



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
January 6, 2020
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:** Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, and Councilwoman Wrenwick were present at roll call. Councilman Meachem arrived after roll call.

A. MOTION to approve the agenda with the addition of the item – VIII. Post Office Update – was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem V. Jones. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Report

Mr. Brandon Emory, with ACE, gave an update. Five new cases were opened on Martingale Drive. Four cases were abated. Minimum housing standards are now met for the house at **6117 Burlington Road**. Repairs to the exterior have been completed and work on the inside continues. Councilwoman O. Jones asked if the Town could give the owner six months to complete all repairs. Mr. Emory responded since it is not an occupied dwelling there is limited authority to require the inside work to be completed. Mr. Emory will continue to maintain contact with the owner. Mayor Morgan asked if the owner needed a permit for removing the front porch. Mr. Emory responded the porch is not supporting the structure and he is not aware of any building code that requires a permit if it is not structurally supportive. If the owners were rebuilding the porch, then they would need a permit, but since they are removing damaged portions only, no permit is required. Clerk Dungee asked whether back portions of the property could be cleaned up. Mr. Emory responded he would discuss the issue with the owner.

The minimum housing standards have been met for the house at **657 Sedalia Road**. Repairs to the roof are completed and the blue tarp removed. Also, the junk vehicles have been removed. This case has been abated.

Mr. Emory is working with several property owners on Martingale Drive. Councilwoman O. Jones mentioned there have been several problems with junk vehicles at one property on Martingale Drive. She added the owners are aware junk vehicles are not allowed. Mr.

Emory responded he is working with the owners. He wants the owners to remove the junk vehicles rather than the town abating the violation.

Councilwoman Jeffries asked about construction materials on the property next to hers. Mr. Emory will check the property. He commented if they are working on the house, then construction materials are allowed to be placed outside the house.

Mayor Morgan asked about a white van parked at a house across from the store on Burlington Road. The van has flat tires and has been parked in the same location for a few years. Mr. Emory will check on it. In addition, Mayor Morgan reported there are several streetlights out on Sedalia Road. Mr. Emory will do a streetlight inspection.

II. Ordinance on Open Shooting

Mayor Morgan reported the shooting of a high-powered rifle near houses in his neighborhood. The sheriff responded and talked with the individual doing the shooting. The sheriff said the shooter was a legal distance – approximately 300 feet – from any houses. There have been other reports of shooting within the town boundaries. Some counties and towns require a greater distance from houses (e.g., 1,500 feet and 450 yards). Mayor Morgan suggested reviewing the town’s current ordinance and consider increasing the distance from houses and perhaps adding a noise violation.

Mayor Pro Tem V. Jones suggested the town consider an ordinance that would not allow shooting within the town limits. Mr. Emory commented it is common for municipalities to have ordinances that prohibit discharging weapons within corporate limits. Mayor Morgan indicated there is hunting within the town boundaries and he did not want to restrict licensed hunters. It was suggested an ordinance could be developed that restricted shooting but had exemptions for hunting. Mr. Emory commented the town could restrict hunting to certain size (acreage) properties, and if anyone observes illegal hunting to contact the game warden. Mayor Morgan will draft an ordinance for the next meeting.

III. NPH Grant Development Services

Councilwoman Wrenwick reported the town’s grant writer, Lisa Lopez, has taken a position with Carolina Press. Ms. Lopez recommended Nancy Hunter, a non-profit consultant with NPH Grant Development Services. The town was paying for services as needed; there was no monthly service charge. Councilwoman O. Jones asked if Ms. Hunter could help with the housing grant. Clerk Dungee responded it was likely, but it is unclear when the application process for the housing grant will be open. Councilwoman Jeffries asked if the town would need to provide the grant information. Clerk Dungee responded she worked with Ms. Lopez to provide needed information, and Ms. Lopez determined if the town qualified for a grant, set up meetings, made contacts, and searched for funding. It is anticipated Ms. Hunter would do the same. Ms. Hunter has a lot of experience, but her experience is not with the types of projects for which the town would be seeking grants (e.g., economic development, building projects).

IV. Chapter 160D/Module Assignments

Clerk Dungee reported on the State’s Chapter 160D that outlines proposed changes to the town’s development ordinances. A new book with the changes will be available in January.

Eventually, there may be an annotation document that contains the actual text of the changes to be adopted. All materials available to date have been forwarded to the Town Council and Planning Board for review. The Planning Board is reviewing the material in the Planning and Zoning Law Bulletin: 2019 N.C. Legislation Related to Planning and Development Regulations.

Town Council and Planning Board members can learn about the proposed changes through workshops, webinars, and/or modules. There are 11, 10 to 15-minute modules. Each Town Council and Planning Board member was assigned a module. Each member is to watch their module and present a summary at a meeting. It will take until June to complete all the modules and reports. After June, the Town Council will vote to adopt the changes at a public hearing.

Mayor Pro Tem V. Jones suggested every member follow a standard format for their summary (e.g., bulleted points) of their module and include only the important information. Planning Board chair R. Jones asked if Town Council and Planning Board members would be required to be at all Town Council and Planning Board meetings where summaries were presented. Mayor Pro Tem V. Jones stated if written summaries of each module are provided, then there is no need for members to attend all the meetings. Also, it was believed only two Town Council members can attend a Planning Board meeting, otherwise the meeting would have to be advertised and advertising would cost the town. Planning Board chair R. Jones suggested everyone read the entire document and then discuss it, or perhaps get together on a Saturday and work through all modules. Mayor Pro Tem V. Jones supported each member reviewing a module and submitting a summary. She believed this would reduce the time members would have to spend on learning the changes, and possibly result in better retention of the material. Mayor Morgan mentioned it was important to highlight what is changing, because not everything is changing. It was decided members will review their assigned module and present a summary at a meeting. If a member cannot attend all of the meetings, then the summary is available for them to read.

V. Stone & Landscaping Creation Contract Renewal

Mayor Morgan reported Stone & Landscaping Creation's contract is up for renewal. Currently the town pays \$325.00 per month for landscaping. Mr. Morrison has requested an unspecified increase this year. Clerk Dungee reported there was no increase last year. The understanding is his request for an increase is mostly to cover equipment maintenance costs. Mr. Morrison provides additional services to the town that are not covered in the contract (e.g., snow removal, Dansby Drive, tree pruning, power washing, etc.) and these services are an additional charge to the town. Mayor Pro Tem V. Jones suggested Mr. Morrison request a specific increase in the contracted amount (e.g., 3% increase). Mayor Morgan suggested the contract remain as is and explain to Mr. Morrison the reasons. If Mr. Morrison would like to submit a request for a specific increase to his contracted amount it would be considered.

VI. Gotcha Towing & Recovery Contract Renewal

Clerk Dungee reported the contract does not need to be renewed; it expires next year. It used to be an annual contract, but it is now a three-year contract. Concerns remain about parking at the Town Hall. Clerk Dungee shared with the school that the town has installed reserved parking signs and violators will be towed. It is unclear if that message was passed to the student's parents.

VII. Stormwater Education

Clerk Dungee presented information on underground stormwater retention systems. Flooding may occur when stormwater goes directly into the storm sewer. Retention systems help slow stormwater and reduce flooding. Ponds are common, but sometimes there is not enough land to construct a pond. Storm traps are retention systems that have been placed underground. Some are modular designs for quicker installation and lower cost.

VIII. Post Office Update

Concerns remain the owners of the building where the post office is located may not renew the lease. It was suggested the town proactively consider alternative locations should the this occur. One suggestion was Charlotte Hawkins Brown; however, this is state property, and the post office is federal. Another suggestion was the old gas station/Tote-a-Poke. The owners have been trying to rent this building and it has a large parking lot for customers. Mayor Morgan mentioned the owners of the post office building have invested money recently in repairs to the building, and they may continue to lease the building to re-coup their investment.

D. CITIZENS COMMENTS

*Mr. Clarence Meachem, 201 Dansby Drive, commented some residents are placing garbage adjacent to their garbage cans. If garbage is not in the can, then Republic will not pick it up. He suggested reminding residents that garbage must be placed in the can. Also, he informed the town that Patricia Martin has passed away.

*Mr. Stephen Brown, 707 Weddingbrook Drive, asked about the pink streamers on Rockhurst Drive. Mayor Morgan responded the owners of the McLean property are proposing to subdivide the 18-acre tract into several tracts. The Planning Board will review the proposed subdivision at the next meeting on January 16 at 7 pm.

*Valerie Jones, 6100 Burnside Road, shared the house where the trailer was on Simmons Lake Road at Blue Lantern Road is for sale. Also, there is a lot on Simmons Lake Road for sale.

*Ophelia Jones, 6508 Rolling Acres Drive, asked about the couch located on the side of Rockhurst Drive. Clerk Dungee contacted Republic. The couch was to be picked up on Dec. 30. Clerk Dungee will contact Republic again.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be January 16th
- The Town Hall will be closed January 20th in observance of the Martin Luther King Jr. holiday
- The next Town Council agenda meeting will be January 27th
- The next Town Council meeting will be February 3rd
- Mayor Pro Tem V. Jones reminded Council members of a NC BEMO board meeting on January 25th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)