



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
September 11, 2023
7PM

Minutes

- **CALL TO ORDER:** 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 & MEDITATION:** Time was allotted for silent prayer and meditation.
- **PLEDGE OF ALLEGIANCE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve the minutes from the August 7th Town Council Agenda meeting was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried. *(Note: Aug. 7th minutes had already been approved in a previous meeting. The minutes that were actually being reviewed were from Aug. 28th, so this date is being corrected in the minutes from Aug. 7th to Aug. 28th).*

C. GUESTS/REPORTS/DISCUSSIONS

I. Code Enforcement Report

Tristan Smith with Alliance Code Enforcement provided the report.

- **6009 Stewart Bend Road**, washer and dryer under the carport have been removed. Case abated.
- **905 Rockhurst Drive**, open storage of junk on a trailer has been removed. Case abated.
- **6124 Burlington Road**, overgrown lot of more than 24 inches. A work order will be submitted to have lot mowed. Councilwoman Jones asked about the fallen tree. Mr. Smith tried to contact the property owner. Mayor Morgan stated a hearing is needed since the property owner has not responded.
- **6309 Rolling Acres Drive**, lot has been mowed. Case abated. Councilwoman Jones commented vegetation is still growing on the accessory building. Mr. Smith will check on it. It is believed the house is still under renovation. It was noted the before and after pics don't match. One pic appears to be taken of the neighbor's yard.
- **6305 Rolling Acres Drive**, pile of unidentified items beside a burn barrel in yard and an inoperable vehicle. Notice of Violation sent. It was noted that this case has been going on for at least 3 months. The owner should have been notified months ago.

- **331 Sedalia Road**, overgrown lot and logs in yard. Notice of Violation sent. Will move to Notice of Hearing next week.
- **335 Sedalia Road**, overgrown lot and piles of building material on property. Notice of Violation sent. Will move to Notice of Hearing next week.
- **509 Three Cedars Lane**, overgrown lot and junk vehicle. The junk vehicle has been removed.
- **203 Simmons Lake Drive**, overgrown lot. There are now plans for new house to be built on this lot.
- **6098 Burnside Drive**, nuisance tree limbs, junk, and debris. Notice of Violation sent.
- **206 Grand Oaks Drive**, junk pile in yard and on trailer have been removed. Case abated.
- **6141 Blue Lantern Road**, overgrown lot and multiple unregistered vehicles. Notice of Violation sent.
- **6137 Blue Lantern Road**, multiple unregistered vehicles.
- **6103 Blue Lantern Road**, overgrown lot, open storage of junk, trash and debris. Property has a junk fence. Also, a building was constructed with no permit issued. Notice of Violation sent. Will move to Notice of Hearing next week.
- **6101 Blue Lantern Road**, overgrown lot and junk vehicle. Notice of Hearing sent.
- **6004 #2 Blue Lantern Road**, junk vehicles. The property owner is willing to bring property into abatement.
- **5902 Blue Lantern Road**, overgrown lot, open storage of indoor furniture, tires, building supplies, and other items.
- **5912 Blue Lantern Road**, property in violation for not having proper permits, minimum housing violation for a house on a trailer, and the nuisance ordinance due to the condition of the house. Notice of Hearing sent. Mayor Morgan commented the soil survey report that was submitted indicated two areas on the property can support a septic system. However, this does not remove the violation. Mr. Smith commented the Town can issue fines for the violations, but these must be based on due process.

Residents Mr. Anthony Maynard asked if the Town could determine if the house can be allowed regardless of the soil survey results. Residents Mr. Elton Horton expressed concern that it is dropping property values. Residents Cheryl Wilder commented she doesn't believe the contractor has a contractor's license. Mayor Morgan expressed concern about whether the house is habitable and whether \$39,000 will be sufficient to rebuild it to code. He commented the Town may need to have an inspector evaluate the house. Also, several citizens have expressed their concerns and the Council is considering their comments.

Planning Board member Jay Riehle asked if the house was condemned before it came, could it be considered condemned here, and then removed. It was noted that neither the NC DMV nor NC DOT required the house to be inspected prior to it being transported to Sedalia. Administrator Dungee responded the Town may be

able to request the paperwork on the house before it was transported. She added the Town has ordinances regarding properties and the state of structures on those properties but has never had a house brought in like this before the permits were issued. Anthony Maynard suggested the Town develop rules to address the situation because it is likely that there will be similar situations in the future. Mayor Morgan responded that the minimum housing ordinance may apply, but only to a house on a foundation that is permitted and connected to water and sewer.

Mr. Smith commented he tries to ensure the Town's ordinances are followed. Anthony Maynard commented there is some property in violation now and there is a pile of trees on the property, but the owner has not received a violation for it yet. In addition, he is constructing a privacy fence, but is not aware that the owner has the required County permit for it. Also, the owner has burned material on a couple of lots and the fire department stopped him from burning. Concerns were expressed that this same owner has two other lots and may burn on those lots too. Mr. Smith will discuss with Mr. Emory (company owner) how to move forward with these concerns.

Other expressed concerns that came up is that if the Town allows this house, then similar houses may be brought onto the owner's other two lots. Mayor Morgan commented the Town will plan to get an inspector and engineer to evaluate the house and the Council will consider the citizen's concerns and then vote.

Councilwoman Jones commented there is trash around the house again at 204 Martingale Drive, and this needs to be looked into. Administrator Dungee added that this owner has been a repeat violator for a long time, and neighbors in the area aren't happy about it.

II. Vote on Adoption of the Sedalia Thoroughfare & Collector Street Plan

Mayor Morgan gave a brief presentation of the plan from the Metropolitan Planning Organization on the proposed Sedalia Thoroughfare & Collector Street Plan. Councilwoman Jones noted that Marley Drive is proposed to follow the interstate and connect to U.S. 70. Councilman Sharpe noted that Creek Lane crosses Bogues Way to create an intersection. Administrator Dungee stated some of the connector roads may benefit the Town such as Rockhurst Drive to Blue Lantern Road, which she thinks is needed, and there may be more concerns about the Rock Creek Dairy Road extension. However, it was noted that this particular proposed road goes through mostly forested areas.

Administrator Dungee commented concerning this plan, a Planning Board member attended a Transportation Advisory Council (TAC) meeting, and it was noted that connector roads would not be constructed unless development occurs. Several commented that these proposed roads cross through large properties, and it was unlikely the owners would sell their land. Antonio Whitaker, 6111 Blue Lantern Road, commented the Town does not know what will happen in 10 years and it is shortsighted to say no one is going to sell their land. Mayor Morgan noted that Blue Lantern Road extends into a 50-acre lot that could potentially get developed and if it does then traffic in that area would increase.

Mayor Morgan commented there are dedicated roads in Sedalia and to remove one of these roads, all property owners adjacent to the proposed road must agree to it. He believes there are still several questions to be answered regarding the proposed plan. Administrator Dungee suggested a workshop to use GIS to view the properties affected and determine alternatives.

Planning Board members commented that with the information received from the TAC meeting there did not seem to be a reason to not adopt the map. The Town approved the map in 2005 and the only change is the addition of the U.S. 70 bypass. All the same proposed collector roads were on the 2005 map, and still no collector roads would be constructed unless the properties are developed. Also, it is unlikely that eminent domain would be used. Mayor Morgan commented that Sedalia has changed over the years. For example, if the Smith property is sold, there will be roads constructed through it.

Councilman Sharpe stated he hesitates to adopt the plan if citizens do not like it and asked what happens if the Town does not adopt the map. Other Council members agreed. It was decided the Council will review the plan to determine what changes, if any, should be made and forward those to the MPO. Mayor Morgan also suggested forming a committee to review the plan. Councilman Sharpe asked if the proposed map has been posted to website because it is important to get it to people that are impacted by it. He also suggested the plan be presented at the upcoming parks and recreation meeting. Planning Board member Riehle suggested contacting each property owner that may be affected by the proposed collector roads. Councilwoman Wrenwick supported contacting property owners that are on the proposed connector road alignment. It was decided to contact affected property owners and give them until the November Council meeting to submit their comments and concerns.

III. NCLM – ARP Offered Services

Administrator Dungee reported the Town was contacted by the North Carolina League of Municipalities (NCLM) about assistance it can provide for the Town's ARP grant projects. The NCLM can assist with cybersecurity, communications, grant services, legal consultation, and engineering and planning. She noted the Town has considered contracting with a municipal attorney since sometimes legal research on projects is needed, such as the issue with the house on a trailer. Mayor Morgan commented their engineering and planning services may be able to assist with the park. Administrator Dungee responded the Town has contracted with Foothills Planning & Design (Paul Kron) regarding the park. Councilman Sharpe asked if their communication services could provide assistance with how the park project benefits the community. Councilwoman Wrenwick asked about their writing services to promote investments. Administrator Dungee will meet with an NCLM representative to discuss the Town's projects and how they can assist, then will provide the Council with an update.

IV. Sedalia Park & Walking Trail Steering Committee

Mayor Pro Tem Faison reported the Sedalia Park and Walking Trail Steering Committee will meet on September 28th at 7 pm at the Town Hall. Those who have an interest in being part of the design and planning process are invited to attend. Meeting information has been shared on Nextdoor. She encouraged people to attend the meeting.

V. 2023 Sedalia Fall Litter Sweep

Councilwoman Jones reported the Fall Litter Sweep will be held on October 14th at 9 am. Volunteers should meet at the Town Hall. Gloves, vests, pickers and bags will be available for volunteers. It was noted there will not be a dumpster at the fall litter sweep. The dumpster is always provided only for the Spring Litter Sweep events.

VI. PTRC Scope of Work for Sedalia Regionalization MRFS Project

Administrator Dungee summarized the Piedmont Triad Regional Council’s (PTRC) scope of services. She will meet with Paul Kron and Jesse Day with PTRC regarding concerns and questions about the scope of services. PTRC’s proposal does not exceed \$24,000 and the total grant is \$50,000. PTRC will provide services for analysis, survey and document of existing infrastructure, public engagement, fiscal rate study and organizational capacity analysis for the Town’s potential merger with neighboring systems, and administrative and supplies. It was noted that the amounts under the scope of services do not match the scope of work. Administrator Dungee will ask for clarification.

D. CITIZENS COMMENTS

*Robert Jones, 6508 Rolling Acres Drive, contacted the director for the Emergency Management Services, regarding a Generac generator. He was told they cannot help the Town fund it but did make a recommendation. There may be grants available to cover the cost. The next step is to have Generac determine what is needed. Since the Town does not have natural gas, it will require a propane tank. Mayor Morgan commented the Town needs to consider getting a generator and will try to find funds to buy one.

*Marian Jeffries, 609 Sedalia Road meeting attendee commented on a nice bridge on Bethel Church Road and wondered if someone can look at bridge on Sedalia Road and make it look clean and neat.

*Planning Board member Jones asked if another quote had been received for gravel for the roads. It was thought that the Town had received another quote. Administrator Dungee will check to see if there are other quotes.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on September 21st.
- The next Town Council Agenda meeting will be held on September 25th.
- The next Town Council meeting will be held on October 2nd.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Administrator

Howard Morgan, Mayor

Date

(SEAL)