



TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
December 2 2024  
7PM

## Minutes

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- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:01 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 Jones and seconded by Councilwoman Wrenwick. Motion carried.

**B. MOTION** to approve the minutes from the November 4, 2024 Town Council meeting was made by Mayor Pro Tem Faison and by Councilwoman Jones Motion carried.

### C. REPORTS/DISCUSSIONS

#### **I. Code Enforcement Report reported by Isaiah Clonch, ACE Code Enforcement.**

6270 BURLINGTON RD. Opened 11/13/23 • Case was opened in reference to Minimum Housing and tree/brush debris. Contacted the Owner for an update but was unable to reach them. • The Notice of Violation, Notice of Hearing, Hearing, Finding of Fact Order to Abate, and Final Notice have all been sent. The property is ready for Ordinance. Ordinance will be prepared.

– Mayor Morgan asked about the plans for demolition for this property and what the status is for this. Administrator Dungee stated that permits need to be obtained once abated and the process would progress from that point.

6124 BURLINGTON RD. Opened 12/11/23 • Owner is seeking financial assistance to restore the deteriorated and/or damaged structure which appears to be vacant. • The Notice of Violation, Notice of Hearing, Hearing, and Finding of Fact Order to Abate have all been sent. The property is ready for Ordinance. Ordinance will be prepared.

6020 BLUE LANTERN RD. Opened 02/12/24 • Case was opened for Minimum Housing and junk pile. Some improvements were made in July, but they remain incomplete. • Notice of Violation, Notice of Hearing, Hearing, Finding of Fact Order to Abate, and Final Notice have all been sent.

204 MARTINGALE RD. Opened 07/01/24 • Case was opened for a vehicle and mopeds that appeared in disrepair as well as open storage of junk and debris. A Notice of Violation and Notice of Hearing were sent. Hearing was held on 08/05/24. Some improvement was made. • A new Hearing is scheduled for December 3, 2024.

-Councilwoman Jones asked what the plans were for moving this to the next level, Isaiah stated that once all notices have been sent, the Town can proceed as desired with abatement.

6279 BURLINGTON RD. Opened 07/15/24 • Case was opened in reference to a previously fallen tree which was cut up but not removed from the property. Grass and weeds have now grown up around it. A notice of violation was sent. • A new Hearing is scheduled for December 3, 2024.

6124 BURLINGTON RD. Opened 07/22/24 • Case was opened in reference to a previously fallen tree which was cut up but not removed from the property. Grass and weeds have now grown up around it. A notice of violation was sent. • A new Hearing is scheduled for December 3, 2024.

5906 STEWART BEND RD. Opened 07/29/24 • Notice of Violation was sent for an overgrown lot and open storage. • Hearing was held on September 24, but the property owner did not show. • The Finding of Fact Order to Abate is now being prepared.

6307 JENNIE DRIVE. Opened 08/13/24 • Notice of Violation sent for an overgrown lot and two vehicles located near the wooded area, partially dismantled with no visible license plate. • One Nuisance/Junk vehicle remains stored on the property. • Hearing scheduled for December 3, 2024.

6209 BURLINGTON ROAD. Opened 08/21/24 • Notice of Violation sent due to nuisance complaints of a box truck located on the main roadway in a residential area. • The box truck has been removed from the property. Case is Abated and Closed.

6101 BLUE LANTERN ROAD. Opened 08/27/24 • Case opened in reference to a junk pile located on the side yard of the property. A Notice of Violation was sent. • The junk pile has been removed from the property. Case is Abated and Closed.

6146 BLUE LANTERN ROAD. Opened 08/27/24 • A Notice of Violation was prepared and sent in reference to an overgrown lot. This is a repeat Violation. There have been 2 previous Violations for an overgrown lot during the year. • Hearing scheduled for December 3, 2024.

6210 RIVERVIEW DRIVE. Opened 09/10/24 • Case opened in reference to a covered trailer located at the rear of the yard that has not moved for an extended period. Grass and weeds have begun to grow around the perimeter of the trailer. • Hearing scheduled for December 3, 2024.

6003 ROLLING ACRES. Opened 09/10/24 • Case opened in reference to a junk pile located at the rear of the driveway. • Hearing scheduled for December 3, 2024.

809 ROCKHURST DRIVE. Opened 09/10/24 • Case opened in reference to a junk pile located in front of the garage. • A Notice of Violation was prepared and sent. • The property has been partially cleaned up and is close to abatement. • Progress has stalled. Hearing scheduled for December 3, 2024.

654 SEDALIA ROAD. Opened 09/10/24 • Case opened in reference to a junk pile located on the rear side of the property. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 3, 2024.

400 SEDALIA ROAD. Opened 09/10/24 • Case opened in reference to a junk pile located in the side yard. • A Notice of Violation was prepared and sent.

502 SEDALIA ROAD. Opened 09/10/24 • Case opened in reference to a vehicle located beside the driveway that appears to be disabled with tree limbs on top of it, and a motor home partially covered by a tarp located in the rear yard. • Since receiving the Notice of Violation, the tarp has been removed from the motor home. Additional contact will be made with the property owner.

623 MORGAN SUMMERS ROAD. Opened 09/17/24 • Case opened in reference to an abundance of open storage of multiple items, located on and around the driveway. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 3, 2024.

6143 BLUE LANTERN ROAD. Opened 09/17/24 • Case opened in reference to a semi-trailer located in the front yard of a residential area. • A Notice of Violation was prepared and sent. • Vehicle has been removed. Case is Abated and Closed.

6137 BLUE LANTERN ROAD. Opened 09/17/24 • Case opened in reference to two Nuisance/junk vehicles located in the side yard that do not display a license plate. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

6117 BLUE LANTERN ROAD. Opened 09/17/24 • Case was opened in reference to Nuisance/junk vehicles located beside the driveway with an expired tag displayed and appear inoperable. • A Notice of Violation was prepared and sent, and vehicles were repaired and properly tagged. Case is ABATED and CLOSED.

6102 BLUE LANTERN ROAD. Opened 09/17/24 • Case opened in reference to a basketball goal near the roadway in the right-of-way area. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

6023 BLUE LANTERN ROAD. Opened 09/17/24 • Case opened in reference to a disabled vehicle located beside the driveway and is missing the front wheel. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

6021 BLUE LANTERN ROAD. Opened 09/17/24 • Case was opened in reference to open storage of white goods, washer/dryer and refrigerator, stored in the carport. • A Notice of Violation was prepared and sent. • Appliances have been removed from the property. Case is Abated and Closed.

6013 STEWART BEND ROAD. Opened 10/08/24 • Case was opened in reference to a Nuisance black truck with the hood of the vehicle remaining open for an extended period, appearing to be disabled. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

6009 STEWART BEND ROAD. Opened 10/08/24 • Case was opened in reference to Nuisance/junk vehicles located beside the driveway. • A Notice of Violation was prepared and sent. • Necessary repairs have been made to meet operational requirements. Case is Abated and Closed.

6003 STEWART BEND ROAD. Opened 10/08/24 • Case was opened in reference to minimum housing after Hurricane Debby. Progress on the repair had stalled. • A Notice

of Violation was prepared and sent. • Significant progress has been made to the structure and is no longer in violation. Case is Abated and Closed.

206 GRAND OAKS DRIVE. Opened 10/08/24 • Case was opened in reference to open storage of lumber and pallets located in the backyard of the property. • A Notice of Violation was prepared and sent.

1119 PALMER FARM ROAD. Opened 10/15/24 • Case was opened in reference to open storage of lumber, tarps, wheels and tires, tools, and other miscellaneous debris; and a junk vehicle located in the driveway that appears to be in a state of disrepair. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

401 SEDALIA ROAD. Opened 10/15/24 • Case was opened in reference to a junk vehicle being used as a “catch all” for a variety of miscellaneous items. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

6217 CREEK LANE. Opened 10/15/24 • Case was opened in reference to open storage of multiple items located in the yard for an extended period. A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

604 MORGAN SUMMERS ROAD. Opened 10/15/24 • Case was opened in reference to open storage of indoor furniture items, cardboard boxes, wheels and tires, and other miscellaneous items. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

6156 BLUE LANTERN ROAD. Opened 10/15/24 • Case was opened in reference to a fence located on the side of the property and a rear deck that have not been maintained and appear deteriorated /dilapidated. • A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

203 DANSBY ROAD. Opened 10/15/24 • Case was opened in reference to a junk vehicle that is missing at least one wheel and is not operable. A Notice of Violation was prepared and sent. • Hearing scheduled for December 17, 2024.

304 MARTINGALE DRIVE. Opened 11/12/24 • Case was opened in reference to a Nuisance/junk vehicle that is partially covered with a non-fitted tarp. • Notice of Violation was sent.

314 MARTINGALE DRIVE. Opened 11/12/24 • Case was opened in reference to indoor furniture located in the right-of-way. • A Notice of Violation was prepared and sent.

6138 BLUE LANTERN ROAD. Opened 11/19/24 • Case was opened in reference to two junk vehicles that do not meet operational requirements stored in the wooded area of the property. • A Notice of Violation was prepared and sent.

6069 BURLINGTON ROAD. Opened 11/19/24 • Case was opened in reference to Minimum Housing Violations including some minor decay on the main structure façade and the non-maintained broken fence. • A Notice of Violation was prepared and sent.

-Jay Riehle – 302 Sharonwood Dr – asked for clarity about why an act of nature such as a tree falling on a home would be considered a violation when incidents like this could take a very long time to resolve. Administrator Dungee interjected that anytime there is a

potential case the notice is sent as initial contact to which the owner should respond and communicate plans and or status. If this is done the Town will assess and move forward accordingly i.e. give time to resolve or adjust the next steps. It is simply the protocol for the Town to make contact to find out the status of each case. Councilwoman Jones added that maybe the Council should consider reviewing the letter/notice that is being sent out to ensure it communicates effectively the next steps and options of the violation process. Jay added that in cases where acts of nature cause damage to homes, the owner shouldn't in his opinion be held in violation nor should this be on the list for everyone to see since it is not a true violation but an incident out of the control of the owner.

## **II. Christmas In Sedalia Advertisement presented by Mayor Pro Tem Faison**

Mayor Pro Tem showcased the flyer for Christmas In Sedalia and expressed the need for volunteers and assistance. She reminded everyone of the grand turnout last year and urged everyone to visit the link included which could also be emailed out so that anyone interested could sign up. Mayor Morgan added that he would ask the local radio station to assist with advertising. Clerk Shaw added that the Town has utilized the neighborhood app for advertising as well as Facebook advertising to solicit to citizens.

## **D. CITIZENS COMMENTS**

## **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 December 19th
- There will not be an Agenda Meeting for the month of December.
- The next Town Council meeting will be held on January 6th
- The Senior Luncheon will be Wednesday December 4th at 12pm.
- Christmas in Sedalia will be Saturday December 14th from 5pm-8pm.

Meeting adjourned at 7:42pm

Submitted By:

Approved By:

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Brittany Shaw, Town Clerk

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Howard Morgan, Mayor

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(SEAL)

Date