



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
November 1, 2021
7PM**

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 Pro Tem V. Jones.
- **PRAYER:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Pro Tem V. Jones, Councilwoman O. Jones, Councilwoman Wrenwick, and Councilman Meachem. Mayor Morgan joined the meeting after the roll call.

A. MOTION to approve the agenda with one change – moving the discussion of the social media proposal to the end of the discussion items – due to Mayor Morgan being delayed was made by Councilwoman Wrenwick and seconded by Councilman Meachem. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Councilwoman O. Jones and seconded by Councilman Meachem. Motion carried.

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Mr. Chris Curry with ACE provided an update. At **5904-5910 Blue Lantern Road**, the McLeansville Fire Department will do a controlled burn of both structures; it is tentatively scheduled for November 20th. At **6259 Burlington Road**, renovation on the home is about 90% completed.

At **5905 Stewart Bend Road**, there is an inoperable vehicle with at least two flat tires. A Notice of Violation was sent. At **6141 Blue Lantern Road**, case was opened due to an inoperable vehicle and expired tags. A Notice of Violation and Notice of Hearing were sent, but no response from the property owner. At **6101 Blue Lantern Road**, case was opened due to junk vehicle and open storage on property. A Notice of Violation and a Notice of Hearing were sent. The junk truck, the junk on the trailers, and most of the junk piles have been removed. Some junk remains along with a stove. Property is about 98% abated. At **6205 Burlington Road**, case was opened due to two junk vehicles. A Notice of Violation was sent. At **6309 Jennie Drive**, case was opened for two vehicles with no tags that appeared inoperable. A Notice of Violation sent. At **610 Morgan Summers Road**, case was opened due to nuisance vehicle. Vehicle has expired tags, covered with dirt, and appears inoperable. Also, it does not appear to have been driven recently. A Notice of Violation sent. At **6146 Blue Lantern Road**, case was opened due to four junk vehicles located on the property. All appeared inoperable. A Notice of Violation sent.

At **400 Sedalia Road**, case was opened due to a fallen tree creating a nuisance. A Notice of Violation sent. At **612 Morgan Summers Road**, case was opened due to overgrown lot (more than 30 inches). A Notice of Violation was sent, but no response has been received from the property owner. A Notice of Hearing was sent. Construction on the house has stopped, but it is unclear the reason.

Case abated and closed at **6111 Bogues Way** (inoperable vehicle), **206 Grand Oaks Drive** (inoperable vehicle), **6134 Blue Lantern Road** (inoperable vehicle), **606 Rockhurst Drive** (junk pile), **6102 Blue Lantern Road** (junk vehicle), **313 Martingale Drive** (junk pile/junk vehicle), **304 Martingale Drive** (junk pile/vehicle with expired tags), and **6229 Burlington Road** (inoperable vehicles).

Mr. Curry requested the Town Council consider increasing his work hours to an additional four to eight hours per week. This would allow him to complete field inspections and prepare notices before the Town Hall closes. Sometimes he finishes preparing notices at home. There are a lot of cases to handle during the amount of time provided each week. Councilwoman Wrenwick asked as cases are being abated, wouldn't the new cases being identified take the place of the previous ones. Mr. Curry responded he must continue to monitor properties or cases will increase again. He noted a recently abated property on Martingale Drive had conditions on the property that were considered a violation. Rather than send a notice, he discussed the issue with the property owner, and it has been resolved. He would rather spend time talking with residents about their violations and less time sending out notices.

II. Vote on the Land Development Plan Proposal

Councilwoman Wrenwick reported on the proposal to develop the Town's Land Development Plan by Foothills Planning + Design, PLLC and Piedmont Triad Regional Council. The proposal includes the following elements: Tooling Up; Existing Conditions; Public Involvement and Consensus Building; Land Development Plan – Report and Maps; and Plan Review, Refinement and Adoption. The cost is \$34,000. Clerk Dungee added the Town does not have to complete all tasks at once; however, the Town should consider doing a few to start. Councilwoman Wrenwick commented some of the needed information already appears to be in other Town plans (e.g., Development Ordinance and Bike and Pedestrian Plan).

Clerk Dungee noted the Land Development Plan will replace the Town's Land Use Plan and is required to be completed by July 2022. She noted the Town's current Land Use Plan will be in effect until the Land Development Plan is completed. Also, she noted the Town recently updated the Town's Development Ordinance, but it is not the same as the Land Development Plan, and the Land Development Plan will not replace the Town's Development Ordinance. The Land Development Plan is similar to a master plan. It will provide an overview of development such as what land will be used for, the size and style of development, but it will not include specific development requirements, but the Town's Development Ordinance does. The Land Development Plan is needed to ensure developers know exactly what the Town wants regarding development, and it will be important as the Town develops its Town Center. Several concerns were expressed about the total cost

(\$34,000). The Town Council tabled the vote until the Town can get more information from Mr. Paul Kron on what is needed to complete the Land Development Plan.

III. Vote on the Sedalia Tree Lighting Event

Ms. YC Broadie provided details of the proposed event at the Planning Board meeting, and it was discussed further at the Town Council agenda meeting. Clerk Dungee provided an update on the event details. A quote was received on the cost of an artificial tree from SoCo Décor. Clerk Dungee commented since it will be an artificial tree it could be used for future events, but currently the Town does not have space to store it. It was suggested the Town invite Second Harvest Food Bank and Sedalia Glee Club to participate in the event, the Salvation Army to set up drop off for clothes or toys, and the media to report on it. Also, the Town could consider having donuts for attendees. It was noted Greensboro Mayor Nancy Vaughn and Councilwoman Yvonne Johnson expressed interest in attending.

Clerk Dungee added the Charlotte Hawkins Brown Museum has agreed to allow a tree to be placed in front of Kimball Hall near the flag. Also, she contacted Mosca Design about providing a tree and decorating it. They do not have staff to set up a tree until at least mid-December. They have panel trees (14 to 26 feet) that are pre-lit; extra lights and ornaments can be added. The starting cost is \$6,385. There are two types of lighting (incandescent vs. LED); LED costs more. Ornaments add \$3,000 to \$5,000 to the cost. Installation and set-up would be another \$2,000. One alternative is to wait until next year but start planning now. Mosca Design provides a 10% discount, but they do not have staff to set up a tree until mid-December. If the Town purchases a tree in January or February, Mosca Design can provide a substantial discount (33%). The Council needs to decide how much to spend on a tree (\$6,000 to \$24,000). It was decided an artificial tree is too expensive. Clerk Dungee commented sometimes companies or stores will sell their old trees and it might be an option to purchase one of these trees. Also, the Town could consider getting a smaller tree and placing it on a large platform to make the tree appear bigger.

Clerk Dungee commented she hasn't been able to find a large, live tree. Mayor Pro-Tem V. Jones commented large, live trees are available, but they need to be ordered in advance. It was noted Jefferson, N.C. has large trees, and it may be an option. However, if one is found it would need to be delivered. Mayor Morgan will check to see if the Town can get a live tree. It was suggested to ask residents to donate ornaments for the tree. Also, maybe students at Sedalia Elementary School could help put ornaments on the tree; however, there were concerns about asking students to help. Clerk Dungee added Carolina Balloon and Confetti has items to make the event more festive.

It was suggested to get a choir to sing at the event – maybe ask the church next door. Also, there was a discussion regarding refreshments to include donuts and cocoa. It was decided to plan for a one to two-hour event. Tentatively, the date is scheduled for December 10 at 6:00 pm.

Clerk Dungee suggested the Council set a budget for the event. Councilwoman Wrenwick stated there is \$7,500 in the Cultural and Recreational budget. It includes \$2,500 each for the retreat, bike path development, and car show. Since the car show was canceled this

year, the \$2,500 allocated for it could be used for the tree lighting event. Also, little has been done on bike path development, so up to \$5,000 may be available. A final budget agreement was determined by the Council.

MOTION to continue planning for the Sedalia tree lighting event with a maximum budget of \$2,500 was made by Councilwoman Wrenwick and seconded by Mayor Morgan. Motion carried.

IV. Civil Summons Cases

Mayor Pro Tem reported Attorney Benshoff informed the Town of a new law (G.S. 105-374) in effect on July 22, 2021. The interpretation is the Town does not need to respond to all civil summons cases (e.g., Guilford County vs Courtney David) unless the Town has other liens the County does not know about. Mr. Mark Bardill responded as to other liens, the Town would be sued and designated as lienholder and as to these liens, again, it will be up to the Town whether it would like to file an answer. Regarding the civil summons of Guilford County vs Courtney Davis, Attorney Benshoff responded there is no provision for the Town to buy foreclosed property. The Town can buy property at a foreclosure sale. The Board may defer payment of that part of the purchase price that includes the Town and County taxes until the property is sold. If the Town wants to use the property for a public purpose, it may do so, but would still have to settle the tax lien with the County. It was noted the combined tax liens are only \$1,500 so this property may never go to a foreclosure sale. The Town could try to buy the property outright. Councilwoman Wrenwick asked if the property does go to foreclosure will the Town receive another notice. Clerk Dungee responded there used to be website that listed foreclosures, but it is unclear if it is still active. Before the Town's contract was changed, the Town was automatically required to take over properties if no bids were made on the foreclosure sale. Now that the contract has changed, the Town is no longer required to obtain these properties. Mayor Morgan asked if it might be done online now. Mr. Jones commented information might be available from the tax office.

V. Vote to Adopt the 2022 Meeting and Event Schedule

Councilwoman O. Jones reviewed the 2022 Sedalia Meeting Schedule. She noted the months where adjustments were made due to holidays or other conflicts. She asked for any changes to the proposed meeting schedule. She also reviewed the 2022 event schedule. It was noted the Town Council members will need to attend several meetings and/or events regarding the Land Development Plan and it was asked whether these dates needed to be included in the event schedule. Clerk Dungee commented the Land Development Plan meetings can be added if the Town Council wants. She noted the dates on the event schedule can be changed; however, the dates on the meeting schedule cannot be changed once approved without going through a process of notifying the public of the changes. Each year after approval, the Meeting Schedule is sent to Guilford County for use of setting cut-off dates for public hearings and permit applications.

MOTION to approve the 2022 Meeting and Event Schedule was made by Councilwoman Wrenwick and seconded by Councilman Meachem. Motion carried.

V. Vote on Social Media Proposal

Mayor Morgan reported on the proposal submitted by Mr. Will Dungee to provide social media services for the Town. The proposal included providing services for posting three times per week to Instagram, Facebook, and Twitter. Cost is \$1,300 per month. Cost was a concern when the proposal was discussed at the Town Council agenda meeting, and it was requested a proposal for services posting only to Facebook be submitted. Cost for the revised services is \$750 per month. However, cost remains a concern.

Clerk Dungee asked whether the Council wanted to review and approve all material such as creative content that is to be posted on the social media account. This does not include material provided by the state or other information (e.g., history on the Charlotte Hawkins Brown). If so what amount of time would the Council need to review the material (e.g., 2 days, 7 days, etc.). Mayor Morgan commented the Town should not create material and then pay someone to post it. Clerk Dungee clarified the Town would not be creating material. She referred to a comment during the last meeting where it was stated that the council would need approved info before it is posted. She wants to know how much time the Council would need to review and provide feedback. Also, a comment was made that if an individual person's image will be posted, then the Town needs to get permission from that person. It was noted and agreed upon that anything created and posted is owned by Town. Since cost of the services is still a concern, there were suggestions to ask Mr. Dungee for a lower quote, to search for an intern, or to get bids from other contractors.

Mayor Morgan and Mayor Pro Tem V. Jones commented there may not be enough material to post regularly. Clerk Dungee responded the amount of information was unlikely to be an issue. The Town could post information, pictures of the Town, upcoming events, reminders, and other updates. The goal is to keep the Town in the forefront of people's minds. It was noted other Town's Facebook pages often do not have a lot of content. Mayor Morgan commented based on a budget of \$9,000 a year the current proposal was still too expensive. The Council will ask Mr. Dungee for another proposal to include only two posts per month.

D. CITIZENS COMMENTS

*Valerie Jones, 6100 Burnside Road, shared there were comments made at the polls that embarrassed her and she does not want to be associated with the comments. The person the comments were made about was told of these comments, and she can only imagine how that person felt. She did not share what the comments were, but that it was very offensive, very racial, and un-sportsman like behavior. She added if the comments were said to someone of another race it probably would have ended up in the paper. She commented as elected officials we are here to serve everyone in the community, and that she is here to serve all residents in the community.

*Howard Morgan, 6208 Blue Lantern Road, directed comments toward Mr. Ed Piotrowski, stating that there are video recordings of the Town Council Meeting the night the campaign speeches were given, and they are posted on Mr. Ed Piotrowski's Facebook page. He asked Mr. Piotrowski if he informed people that he was recording the meeting. Mr. Piotrowski responded he did not record it; his wife made recordings of the campaign speeches. Mayor Morgan commented she should have asked if it was appropriate to record the campaign speeches prior to recording. He was concerned because it appeared to be done in a sneaky way – the camera was pointing down near the floor so no one could see it. Mr. Piotrowski commented his wife had the camera on her pant leg. Mayor Pro Tem commented it was a public meeting and he did not need consent, but Mayor Morgan stated there needed to be consent by at least one person and that did not appear to be the case. He continued that secretly recording meetings, posting it on Facebook, and using the Town's logo without permission is not appropriate. He was made aware of the recordings about a week later because people were upset about it. Mr. Piotrowski apologized and stated he should have asked others for permission to record out of courtesy. He added at a previous meeting there was discussion about getting information out to residents, and his sole purpose in posting the recordings was to get the information out.

*A meeting attendee asked who the candidates are that are running for office on the Town Council. The list of candidates and their bios were included in the Town's newsletter. Clerk Dungee can provide a copy of the newsletter if needed.

*Ed Piotrowski, 6109 Cushman Road, commented the streetlight at Burnside Road and Cushman Road is out. Clerk Dungee responded there are several lights in Town that are out. She noted Duke Energy has redesigned their reporting system and often streetlight addresses do not correspond with GIS addresses. The Town is working to create a spreadsheet to better identify streetlights. It is hoped it will improve the process for reporting streetlight outages.

*Robert Jones, 6508 Rolling Acres Dr, commented he knows a retired USPS worker that may be able to help with the Town's address situation. Mayor Morgan asked Mr. Jones to invite them to attend one of the Town Council meetings.

E. ANNOUNCEMENTS

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

- Election Day is November 2nd. Voting polls are open from 6:30 am to 7:30 pm
- The next Planning Board meeting will be held on November 18th.
- The Town Hall will be closed for Thanksgiving on November 25th and 26th
- The next Town Council Agenda meeting will be held on November 29th
- The next Town Council meeting will be held on December 6th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)