



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
JANUARY 8, 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 all 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 was made by Mayor Pro Tem V. Jones and seconded by Councilman Meachem. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Monthly Finance Report

Councilwoman Wrenwick gave a finance report for the months of November and December 2017. For the month of November, the towns Powell Bill account stood at \$60,782.72, the savings account at \$328,931.88 and the checking account at \$5,893.34. There were three deposits made in the amount of \$4,686.49 (property tax), \$3,815.12 (state sales tax) and \$436.36 (ABC profits). Municipal Clerk dues and other monthly contract payments (Stone & Landscaping Creations, State Code Enforcement, Dev. By Design) totaled in the amount of \$2,587.45. For the month of December, the towns Powell Bill account stood at \$68,039.85, the savings account at \$330,646.08 and checking account at \$4,858.94. There were three deposits made in the amount of \$6,462.85 (property tax), \$10,048.84 (state sales tax) and \$142.33 (town refund). Other payments and town activities for the month totaled in the amount of \$3,777.67 (Attorney fees, Guilford County tax collection, State Code Enforcement, Senior Luncheon, Christmas gathering, Black Towns Book).

II. Adopt Ordinance (Goodall Property)

Mayor Morgan reported that the Town Council would be considering adoption of an ordinance on the Goodall case, PIN#8814-92-0546. He read through the details of the case, which would order the town's Code Enforcement Officer to abate (repair or demolish). The town recently adopted ordinances that were drawn up by the Attorney for three other properties, and they all have to be filed with the register of deeds office, but there was one that didn't get included due to some confusion with the inspections. This property is located just inside the town limits and it really needs to be cleaned up. As stated in the ordinance, a thorough inspection was done in April of 2017 and it was found that the diner was abandoned, dilapidated, a danger and a public nuisance, which is a violation to the Town's nuisance ordinance and minimum housing standards. The owner was sent notice and attended a hearing in May. The order to abate was sent in June from the Code Enforcement

Officer. The owner was given until Sept. 7, 2017 to comply, but failed to do so in a timely manner. According to the town ordinance and the General Statues, the town has right to abate.

Councilwoman O. Jones asked if the state has given the Town the right to demolish the structure since it is historic property.

Mayor Morgan answered that the town knows there is some historical value there because of so many of us that still live in the area, but the owner never came forward to claim it was historical. That is something that would have come up during the hearing with the CEO.

The Town Clerk mentioned that there is a document that DOT prepared when they were doing a traffic study years ago, and it describes some of the history on that particular property. However, if the property is in violation and has the potential to cause detriment toward the health of the public, she thinks something has to over ride the historical value so that the land can be cleaned up.

Mayor Pro Tem V. Jones added that notices have gone to the owner for many years now, during the first years she served on the council. She pulled up the online list of state historic properties in North Carolina, and that property is not listed. It has to be treated just like any other property in violation.

Further discussion went on and council did entertain a vote to adopt the ordinance.

MOTION to adopt the ordinance to abate the Goodall property located at 6270 Burlington Road, PIN#8814-92-0546 was made by Councilwomen Wrenwick and Councilman Meachem stated a second. Motion carried.

III. Appointment of Planning Board Members (Woodruff & Jeffries)

Mayor Pro Tem V. Jones announced that LaDonna Woodruff and Marian Jeffries have both served a 3-year term on the Sedalia Planning Board and the Town Council is happy to re-appoint them both to serve another term. Mayor Pro Tem V. Jones read through the re-appointment documents for each member separately. She stated that Ms. Woodruff served from Oct. 2014 – Oct. 2017 and Ms. Jeffries served from Nov. 2014 – Nov. 2017. During this new term, they both will act as Alternate Board Member's and follow the Planning Boards By-Laws. This term will be effective, Jan. 2018 until re-appointment is considered again in Jan. of 2021. The town is very grateful for the true commitment and dedication that has been shown by Ms. Woodruff and Ms. Jeffries and the Council looks forward to the many years to come.

MOTION was made by Councilwomen Wrenwick to re-appoint LaDonna Wrenwick and Marian Jeffries to serve another 3-year term on the Sedalia Planning Board, and it was seconded by Councilmen Meachem. Motion was approved.

Mayor Morgan presented signed copies of the re-appointment documents to them each and he thanked them both for their service to the town.

IV. Planning Board Meeting Update

Chairman Jones announced that the Planning Board did not meet during the month of December. The meeting scheduled for Dec. 21 was cancelled due to the Christmas Holiday.

V. Bike/Ped Update

Cam Dungee gave an update on the progress regarding funding for the Towns' bicycle and pedestrian paths. The update included detailed descriptions of events, meetings and conversations that took place from October through December 2017. Some of which included the application announcement from Kate B. Reynolds Foundation and attempts to reach a rep. with USDA. Mayor Morgan, Cam Dungee and Lisa Lopez met with Mayor Williams of Gibsonville to do some brainstorming regarding funding options. There are plans to try and schedule a meeting with Senator Trudy Wade, Representative Jon Hardister as well as connecting with potential sponsors like Tanger, LeBauer and Weaver Investment. Also try to connect with Michael Regan, with the NC Dept. of Environmental Quality. Lisa Lopez is keeping an eye out for the application announcement with the NC Parks Recreational Trails Program. Cam Dungee added that she spoke Mayor Volz of Jamestown about the Piedmont Triad Regional Council (PTRC) and the conversation was positive. The town was instructed to contact Jesse Daye with PTRC about membership and the details involved. Services offered by PTRC include, a weatherization program, programs for housing, seniors, criminal justice assistance, management, planning and workforce development. Help with a bicycle or pedestrian path would fall under the regional planning. Mayor Morgan and Lisa Lopez, at different times, spoke to Aldea Douglas, with NCDOT Bike and Ped program. DOT did come out in October and put in about 2 ft. of shoulders down the east side of Burlington Road on both sides. After getting positive input concerning PTRC, the Town Council decided to become a member, and the Resolution of Membership was approved. Hopefully in the near future PTRC will help point the council to some great resources for funding of the bike/ped paths, as well as for other areas that might be needed. Mayor Morgan and Councilman Meachem were appointed as the town delegates to attend the PTRC meetings throughout the year.

Councilwomen O. Jones added that she thinks we need to be familiar with the rules for bike riding. Not everyone knows enough of the rules to be safe while riding, and drivers need to be made aware too. The Town Clerk said she would look into finding them and sending them out to the Council.

The Council also discussed ways to locally build up funds for the towns bike/ped paths, such as a Black-Tie affair, donations during Founder's Day events, asking residents who may have ample funds to make a tax-deductible donation to receive a plaque, asking the owners at the new Zaxby's for donations, etc.

D. CITIZENS COMMENTS

**Valerie Jones, 6100 Burnside Road, stated that she would like for the town to consider making an offer on the small lot that the county had for sale in Imperial Estates. She thinks this area would be nice for a park.

The Council discussed the possibility of purchasing this lot for a park with a playground, and all that might be involved concerning the size of the lot, the need for a privacy fence and picnic tables, adding no trespassing signs, safety concerns and other uses for the lot. They also mentioned how it could be turned into a neighborhood park with box gardens for the community, extending the towns bicycle and pedestrian path around the park and adding exercise equipment.

**Mayor Morgan added that the bridge which is going to be widened on Sedalia Road will be built to accommodate the town bike/ped path. DOT is aware that the town has plans for these paths, so they will build the bridge wide enough for that reason. They are in the process now of buying more right away

**Clarence Meachem, 202 Dansby Drive, stated he has a comment in reference to his road. He's noticed how on several occasions, a school bus has started coming through. When Gov. Hunt was in office, it was said that at no point would school buses drive down dirt roads. Simmons Lake Drive, which is a paved road, is parallel to Dansby and he thinks the busses should travel on that road instead because over time large vehicles cause damage to dirt roads.

The Council discussed the matter and said maybe they can find out which bus it is and if the driver is aware that busses aren't supposed to drive on unpaved roads.

**Robert Jones, 6508 Rolling Acres Drive, stated that he also feels the town should look at purchasing the property in Imperial Estates. This will help to show the residents that the town is doing something.

E. ANNOUCEMENTS

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

- The next Planning Board Meeting will be held on Jan. 18th
- The Bike/Ped Advisory Committee will meet on Jan. 27 at 10am
- The next Town Council Agenda Meeting will be held on Jan. 29th
- The next Town Council Meeting will be held on Feb. 5th

Meeting adjourned

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)