



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
July 2, 2018
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:** Councilwomen Wrenwick, Councilman Meachem, Councilwoman O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.

A. MOTION to approve the agenda was made by Councilman Meachem and seconded by Mayor Pro Tem V. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUEST

I. Code Enforcement Report

Brandon Emory, with Alliance Code Enforcement, gave updates on each property with open violation cases. As of the end of May, the property at **6200 Rolling Acres Drive**, Brandon reached out to the owner and expressed how disappointed he was with the lack of progress. The home has been secured and the grass was cut, but nothing more. Brandon explained to the owner what would happen if abatement doesn't happen soon. The owner said he would demolish the home and he'll start on it right away. As of the end of June, Brandon reached out again by phone, email and text. The last message was relaying that he would not be contacting him again and would be moving forward with the next steps, unless he hears back from him soon. There was no further contact. Brandon requested approval from the Council to move forward with the asbestos inspection to begin the demolition process. Thus far, the owner has shown no further interest in compliance. Brandon has followed up with the company that took down trees across from Zaxby's off Burlington Road, to see if they would be interested in the demolition work when the time comes. Since they already have their equipment nearby, this might make the process easier. Concerning the property at **6270 Burlington Road**, a family member is working to get some volunteers to help clean the diner out. During the last inspection of the diner, it shows the structural condition is not in good shape. There are plans to do another inspection on July 11th, which should determine if it can be saved. He spoke with the owners next door, who are clearing out the tree's across from Zaxby's. Maybe they would have some interest in purchasing the property.

Councilwomen O. Jones stated that she didn't think it would be a good idea for 1 person to own that much land. Brandon answered that they already own most of the property on that corner. Purchasing the property where the diner sits would only be about 1-2 acres more, so it's not that much of a difference. He was only looking into it to try and take advantage of the timeframe while workers were still around clearing off the property. He plans to stay in communication with the owners, as their first priority is cleaning out the diner so that it can be moved.

Brandon continued with remaining cases, stating that the property at **401 Sedalia Road** has had some major clean up done. There are three vehicles still on the property, but progress is being made. Concerning the property at **6117 Burlington Road**, a Notice of Hearing was sent on June 19th and hearing was set for July 17th. He was able to contact someone with PTRC where the owner had applied for assistance. He was told the previous staff person was on a leave and it was best for the owner to reapply, so Brandon would provide them with another application. The property at **6309 Jennie Dr** is still currently in violation, but progress is being made. All siblings have been notified. He will be sending out a Notice of Hearing, which is scheduled for July 17th. The property at **6117 Blue Lantern Road** remains in violation, but progress is still being made. A Notice of Hearing was sent, and hearing is scheduled for July 17th. Concerning recently opened cases with the following properties, Brandon received complaints on possible violations at: **6252 Burlington Rd, 6110 Blue Lantern Rd, 6260 Burlington Rd, 6212 Burlington Rd, 6103 Blue Lantern Rd and 607 Sedalia Rd**. Upon inspections, he found that violations do exist, and he is prepared to send out Courtesy Letters/Notice of Violations to the property owners.

II. Approval of the 2018/2019 Audit Contract

Councilwoman Wrenwick reported that Bobby Massey, the town's CPA completes the audit for the Town of Sedalia and the Town Council has copies of the contract for review. The primary government fee to audit accounts is \$4,050 and the fee for writing financial statements is \$ 3,050. The total fee for services to be rendered under ordinary circumstances and pursuant to the contract is \$7100.

Bobby Massey, who was present, gave some additional information concerning this year's audit contract. The majority of the contract including the cost of his services are the same as of the past 5 years. The total fee with the state does include increases, but he has kept his cost the same. He discussed the updates on his continuing education and the firm's latest peer review. The 3 levels received from an accountant's peer review is either fail, pass with sufficiency's, or pass. He was happy to say he received a pass.

MOTION to approve the audit contract as received for the Town of Sedalia was made by Councilman Meachem. Mayor Pro Tem V. Jones stated a second; motion carried.

III. Planning Board Meeting Update

Chairman Robert Jones gave an update from the previous Planning Board Meeting, which was held on June 21st. The board discussed Module 9 from the School of Government E-Learning Modules. Unfortunately, during the meeting the internet was unavailable, so they weren't able to view this educational piece on the projector as they usually do. They did briefly discuss the subject of spot zoning, and they agreed to view the training on their own time. The basic description of spot zoning is having a small area of land zoned that has been established by the state to have reasonable benefits to the owner, neighbour and surrounding community. The board plans to discuss this module in more detail when they meet again in the following month. A few items of discussion came up during Citizens Concerns, one which was the house on Burlington Road that has been under construction a long while now. Another was the shrubbery that needs to be cut back as drivers are coming out of Zaxby's to make a left turn. Lastly, it was mentioned that there was talk of a potential retail business coming across from Zaxby's where the land is being cleared, but the owners might have decided not to move forward.

The Town Council, at this point, has not received word of any development plans for the aforementioned property across from Zaxby's.

IV. General Town Updates

Cam Dungee, Town Clerk, gave a report on some recent town updates regarding the towns upcoming car show, a possible town newsletter, a small-town grant opportunity, a county ordinance update and a previous CHB event. Regarding the **car show**, it will be held on Aug 11th from 10-2 at the CHB Museum. The planning committee met on Saturday, June 23th and discussed different advertising strategies, site layout for participants, parking, food trucks, etc. Also, the different categories and trophies for each winner, registration process, DJ's, kid activities, T-Shirts, and donations. The town does need help, so she asked for volunteers to sign up and they need participants to enter their vehicles. Most importantly, this event is a fundraiser for the construction of the towns bicycle & pedestrian plan. The Council has been tossing around the idea of putting out a community **newsletter** for Sedalia. She added that we are still trying to make that happen and we need everyone's help. She asked for those who can, to please take some time to prepare a short article on a topic of your choice and submit that to her or Denise, the Office Assistant, as soon as possible. Just make sure it's not too long and that it's appropriate for the Sedalia community. Concerning the **small-town grant**, Representative Jon Hardister informed the town by letter, that he put in to the state for Sedalia to receive a small-town grant of \$25,000. Rep. Hardister added in his letter that he will work to serve the town to the best of his ability. On the Guilford County Dev. **Ordinance Update**, the county is beginning the update of the Land Development Ordinance (LDO). The Guilford County Planning & Development Department wanted to get participation and input concerning this process and it is anticipated to take 12 - 18 months. On June 19th, they invited stakeholders, residents, business owners, economic development agencies, etc. to begin a conversation

to relay observations, thoughts, and concerns related to development in the County. There were six sessions and Chairman Jones and Mayor Pro Tem V. Jones were able to attend one of the sessions that day. Since the town ordinance is very similar to the County's, it would be helpful to see how they might be looking to change their ordinance in case Sedalia is interested to follow suit. If the town does decide to make amendments to the ordinance, there would need to be hearings with the Board of Adjustment. On June 21st, the CHB Museum invited folks to a **film screening** called "The American South As We Know It" by Fredrick D. Murphy. This documentary explores the lives of African Americans during the Jim Crow era. After the screening, Fredrick Murphy talked about his process of making the film and he answered some questions. Hopefully, the town can set up an evening to show the documentary at the town hall. It was very nice and very educational.

D. CITIZENS COMMENTS

****Valerie Jones, 6100 Burnside Road, asked how many people ride down Sedalia Road and almost want to cry to see the amount of trash on the road. She stated that after getting off work, she saw so much trash on the road, she wanted to get out right then and start picking up trash. She said she probably would have if it wasn't so hot that day. She asked the Town Clerk if residents picked up trash outside of the scheduled Litter Sweep dates, and left bags along side the road, would NCDOT come by and collect those bags for the town.**

Cam Dungee answered that she's not 100% sure, but if she had to guess, she doesn't think that would be a problem. She said she normally contacts the maintenance department to collect bags during the Litter Sweep events. It's part of their job to make sure the roadways are clean and maintained, so she can't see why they wouldn't want citizens to help with that. The best way to handle this if it's not an organized event is to make sure the bags are tied up and left on a main road, like Sedalia Road or Burlington Road. Also, someone should give her a call and let her know where exactly the bags were left. A citizen should not place a bag on any road and expect for it to get picked up, especially without notifying someone.

****Ophelia Jones, 6508 Rolling Acres Drive, stated that she noticed how high the grass has grown on the right-of-way of her road.**

Cam Dungee stated that this is an issue almost every year when the weather starts to get warm. She was told a long time ago that the mowing schedule of each state-maintained road was on a 6-week cycle. This does not seem to be happening, it's more like twice a year.

Chairman Jones added that on those back state-maintained roads, NCDOT will come out maybe twice a year, unless someone calls them.

****Stephen Brown, 707 Wedding Brook Drive, stated that during the last meeting, he raised his concern about the condition of the roads in his neighbourhood. Mr. Sabastian King, standing in for Rep. Jon Hardister, gave him a call saying that he spoke with Mike Mills with**

NCDOT about this concern. Mr. Mills said he would have someone to go out and take a look at the roads and do an inspection of the work that was done. Mr. Brown thanked him for following up, but he also redirected Mr. King to the town.

Cam Dungee added that the town has not heard anything from Mr. Mills, but she did hear from Mr. King a few days after he spoke to Mr. Brown. Basically, it was the same information that NCDOT would be going out to see if anything more can be or will be done.

Mayor Morgan added that it does seem like the better choice would have been to pave the whole road instead of all the patches that were put in. Maybe something will be done soon, and the Council will keep everyone updated.

E. ANNOUNCEMENTS

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

- The Sedalia Town Hall will be closed on July 4th in observance to Independence Day
- The next Planning Board Meeting will be held on July 19th
- The next Town Council Agenda Meeting will be held on July 30th
- The next Town Hall Meeting will be held on Aug. 6th

Mayor Morgan thanked everyone for coming out, and the meeting was adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)