



**SEDALIA TOWN COUNCIL MEETING**  
**Virtual Zoom Meeting**  
**January 4, 2021**  
**7PM**

**Minutes**

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom 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 Wrenwick, and Councilwoman O. Jones
- **ABSENT:** Councilman Meachem

**A. MOTION** to approve the agenda with the addition of an update on the Webb House was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting was made by Councilwoman O. Jones and seconded by Mayor Pro Tem V. Jones. Motion carried.

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Ms. Ruth Emory with ACE provided an update. At **6270 Burlington Road**, the owner is still working with a broker; demolition of the railcar was to occur after the first of the year. The owner was advised the property needs to come into compliance. The Council was concerned about the delays in removal or demolition of the railcar and asked if the owner understands the Town can demolish the railcar and put a lien on the property. The Council decided to allow 30 more days for the railcar to be removed or demolished before moving forward with an ordinance for demolition. At **5904-5910 Blue Lantern Road** the owner plans to demolish the mobile home and has contacted the Fire Department to determine if it is a candidate for a controlled burn. If a controlled burn is done, then the owner would be responsible for cleanup and removal of the debris. Concerns were expressed about the cows kept on the property. The Council will wait to hear if the controlled burn of the mobile home is an option. At **6134 Blue Lantern Road**, the vehicles remain. ACE is moving forward with a Civil Penalty Notice. The Council expressed concerns with the extended time it is taking for compliance. At **400 Sedalia Road** the disabled vehicle remains. ACE will move forward with a Civil Penalty Notice on this case as well. At **401 Sedalia Road**, one disabled/junked vehicle has been removed, but one remains; a Civil Penalty letter was sent. If not removed, a Notice of Tow will be sent. At **6309 Jennie Drive**, two vehicles will be covered with a fitted vehicle cover until it is restored. At **6141 Blue Lantern Road**, a disabled van remains.; moving forward with a Notice of Hearing. At **204 Martingale Drive**, two disabled vehicles remain. A hearing was scheduled, but the owner requested the hearing be rescheduled. Owner plans to remove one vehicle and restore the

other. The owner was advised the vehicles must be restored or removed by next inspection. A hearing will be rescheduled if the vehicles are not restored or removed. At **1119 Palmer Farm Road**, a Notice of Violation was sent for two disabled/junked vehicles, and open storage located under a tarpaulin. The vehicles will be restored and will be moved to the driveway and covered with fitted covers. Open storage will be removed. At **6210 Burlington Road**, a Notice of Violation was sent for two disabled vehicles and open storage. At **6309 Rolling Acres Drive**, interior work on the house is being performed and the dumpster has been removed. ACE will remain in contact with the new owner to ensure completion. At **6259 Burlington Road**, there was a fire last year, and now the dwelling has been boarded up to prevent entry. The owner has one year to renovate or demolish; the case was opened on April 23, 2020. Owner is waiting on insurance company. ACE will continue to monitor to ensure complete abatement.

The following cases have been abated and closed: **6111 Blue Lantern Road** (overgrown lot), **6000 Stewart Bend Road** (disabled vehicle and open storage), **809 Rockhurst Drive** (truck with open storage in bed), **205 Simmons Lake Road** (disabled vehicle with no windshield), **206 Martingale Drive** (chair at edge of road), and **6311 Jennie Drive** (mattresses at edge of road). At **6103 Blue Lantern Road**, a stop-work order has been requested due to construction of an accessory structure being built without a permit. A Notice of Violation was sent to the owners. ACE followed up to see if a permit had been applied for, but the Town and the county have no record. They will move forward with a Notice of Hearing. At **314 Grand Oaks Drive**, a complaint was received of excessive barking dogs. This complaint was referred to Guilford County Animal Control.

## **II. Adopt Budget Ordinance Amendment**

Councilwoman Wrenwick proposed a budget ordinance amendment beginning July 1, 2018 and ending June 30, 2019. The amendments included an increase in expenditures to the General Fund (Governing Body, Administration, Public Buildings, and Public Safety and Sanitation) and an increase in revenue to the General Fund (Property Tax Revenue, Sales Tax Revenue, Revitalization Grant). Changes to expenditures and revenue equaled \$41,300 each and brings the budget back in balance. There are no changes in expenditures or revenue to the Water and Sewer Fund.

**MOTION** to accept the modifications to the 2018-2019 budget ordinance amendment as given by the Town's CPA was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

The Council reviewed the Amendment to Contract to Audit Accounts which will be sent to the Local Government Commission. This contract explains the modification to the due date, and the steps that will be taken to prevent late filing in subsequent years. The delays were not the Town's fault. The delays resulted from a chain of unexpected events with the Town's CPA who handles the bookkeeping and the audit.

The Council expressed concerns about the continued delay with completion on the Town's audit ending in June 2019. The original due date was October 31, 2019; the modified due date is January 31, 2021.

### **III. Stone & Landscaping Creation (service contract)**

Clerk Dungee presented the proposed Stone & Landscaping contract renewal. Mr. Morrison requested an increase on the contract amount due to the additional services he normally provides. These included removal of vegetation around the street sign near Zaxby's, maintenance of the right-of-way, and year-round maintenance of the hedges at the Town Hall. Mr. Morrison requested the Town contact NCDOT regarding removal of small trees growing along the bank near St. James Methodist Church; however, the trees may be on the Church's property. The proposed contract is the same as the previous year's contract. Mayor Morgan suggested asking Mr. Morrison to remove soliciting signs in the right-of-way. The Council discussed the list of services and a possible increase due to the additional services provided. It was decided the Town would increase the annual amount by \$200 if Mr. Morrison would agree to remove the soliciting signs on poles and in the right-of-way. It was noted that this does not include political campaign signs.

**MOTION** to renew the contract with Stone & Landscaping Creation with an increase from \$3,900 to \$4,100 annually for the additional maintenance provided, and for agreement to the removal of soliciting signs was made by Councilwomen Wrenwick. Councilwomen O. Jones made a second, and the motion carried.

### **IV. Postal Service Delays**

Mayor Morgan reported complaints have been received regarding delays with the mail delivery in the Town. The first complaint was from a resident who attended a previous meeting. Planning Board member Jeffries shared her concern about an extreme delay in receiving a mail-order prescription. The Mayor and the Clerk have spoken with the Sedalia Postmaster to determine what could be done to improve the situation. Mayor Morgan suggested the Town start a letter-writing campaign or a petition signed by all Town residents that have been affected by the mail delays. Also, it was suggested to contact the Postmaster General about the delays. The Clerk added she was given a suggestion that the Town contact their senators about the mail delays. It was decided by the Council to prepare a letter from the Town and have all residents who are interested to sign or attach their names to the letter.

### **V. Town Meetings (in-person gatherings)**

Clerk Dungee asked the Council about any projected date on when in-person town meetings would resume since residents periodically ask. It was decided it was not safe at this time due to the increases in COVID cases. The Council will review the situation in three months. It was discussed to consider providing live streaming of the meetings when the Council begins to meet again in-person. There are residents who are high risk and may not feel safe in attending an in-person meeting.

### **VI. Webb House**

Mayor Morgan reported the Webb House (6124 Burlington Road) went on the market, and eight offers had been made on the house by the time the Town wanted to also make an offer. The Town did make an offer on the house and the Town's offer was accepted and the Council is waiting for closing. An inspection is set up for January 5. The contract states the

current owners is responsible for clearing belongings out of the house. The Webb House has a lot of history and it was built in 1929. The Clerk and two Council members were able to walk through the house and they are aware it will require a lot of work. Some wiring is missing throughout the house, but it appears there is also some updated wiring and plumbing in the house. There may be a report on file at the Town Hall regarding history on the house; Clerk Dungee will check on it. Mayor Morgan will keep everyone updated as things progress. At the next meeting, discussions will take place regarding potential plans for the property.

**D. CITIZENS COMMENTS**

\*Councilwomen Wrenwick commented that Harold Webb who used to live in the Webb House was a Tuskegee Airman.

\*Mayor Morgan commented Burley Webb was once a professor at A&T.

\*Councilwomen Wrenwick mentioned the report on the history of the Webb House should have information on the family. Clerk Dungee will look for the report in the files.

\*Marian Jeffries, 609 Sedalia Road, asked if the silt fence near the bridge on Sedalia Road will be removed. She stated that weeds have grown up around it. Clerk Dungee will check with NCDOT.

\*Mayor Morgan mentioned the Planning Board will be reviewing a proposed subdivision at its next Planning Board meeting (January 21<sup>st</sup>). Council members interested in learning more about the proposed subdivision should consider attending the meeting.

**E. ANNOUNCEMENTS**

All regular scheduled meetings will continue virtually on the Zoom platform until further notice. Each meeting will begin at 7:00 pm.

- The Town Hall will be closed on January 18<sup>th</sup> for MLK Jr. holiday
- The next Planning Board meeting will be on January 21<sup>st</sup>
- The next Agenda meeting will be on January 25<sup>th</sup>
- The next Town Council meeting will be on February 1<sup>st</sup>

Meeting adjourned.

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Clerk

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)