



SEDALIA TOWN COUNCIL MEETING / PUBLIC HEARING
SEDALIA TOWN HALL
MARCH 6, 2017
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 Morgan.
- **PRAYER:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Councilwomen Wrenwick, Councilwoman O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.
- **ABSENT:** Councilman Meachem

A. MOTION to approve the meeting agenda was made by Councilwoman Wrenwick and a second was made by Mayor Pro Tem V. Jones. Motion carried

B. MOTION to approve the minutes was made by Councilwoman V. Jones and a second was made by Councilwoman O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Planning Board Meeting Update

Chairman Jones reported that the Planning Board met on Feb. 16, 2017 and discussed the road closing case #17-02-SEPL-00531. Mr. Jones read through the written recommendation, which was submitted to the Town Council. He stated that the request was to close a roadway and the Council had previously adopted the Resolution of Intent to close the road to public use. This road is approximately 267ft of Rolling Acres Drive recorded in PB51 PG 31, between lots 20 & 22 that is located 1025 ft. from Sedalia Road & Burlington Road intersection, in Rock Creek Township. This property has been dedicated, but not opened. The members of the Planning Board found no reason to deny the closing of the road. The closing of the road is not contrary to public interest; and no individual owning property in the vicinity of the road or in the subdivision in which it is located would be deprived of reasonable means of ingress and egress to their property. The Planning Board unanimously voted in favor of recommending the closing of said road to the Sedalia Town Council. It was announced then that town will hold a public hearing on this request and it will be held on the 6th day of March 2017 at the Sedalia Town Hall.

Public Hearing

II. Road Closing Case #17-02-SEPL-00531

Mayor Morgan opened the meeting up for the public hearing case. The request was to close a roadway of an unopened section, 267ft of Rolling Acres Drive recorded in PB51 PG 31, between lots 20 & 22 that is located 1025 ft. from Sedalia Road & Burlington Road

intersection, in Rock Creek Township. The applicant was Mr. Jesse Walker of 665 Sedalia Road. Mr. Walker was present at the hearing and he came with signatures in hand from the surrounding property owners giving their approval of the request. Mayor Morgan read through the notice which advertised the public hearing and also the Resolution of Intent. He stated that anyone present that is in favor of or against the request will have an opportunity to speak.

The Town Council discussed the case and reviewed the county GIS map of the area. Questions were addressed concerning any surrounding property owners that might be land locked and how the closed section would be divided amongst the two land owners on either side.

Speakers from the floor in favor: None
Speakers from the floor in opposition: None

Guilford County Staff, Dervin Spell and Paul Lowe were present. They helped to answer questions and gave their staff comments. Staff submits the following findings for consideration by the Board: As determined by staff, closing of said road is not contrary to the public interest and that no individual in the vicinity would be deprived of reasonable access to their property.

MOTION to approve the Road Closing Case #17-02-SEPL-00531 was made by Councilwoman Wrenwick and a seconded was made by Councilwoman O. Jones. All were in favor, motion carried.

III. Code Enforcement Case Updates

Mayor Pro Tem V. Jones went through the active cases that were submitted by the town's Code Enforcement Officer (CEO). The property addresses and violations included 911 Rockhurst Drive (overgrown lot), 6104 Blue Lantern Drive (junk vehicle), 401 Sedalia Rd (junk vehicle), 1135 Palmer Farm Rd (refuse pile), 1153 Palmer Farm Rd (junk vehicle & refuse pile), 6110 Blue Lantern Road (junk pile), 902 Rockhurst Drive (junk vehicle) and 1109 Palmer Farm Rd (overgrown lot). Details of each case was discussed and the Town Clerk gave updates on one's she had info about.

Cam Dungee, Town Clerk added that she learned from the CEO that our state government has on the floor a bill that says if a municipality has not cited a property for a violation within the past five years, no enforcement action can be started if the municipality had known or should have known about the violation. He's concerned about the dilapidated houses within Sedalia that the council hasn't started anything on as of yet. The town may want to send Notice of Violation letters to the owners. This would give them time to comply but it also would be proof that the property owners have been notified if the bill becomes law within the next few months.

Mayor Pro Tem V. Jones said she agrees that the notices should be sent, but she doesn't think they should be sent by the CEO. The town has already dealt with these properties in the past, and the council has a good idea that the owners aren't going to do anything to clean them up, so if the CEO sends the letters out, that is just more added cost.

The Town Clerk added that the notices probably should go out from the town or the CEO, one way or the other, but starting out it will just be mailed letters, so it shouldn't be too much of a cost. However, the cost could become a lot more depending on how far the cases go. She stated that the Council should also keep in mind that when she ran things by the Attorney, he said this same bill came up last year and it didn't go far, so that same thing might happen again this year.

Mayor Pro Tem V. Jones discussed the deadline for the owner at 6104 Blue Lantern Rd, and also a possible building violation on a fence being erected on this same road at another location.

IV. Proposed Fish Tables Business Update

Mayor Morgan gave an update on the proposed Fish Tables business on Burlington Road. There has been some concerns about the business and the town has gone back and forth with the applicants trying to get a better understanding of how things would be operated and the legality of the business itself. The towns Attorney has been involved, the County Planners and the County Deputy Attorney has also been involved. At this point, it appears that this business may be violating the G.S. as it relates to sweepstakes machines. The town sent the applicants a letter in response to their Development Clearance Certificate. This notice also was to inform them that they had not yet provided enough information in a description of the gaming machines for the County Deputy Attorney, Government Officials, nor the town Attorney to determine how to move forward. Until sufficient information is received and a signed certificate is given, the Fish Tables business will not be allowed to operate within the town's jurisdiction. The applicants were given 14 business days to comply, and they were given a list of the G.S. that the business must be in compliance to. They were urged to contact legal counsel before proceeding with this business.

The Town Clerk added that Mr. Hooks, the applicant, has been to or called the town hall several times over the last few weeks and she thinks he is confused about what is needed and what is being asked of him. He really needs to be able to give a complete and detailed description of how the games are operated so the town and the county can determine if the business falls under the General Statutes. He and his business partner are young and appear to be new at this, so they may not be aware of all that is involved in running this type of business.

Mayor Morgan also read through a set of directions for one of the games that County Deputy Attorney Secor found online. It was noted that based on step 5, it strongly suggest that this particular game may be prohibited by the N.C. General Statues.

V. Bike/Ped Update

Cam Dungee, Town Clerk, stated that a few months ago she and the council were really excited about a grant opportunity that the town was applying for. The organization is called PeopleForBikes, and there was an interest letter submitted for Sedalia. The town was told to expect a response back around Feb. 17th. Unfortunately, we learned that Sedalia was not selected to move on to the next stages for the grant. She said this was pretty disheartening and disappointing news, but there is some good news. The Metropolitan Planning Organization (MPO) has put out information about their grants, and one of the areas open for funding is for construction of a bike/ped plan. This info was sent to Lisa Lopez, who is working with the town to obtain funding, and they read through the submittal dates and the requirements. The minimum amount for this particular grant is \$100,000 and it is a local matching grant, where the town would put forth 20% and the MPO would handle the remaining 80%. From April through June, the MPO will be analyzing all the projects that come in. Most of the time the full process takes about a year before finding out if you'll be granted funds. Hopefully this opportunity will be more promising for the town, and she'll try to keep everyone posted as the process goes on.

D. CITIZENS COMMENTS

****Valerie Jones, 6100 Burnside Road**, stated that at one point the town was discussing installing "Do Not Litter" signs. She thinks the Council should maybe look at this idea again. She added that it brakes her heart to see how hard we all work to pick up trash from the roads, and people still throw out trash like it's nothing. She thinks that maybe the signs will be a deterrent. Another idea is to maybe put up cameras.

Cam Dungee, Town Clerk, answered that she can address how well those "No Litter Signs" work. The signs that are out now, people will actually dump trash on the road right in front of the sign that says "Do Not Litter". There is trash right now on a lot of the roads and it's sad, but a lot of people just don't care.

Valerie Jones also added that one of her hopeful dreams would be that if US 70 is ever widened and we have the brick crosswalks put in, the town could also put up streetlights and the pretty trash cans to make the area look nice.

Councilwomen O. Jones said that many years ago there used to be a trash can on Rockhurst Drive, but it didn't work well. The problem came down to who was going to be responsible for emptying the can.

****Robert Jones, 6508 Rolling Acres Drive**, said that he is concerned about our taxes verses the services we're getting. Everyone who is getting a portion of the taxes should be providing services. One of the main services needed right now is more fire hydrants throughout the streets. The house that recently caught on fire burned so quickly because

the fireman couldn't get water to it quick enough. If McLeansville is getting part of our taxes, then the McLeansville Fire Dept. should be held accountable and the town should look into that.

Jesse Walker, 665 Sedalia Road, said that the town can request a response time for that particular incident. This way you'll know how long it took and could it have been quicker. As far as the fire hydrants, if there isn't one close by, they have what you call a drop tank, which is a truck that carries nothing but water. They set up a big tank and pump water from the tank to the water hole. Unless things have changed, response time is 5 minutes to get to the scene and any resident can request that information.

Mayor Pro Tem V. Jones said she believes they got there within 5 minutes, but the question is, how many times they had to go back and forth from the hydrant on Sedalia Road to the site which was down in the woods.

Mayor Morgan said that there is a pond close by and since they could pull water from a pond, maybe the town can clear out a path that will allow access to it as backup in addition to the fire hydrant on Sedalia Road. The day of the fire, there were two fire trucks and a water tank, so they were trying to get all the water they could. We can look into putting in more hydrants, but we'll have to consider that infrastructure would also need to be put in.

Mayor Pro Tem V. Jones said that Sedalia is boxed in because there is city water running all the way around us, US 70, Sedalia Rd, Bethel Church Rd and Knox Road. We know that most of the residents don't really want city water, but the advantage of having infrastructure put in so we could install fire hydrants might be a reason for residents to consider it.

****Jesse Walker, 665 Sedalia Road,** asked if there was a way to get the speed limit lowered. He said he brings it up because of his concern. There has already been two fatalities and just a few weeks ago a kid from Southern was killed.

Mayor Morgan answered that this is something we've looked into several times in the past, and the response has always been, DOT says you can put up any sign you want. The problem will be trying to really enforce it.

Mayor Pro Tem V. Jones said with the fatalities, it probably wouldn't have mattered much if the speed limit sign said 10 miles per hour, people just don't pay attention to the signs. What might work is if they place those electronic speed signs up that show you the speed you're going. This might slow people down because a lot of times they think a cop is sitting someplace close by.

More discussion went on about ways to prevent folks from speeding (traffic signs, speed bumps, police patrolling, etc.). The Council will look into some options that might be available.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on March 16th
- The next Town Council Agenda meeting will be held on March 27th
- The next Town Council meeting will be held on April 3rd

Meeting adjourned

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)