



TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
February 3, 2025
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 Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve the minutes from the January 6, 2025, Town Council meeting was made by Councilwoman Jones and by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report – Presented by Derek Mabe, ACE Code Enforcement Officer. Derek started by explaining that he is standing in for Isaiah as the Code Enforcement Officer for Sedalia. He stated that his process was based on the goal of saving the Town money and moving the current ordinances along in the progress. As shown in the January 2025 Code Enforcement Report, there are 21 new notices of hearings going out to property owners at this time.

6270 Burlington Rd – Opened 11/13/23 – Minimum housing case, Ordinance prepared and ready to present to Town Council.

6020 Blue Lantern Rd – Opened 2/12/24 – Minimum housing case, On hold until further notice from the Town.

6124 Burlington Rd – Opened 12/11/23 – Minimum Housing case, Case is on hold until further notice from the Town Council.

204 Martingale Rd – Opened 7/1/24 – Nuisance violation case, new hearing is being scheduled.

5906 Stewart Bend Rd – Opened 7/15/25 – Nuisance violation case, A new hearing is being scheduled.

6279 Burlington Rd – Opened 7/15/24 – Nuisance violation case, A new hearing is being scheduled.

6124 Burlington Rd – Opened 7/22/24 – Nuisance violation case, A new hearing is being scheduled.

6146 Blue Lantern Rd – Opened 8/27/24 – Overgrown lot violation, case now closed. New Minimum housing case has been opened on this property. Home is not occupied.

6210 Riverview Dr – Opened 9/10/24 – Non-functioning covered trailer with overgrown grass around base located at the rear of the property. A new hearing is being scheduled.

654 Sedalia Rd – Opened 9/10/24 – Junk pile violation, A new hearing is being scheduled.

809 Rockhurst Dr – Opened 9/10/24 – Nuisance junk pile violation, a hearing is being scheduled.

502 Sedalia Rd – Opened 9/10/24 – Disabled vehicle(s) violation, some progress has been made. A new hearing is being scheduled.

400 Sedalia Rd – Opened 9/10/24 – Junk pile violation, A new hearing is being scheduled.

6137 Blue Lantern Rd – Opened 9/17/24 – Nuisance disabled vehicle(s). A new hearing is being scheduled.

623 Morgan Summers Rd – Opened 9/17/24 – Nuisance violation, junk and appliances on lawn. A new hearing is being scheduled.

6023 Blue Lantern Rd – Opened 9/17/24 – Disabled vehicle on property, A new hearing is being scheduled.

6102 Blue Lantern Rd – Opened 9/17/24 – Nuisance violation, basketball goal holding up mailbox within right of way. A new hearing is being scheduled.

1119 Palmer Farm Rd – Opened 10/15/24 – Nuisance violation of open storage items, disabled vehicles etc. A new hearing is being scheduled.

206 Grand Oaks Dr – Opened 10/08/24 – Nuisance violation lumbar and pallets piled up on property. A new hearing is being scheduled.

6217 Creek Lane – Opened 10/15/24 – Nuisance violation multiple items located in yard for an extended amount of time. The owner was contacted and was able to remove all items from the yard. Case is now Abated and Closed.

401 Sedalia Rd – Opened 10/15/24 – Nuisance violation open storage on the back of a pickup truck. A new hearing is being scheduled.

6156 Blue Lantern Rd – Opened 10/15/24 – Nuisance violation, damaged fence. A hearing has been scheduled, Property owner has been in contact with ACE officer and has plans to repair.

604 Morgan Summers Rd – Opened 10/15/24 – Nuisance violation, open storage of indoor furniture outdoors on yard along with other miscellaneous items. A new hearing is being scheduled.

304 Martingale Dr – Opened 11/12/24 – Nuisance violation of junk vehicle. A new hearing is being scheduled.

203 Dansby Rd – Opened 10/15/24 – Nuisance violation of disabled vehicle. A new hearing is being scheduled.

6138 Blue Lantern Rd – Opened 11/19/24 – Nuisance violation disabled vehicles located in the woods of the property. Notice of violation was sent and as of 1/27/25 this case has been abated with both cars being properly covered. Case closed.

314 Martingale Dr – Opened 11/12/24 – Nuisance violation of indoor furniture stored outdoors on yard in the right of way. A hearing is being scheduled.

6117 Burlington Rd – Opened 1/27/25 – Minimum housing violation, a notice of violation is being prepared.

6069 Burlington Rd – Opened 11/19/24 – Minimum housing violation, a new hearing is being scheduled.

6146 Blue Lantern Rd – Opened 1/27/25 – Minimum housing violation. A notice of violation is being prepared.

6110 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation disabled vehicle, A courtesy notice is being prepared.

625 Morgan Summers Rd – Opened 1/27/25 – Nuisance violation disabled vehicle; courtesy notice is being prepared.

6144 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation disabled vehicle and junk pile on property. A courtesy notice is being prepared.

6209 Burlington Rd – Opened 1/27/25 – Minimum housing violation. A notice of violation is being prepared.

6200 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation junked vehicle. A courtesy notice is being prepared.

6229 Burlington Rd – Opened 1/27/25 – Nuisance violation disabled vehicle, and an abundance of open storage items located on the property. A notice of violation is being prepared.

II. Code Enforcement Minimum Housing Case

Presented by Councilwoman Wrenwick. An ordinance ordering the Town of Sedalia Code Enforcement to proceed to effectuate the purpose of the Town of Sedalia Minimum Housing Code and G.S. § 160D-1201. Property Owner(s): Rorie Luanna L Goodall, case #202311007. The Ordinance was read aloud in its entirety to bring the Council up to speed on all details. The initial inspection was completed by the Code Enforcement Officer on 11/13/23 at the address of 6270 Burlington Rd. On 1/22/2024 the Town of Sedalia Code Enforcement served upon the owner and parties of interest in dwelling in such a complaint stating the charges in that respect and containing a notice of hearing to be held before the Code Enforcement Officer. A hearing was held on 2/12/24 regarding this matter. On 4/15/2024 an order was issued by the Code Enforcement Officer that designated as deteriorated/dilapidated, and the following steps were ordered.

- Repair the structure/building within 30 days.
- Remove or demolish the structure/building within 30 days.
- Bring all nuisance violations into compliance within 30 days.

This ordinance was voted as follows: Aye: 5 No: 0

Councilwoman Jones made the motion to adopt the Ordinance ordering the Town of Sedalia Code Enforcement to proceed to effectuate the purpose of the Town of Sedalia Minimum Housing Code and G.S. § 160D-1201 against the property of said address of 6270 Burlington Rd. Mayor Pro Tem Faison seconded the motion. Motion carried.

The Town Council unanimously agreed to adopt the Minimum Housing Ordinance to proceed with the demolition of the structure located at 6207 Burlington Rd.

III. Sedalia Film Festival presented by YC Broadie. Dr. Eric Winston, a former Palmer Memorial Institute alumni is a filmmaker that conducts film festivals throughout NC. He expressed interest in having a small viewing at the Charlotte Hawkins Brown Museum. The event will feature 4 films, some by local filmmakers and others by larger production companies. Jayne Kennedy was asked to be a part of the event as an honoree. The festival planning committee is asking for help from the Town to make this possible. The request details a sponsorship of the Popcorn Machine Rental, Popcorn supplies as well as a Step and Repeat. The “Step and Repeat” is the backdrop that will be utilized for photo opportunities and branding purposes. This will potentially become an annual event that the Town can sponsor moving forward. The Step and Repeat is going to run approximately \$400 and the popcorn machine and materials will be in addition to that. There was further discussion regarding the start time and other details. YC spoke about the other community partners that were contacted and invited to this event. Currently the date of the event is scheduled for Friday February 21, 2025, from 1:15pm-6pm. The Council requested a total amount of the donation being requested to be received by Wednesday February 5th so that the Town can make a final decision.

IV. Adopt the Elected Officials Policy presented by Mayor Pro Tem Faison. The policy was reviewed at the previous meeting. There were four parts that were updated and clarified throughout the policy. An approved tip and gratuity were added for meals, 5 under attendance guidelines regarding Town Council members being present for meetings and conferences. Remote participation section was also updated to clarify the updated law which prohibits the ability to vote remotely when Council members are attending meetings remotely. If there is a quorum present, a vote may take place, however those attending remotely will be prohibited from voting.

Councilwoman Wrenwick made the motion to adopt the Elected Official Policy as amended above. Councilman Sharpe seconded that motion. Motion carried.

V. Strategic Plan Workgroup presented by Councilman Sharpe. In an effort to streamline the communication with future developers who may inquire about land for sale within the Sedalia Township, it is most helpful to have a quick access straight forward list of the Town’s wants and requirements. We know that there are some wants

that can be compromised and tweaked and then there are some requirements that are set in stone. The goal here is to have those drawn out to avoid extensive back and forth with future developers as they inquire about land here in Sedalia. The Council discussed various items listed on the worksheet including ideal lot sizes, ideal home sizes, ideal number of homes per development, ideal price range as well as the overall aesthetic of future developments. There was further discussion regarding existing developments that the Town Council has previously visited and characteristics that the Council would like to see in future developments within Sedalia.

Phillippe White, spoke via zoom – I am working to communicate with all developers that approach us the Town’s desires and wishes for the future developments. I have specified that Summerfield is a great reference, some brick some mixed homes and lot sizes of at least 7500 square feet. Having a brochure with this information will be nice to have and I can hand those out if you want me to for those who are interested.

Priscilla Smith – It is nice to have the option that will include multiple sized homes maybe smaller homes, larger homes and townhomes to accommodate a wider range of buyers.

D. CITIZENS COMMENTS

Jay Riehle – 302 Sharonwood Dr – Regarding the missing letter from the Imperial States neighborhood sign, what is the status and the Council’s desire to resolve this issue?

Councilman Sharpe – We were able to locate the letter and are working on a strategy to reattach the letter.

Jay Riehle – 302 Sharonwood Dr – Shots were fired this past weekend from a home not far from mine. I could see the sparks from each shot from my back porch. I did call the police to report this incident, but the shots were finished by the time I was able to get an officer on the phone.

E. ANNOUNCEMENTS

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

- The next Town Council meeting will be held on February 24th
- The Planning Board meeting will be held on February 20th
- The next Town Council Agenda meeting will be held on March 3rd

Meeting adjourned. At 8:59pm

Submitted By:

Brittany Shaw, Town Clerk

Date

Approved By:



Howard Morgan, Mayor

(SEAL)