town's accounts would follow Will Boney if he chooses to leave. It was asked whether the Town should consider the search for another CPA. Councilwoman Wrenwick has given a report a few years ago on other CPA's in the area. The cost for bookkeeping and audit contract services on the list of firms were a lot more expensive. She indicated she will search again.

MOTION to approve the 2019/2020 audit contract with Eddie Carrick, CPA was made by Mayor Pro-Tem V. Jones and seconded by Councilwoman Wrenwick. Motion carried.

### **VIII. Feasibility Study**

Councilwoman O. Jones expressed concern about spending \$15,000 to conduct a water and sewer feasibility study without a commitment from Greensboro to provide water and sewer to the Town. Mayor Morgan responded the Town would not conduct the feasibility study until Greensboro indicates it would be able to provide the Town with water and sewer. It was noted if the Town had an economic development project it might help secure water and sewer; however, no developers are interested unless water and sewer is available. Mayor Morgan indicated Summerfield is looking to get water and sewer for an 800-acre tract. Clerk Dungee asked whether the Town should continue to look for funding for the feasibility study through the Piedmont Conservation Council. Mayor Morgan spoke with Phillip White, and there may be some other funding opportunities for the feasibility study within the Town. The Council will continue to work with PCC and see how things play out.

### **VIII. Streetlights on Highway 70**

Councilwoman O. Jones expressed interest in revisiting the project of installing streetlights on Highway 70. Duke Energy would install the streetlights provided the Town signs a waiver that the Town would pay to move the light poles if needed. Mayor Morgan stated the Town cannot afford to move the poles and could not sign the waiver. The issue of moving the poles is related to the possible widening of Highway 70/Burlington Road through the Town. If the road is widened the poles would need to be moved. It was asked that if the poles are installed on the Palmer Farm side of the road, would the poles need to be moved. Also, it was asked how much it would cost if the poles have to be moved. Mayor Pro-Tem V. Jones suggested the lights be installed on only on existing poles. Mayor Morgan suggested revisiting installing streetlights on existing poles but he is not interested in signing a waiver.

### **IX. Gibsonville Addresses on Voting Materials**

Councilwoman O. Jones asked why the physical addresses for Sedalia residents are listed as Gibsonville on voting materials. Mayor Pro-Tem V. Jones responded Sedalia does not have a postal route/mail carrier and since the Town's physical addresses are served by the Gibsonville postal route/mail carrier the official physical address for Sedalia residents is Gibsonville. If the Sedalia post office got a postal route/mail carrier then our physical

addresses would be changed to Sedalia. Clerk Dungee added that this has been an issue in Town for many years now. Sedalia has requested a mail route several times, and the USPS will not agree, so mail will continue being routed through Gibsonville.

**D. CITIZENS COMMENTS**

\*Valerie Jones, 6100 Burnside Road, reported that tomorrow is the last day to vote. She noted several people have expressed concerns about potential issues that could arise on Election Day. She urged everyone to be careful.

\*Marian Jeffries, 609 Sedalia Road, reported there were surveyors out on Sedalia Road. She was told the plan is to subdivide the property into six lots.

**E. ANNOUNCEMENTS**

Until further notice, all scheduled meetings will be virtual meetings at 7 pm. Please contact the Town Hall to receive meeting invitations.

- Please remember to vote on Election Day, Nov. 3<sup>rd</sup>
- The next Planning Board meeting will be Nov. 19<sup>th</sup>
- The Town Hall will be closed for Thanksgiving Nov. 26<sup>th</sup> & 27<sup>th</sup>
- The next Agenda meeting will be Nov. 30<sup>th</sup>
- The next Town Council meeting will be held on Dec. 7<sup>th</sup>

Clerk Dungee asked whether the Town Hall will be closed on Veterans Day, November 11. It was stated that it is a federal and state holiday, the Town Hall will be closed on Veterans Day.

Meeting adjourned.

Submitted By:

Approved By:

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

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)