



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:** Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman O. Jones, Councilwoman Wrenwick, and Councilman Meachem.

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

I. Code Enforcement Report

Ms. Ruth Emory with ACE provided an update on violation cases. At **5904-5910 Blue Lantern Road**, the Fire Department will notify the Town when the controlled burn occurs; it likely will be September or October. At **6259 Burlington Road**, it is anticipated the renovation will be completed in August.

At **6252 Burlington Road**, multiple vehicles appear disabled and untagged. One vehicle has been removed and the other three are being repaired. The owner asked for a two-week extension to get fitted vehicle covers. However, the vehicles were not covered after two weeks. A Notice of Tow will be issued in later this month if the owner does not place fitted cover on the vehicles by then.

At **6309 Rolling Acres Drive**, a Notice of Violation was sent for an overgrown lot. The lot has been mowed and the case is abated and closed. In a previous Council meeting, concerns were expressed about the amount of time it is taking to renovate the structure. Ms. Emory will contact the owner to get an update. At **6307 Jennie Drive**, a NOV was sent regarding an overgrown lot. At **6000 Bethel Church Road**, a case was opened for multiple bags of trash and a washer was discharged in the yard. A hearing was scheduled for August 12th. The owner indicated Republic Services would be called to pick up the items. During the last inspection, the items have now been removed.

At **204 Martingale Drive**, a case was opened for open storage on the front porch and on a trailer in the yard. A Notice of Violation was sent advising the owner the open storage must be removed within 15 days. The owner was present at the Council meeting and was given the floor to provide her comments. She stated she was cleaning out the garage and neatly

placing items on the trailer. She added that she works and can do only a little at a time. The owner stated there was a washer on the front porch for a few days before someone came to pick it up. She stated she does the best she can do and asked if it does not look bad, then what is the issue. She also asked why it is considered open storage. Ms. Emory responded according to the Town's ordinance, any article sitting outside of the house that does not belong outside is considered open storage. The owner added she had eight cars in the yard, but there are a lot of members in her family. Four of the cars were parked in the driveway and she received a notice. She asked why she should have to sell cars she owns, but cannot afford to fix, just because neighbors do not like it. The owner commented it seemed like everything she does she gets a violation. She feels she is being targeted and felt Ms. Emory has harassed her and been disrespectful to her.

Clerk Dungee responded she understands the owner may feel she is being targeted, but each month there are other residents who have violations cases in the Town. She added the Town does have ordinances which help to regulate what can and cannot happen within the Town's boundaries. The Town's Code Enforcement Officer (Ms. Emory) enforces the ordinances. If a violation is observed, then a notice must be sent. Mayor Morgan added if a neighbor issues a complaint, then the Code Enforcement Officer must investigate the complaint. Also, if there is an open case at an address, then the Code Enforcement Officer must periodically recheck the property and do reinspection's.

Mayor Pro Tem V. Jones commented there have been repeat violations at the 204 Martingale Dr. address, and time has been given to address the violations. It was noted the case for the cars was opened on April 8 and was closed on July 12. It was stated the Town wants to work with the residents. For example, if the Code Enforcement Officer notices the trailer and sends a notice, the owner can contact the Code Enforcement Officer or the Town to ask for additional time to address the violation. Councilwoman Wrenwick commented in a previous month's Code Enforcement Report, Ms. Emory did inform the Council that the property owner needed more time to abate the issue due to being ill and additional time was given. Also, when an extension was needed on a hearing, the Town worked with the owner.

Ms. Emory commented that the trailer was noted on July 12 and a notice was not sent out until July 22 giving 15 days for the open storage to be removed. The notice was sent because it became more visible. When additional time is needed, the Town is willing to work with homeowners. Ms. Emory added she always tries to be polite and professional, and she does not target or harass people. She must follow up on cases to get an update and the status on completion. The owner commented a friend had brought her the trailer to use, but his truck has since broken down. She has not been able to find someone else to remove it. Mayor Morgan provided a 30-day extension for removal of the trailer and suggested she ask for help if she needs it, as the Council knows people in the community who wouldn't mind helping out. Mr. Anthony Maynard offered to come and remove everything for the owner at no charge. Mayor Morgan thanked Mr. Maynard and the owner for her comments.

Mr. Anthony Maynard commented he too feels he has been targeted. He stated he has been cleaning up his property and has received notices for brush piles and a couch that was on a porch 375 feet off the road behind a privacy fence. Mayor Morgan acknowledged Mr. Maynard's comments and stated the Council heard his case at a previous meeting.

Cases abated and closed at **204 Martingale Drive** (multiple vehicles stored in yard), **6021 Blue Lantern Road** (disabled vehicle), **6137 Blue Lantern Road** (discarded couch), **6210 Burlington Road** (open storage discarded in front yard), and **307 Martingale Drive** (vehicle parked partially on state-maintained road).

II. Sedalia Cruise-in

Mayor Pro Tem V. Jones reported on the cruise-in providing details on the date, time and location. It was noted the event will be a cruise-in not a car show. The difference between a cruise-in and a car show is there are no judges or trophies at a cruise-in. At a cruise-in, the cars drive in and park for the duration of the event. The Town will charge a registration fee and hold a 50/50 raffle. A Certificate of Participation can be given to participants. During the discussion, it was noted there is a conflict on October 23, so it was decided to see if the cruise-in could be scheduled for October 9. The Clerk will contact the CHB Museum and see if that date is available.

III. Discuss Uses for Town ARP Funds

Mayor Morgan reported the ARP funds are government COVID-19 relief funds and the Town will receive approximately \$232,000. The Town has two years to use the funds. The funds can be used for water and sewer, broadband, and parks and recreation. It was noted the funds cannot be used for infrastructure. Currently the Town is looking to use the funds for broadband and parks and recreation. Mayor Morgan noted the Town must keep track of all receipts; therefore, a separate bank account has been set up for the funds.

There are several resources (e.g., League office and the County) the Town can use to get started with projects. Councilwoman Wrenwick commented she has been participating in meetings with Greensboro and IT professionals regarding installation of communication lines between Burlington and Greensboro. There have been discussions regarding splicing at the intersection of Sedalia Road and Burlington Road and at the Town Hall. To date, a map of the Town, and the location of cell towers and the Town Hall have been sent. Councilwoman Wrenwick asked Mr. Wilder if he would be willing to participate in the broadband project. Mr. Wilder commented he would be willing to help but could not be fully committed to the project. Mayor Morgan commented the Town sat in on a conference session regarding broadband about 5 years ago, and now with the available funds, we may be able to move forward with the project.

IV. Information on Sedalia Audit 2021

Clerk Dungee reported the Town was contacted by Bobby Massey, CPA concerning new state regulations that include tighter restrictions on one firm completing the Town's finances and audits. When a firm does both the finances and audit, it appears the firm is auditing its own work. Therefore, the Town will need to contact another firm to handle the Town's audits. The Town can find someone or can ask Eddie Carrick, CPA that did the Town's audits last year. The Town will need to decide soon because there needs to be a peer review completed by October 1. Essentially Bobby Massey, CPA will do the work of the towns bookkeeping, but the Town will need another firm to confirm the audit. It was suggested to ask Eddie Carrick, CPA since he knows the Town's books, but see if the cost

could be closer to what the town has paid in the pass with Bobby Massey. Clerk Dungee will contact Eddie Carrick, CPA to get a quote. She noted the League of Municipalities continues to check in with the Town to confirm the 2021 audit is completed on time.

D. CITIZENS COMMENTS

*Shinita Wrenwick, 6102 Bogues Way, asked if there was any additional information regarding the Sedalia Glen restrictive covenant and how it applied to the new house being constructed with vinyl siding on Bogues Way. Clerk Dungee responded the Town’s attorney has been contacted. Two restrictive covenants have been recorded with the Register of Deeds and it is unclear which applies. Mayor Pro Tem V. Jones commented the second version should apply. When the second version was recorded with the Register of Deeds it should have nullified the first version. Clerk Dungee added the second version requires a house to have three sides of brick. However, everyone she is aware of only has a copy of the first version. The applicant who is building the new house now was sent the restrictive covenant a while back, but that copy was the first version that did not include a house must have three brick sides. Clerk Dungee was able to get a copy of the second version from one of the homeowners in that phase of the subdivision. If the developer cannot readily find a copy of the second version, then what are the options for addressing this issue. There are concerns because even another property owner wanted to construct a house with siding and was told the house must have three sides of brick. It was decided to wait until Clerk Dungee received a response from the Town’s attorney, then the Council can determine how to proceed.

E. ANNOUNCEMENTS

All regular scheduled meetings are now in person at the Sedalia Town Hall. Each meeting will begin at 7:00 pm.

- The next Planning Board meeting will be held on August 19th.
- The next Town Council Agenda meeting will be held on August 30th
- The next Town Council meeting will be held on September 13th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)