



SEDALIA TOWN COUNCIL MEETING / PUBLIC HEARING
SEDALIA TOWN HALL
6121 Burlington Road
June 3, 2019
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, Councilwomen O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.
- **ABSENT:** Councilman Meachem

A. MOTION to approve the agenda was made by Mayor Pro Tem V. Jones and seconded by Councilwomen O. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUEST

I. Republic Services Update on Recycling / Vote to Adopt New Contract Agreement

Anthony Krasienko, Municipal Sales Manager, gave a presentation regarding the current difficulties with recycling in the US and around the world. A few years ago, China announced their efforts to clean up the country, and due to the changes, there was a dramatic adjustment in what they would now be accepting in the form of recyclables. In addition to that, China banned all mixed paper from import. Reductions took effect in March of 2018 and this drove the costs at most recycling facilities in the country to new and very high standards. Now the cost of a recycling program is the sum of fees for two services, which is the collection fee and the net processing fee. Studies and research show that residential respondents are willing to pay a fair price for recycling. Public education has been a huge piece in helping the public to understand the issues. Moving forward, the path to creating a durable recycling program requires a multi-faceted approach, which is to evaluate programs that offer the best benefit to the planet, consider better metrics to track success, increase public education in lowering contamination, and then to update the business model. Mr. Krasienko provided handouts to the Council of his presentation and answered several questions from the floor. He stated that he feels confident that the commodities will come back, and things will get better. The towns contract agreement will expire soon, so a new agreement has been drafted to include the collection fee and the processing fee. The cost per household was at about \$15 per household, but now it has increased to \$16.75. The cost has stayed down since 2009, but unfortunately everyone has

to accommodate for the changes. For more information on this matter, residents were instructed to visit www.recyclingsimplified.com

MOTION was made by Mayor Pro Tem V. Jones to adopt the new contract agreement with Republic Services for a 3-year term. Councilwomen O. Jones stated a second. Motion was approved.

II. Vote to Adopt Proposal From ACE

Brandon Emory reported that he submitted a proposal to the town a few months ago that indicated his need for a rate increase this upcoming fiscal year. The need for this increase was to cover the substantial progress that has been made this year with his business and the cost of things going up. Effective July 1st, the rate will increase from \$30 to \$35 per hour. This comes with a guarantee that there won't be another increase for 2 years. As he understands, the Council has had time to discuss things at a previous meeting and is in agreeance, so the vote this evening is just to make things official.

MOTION to approve the proposal on the rate increase with Alliance Code Enforcement (ACE) was made by Mayor Pro Tem V. Jones and a second was stated by Councilwomen O. Jones. Motion carried.

Public Hearing Item

III. Vote to Adopt Town Budget

Councilwomen Wrenwick, as the towns Finance Officer, gave a detailed report on the budget for the upcoming fiscal year of 2019/2020. The towns CPA submitted the draft budget and the Council reviewed it during the May 20th agenda meeting. The anticipated total revenue is \$232,380 and the town is expecting a slight increase of tax revenue. The following adjustments were made by the Council: An added \$2,000 for travel & training, increased salary for the Town Clerk, and an added \$1700 for participation of the Clerk and Office Assistant in a retirement fund. The total administration budget came to an increase of \$2,900. Additionally, there was \$12,000 put in for street improvements. This was due to a required use of Powell Bill funds by the end of June. There was an increase on the sanitation line item to cover the additional cost from the current recycling issues. The amount went from \$46,320. to \$47,500. There was a line item put in for this year's Founder's Day of \$5,500 and the Council Retreat was increased to \$2,500. The bike/ped line item decreased by \$2,500 since the town is no longer contracted with the grant writer from Dev. By Design. Total Cultural & Recreation went from \$7,800 to \$10,500 and majority of that is allotted for the Founder's Day event.

Cam Dungee, Town Clerk, added that after looking at the numbers on the contract, she noticed there needs to be an additional increase to the sanitation amount. She sent out an email explaining that the contract amount will need to be at \$51,000 instead of \$47,000.

Councilwomen Wrenwick stated that we will make that adjustment and change the amount from \$47,500 to \$51,500. She will contact the towns CPA and have them to redo the

numbers to cover that cost. According to all the changes made, the town will be slightly over budget by \$3,480 but this will even out. Most of the line items are set for more than what is usually needed, so that will help to make up the difference. The good thing is that the towns saving account is greater than the total budget, so being over budget by that small amount will not cause a problem. The Council has also been seeing new houses built, so this too will bring the tax revenue a little higher.

Councilwomen O. Jones asked if the cost has been added into the budget to cover the new streetlighting on Burlington Road. Councilwomen Wrenwick answered yes, it has been factored in, but she and the Clerk noticed how the statements have been coming in less each month. She thinks this may be as a result of the new LED bulbs being used. The Clerk said the bill is around \$300 less each month even though 3 new lights have been installed so far.

Mayor Pro Tem V. Jones added that if anyone is interested in seeing a copy of the budget, to just let the Clerk know and she can have copies made at the end of the meeting.

MOTION was made by Councilwomen Wrenwick to approve adopting the town budget for fiscal year 2019/2020 along with the correction of the sanitation line item changed to \$51,500. Mayor Morgan stated a second. Motion carried.

IV. Vote to Adopt the Text Amendment on Gaming Establishments

Cam Dungee, Town Clerk, reported that on May 6th, the Town Council adopted ordinances pertaining to the regulation of gaming establishments within the town. This evening the Council will be voting to adopt a text amendment on the ordinance to include a section which would require annual background checks. The concern came up where even though these background checks are done prior to receiving a permit to operate, what happens if a criminal act is committed sometime after this point. The Council would be unaware of anything like this. The amendment is now being considered to add a requirement for the owner to have background checks on an annual basis. Since the matter came up during the initial hearing, it was decided to go back at some point and vote to amend the ordinance. The added text (in blue) that was included was made available to the Council prior to the meeting. Section E was read by the Clerk and she added that if or when this is needed, she would be calling on the towns Code Enforcement Officer to help.

The Council discussed the subject further and answered some questions from the floor. The Council entertained a motion.

MOTION was made by Councilwomen Wrenwick to adopt the text amendment on gaming establishments, to add Section E, concerning the requirement of license renewal and annual background checks. Mayor Pro Tem V. Jones stated a second. Motion carried.

V. Code Enforcement Report

Brandon Emory provided an update on the open violation cases in town. As of May 23rd, a follow-up inspection was done at **6200 Rolling Acres Drive**. The ground looks good and no water has been seen pooling on the lot. Concerning the property at **6270 Burlington**

Road, there has been no recent updates as of March 14th from Greensboro Preservation. A lot of clean-up had been done, but nothing scheduled for the removal of the trailer. The owner for the property at **6117 Burlington Road** was contacted concerning overgrown grass and that has now been abated. The minimum housing violation is still an issue. Brandon spoke with him last week and he thinks the owner is coming around to realizing he may not be able to fix it up. The property at **6252 Burlington Road**, has pretty much all of the junk and open storage removed. They just need to work on getting the vehicles removed, so they are still actively working on that. The property at **6212 Burlington Road**, it appears that the roof and the brick work has been completed. Once they get the railings up and the supports in the front, it will be closer to being done. The overgrown lot at **6108 Blue Lantern Road** lot has been abated and a tarp has been put over the roof to prevent rainwater from coming in. Concerning the property at **204 Martingale Drive**, as of May 23rd, a follow up inspection was made on this case. Brandon spoke with the owner about the hearing. She informed him that all the vehicles on her property are operable but one, which will be removed by or before the 6th of June. I advised her to move her vehicles around her driveway daily if possible. Concerning the property at **314 Martingale Drive**, a follow up was done and contact was made with the owner about his covering over the fence. The owner explained that he will be removing it now that the road has been paved. He has removed some of the cover and new wood fence is being put up. Work is in progress and Brandon will continue to follow up. The business at **6052 Burlington Road** was operating in violation but has since then been closed. Once the business owners were allowed to reapply, they came in to get the proper paperwork. The forms have not yet been submitted. A notice of violation was sent to the owners at **6124 Burlington Road**. Follow up inspection was done on this case and the lot is still overgrown. Brandon stated that he has not gotten a call from the owner/person in charge of the unoccupied property. The property owner at **6210 Burlington Road** was sent a notice of violation. A follow up inspection was done, and the lot is now mowed, so this case is closed and abated. The owner at **6200 Bogues Way** also received a notice of violation for the overgrown lot. A follow up inspection was done, and the yard has been mowed. This case is now closed and abated.

VI. Planning Board Meeting Update

Chairman Jones gave an update on the May 16th Planning Board Meeting. The board discussed the text amendment regarding the section being added to the gaming establishment ordinance. They reviewed the book called Introduction to the Zoning and Development Regulation and used that as a guide to their decision making in order to vote on the recommendation. Mr. Jones read through the written recommendation that was unanimously agreed upon. The board also discussed topics under Citizens Concerns, such as the needed repairs to the 1st bridge on Sedalia Road and the possible need for repair to the second bridge. It was also announced about the upcoming Founder's Day meeting scheduled for June 1st and the cancellation of the Farmer's Market trip.

VII. MPO Meeting Update

Councilwomen O. Jones attended the Metropolitan Planning Organization (MPO) meeting on May 8th. She did get the opportunity to thank Mike Mills for getting Blue Lantern Road paved in Sedalia. She knows that those who live nearby are appreciative that it's finally

done. She also asked him about Sedalia Road, and he had already talked with the contractors to see about what's happening to cause water to pool at the bridge that was recently replaced. One of the main topics during the meeting was concerning Hwy 40, moving east from the Koury Convention Center, towards Randleman Road. There are too many number signs near the Randleman Road exit and the Charlotte exit, such as the signs for Hwy 70, 29 and 85. They want to lower the number of signs in that area, so they are not conflicting to those that are driving. One proposal was the elimination of the I-85 sign or a proposed relocation of the US 70 sign. This proposal does not provide additional truck access, so that was a concern. During the meeting, nothing else was discussed that was directly related to Sedalia. The US 70 widening project has not progressed any and there is still no funding. We can see that they are trying to work out the plans from Mt. Hope Church Road to Birch Creek Road, but that may take a while before any construction begins.

Mayor Morgan added that some may have noticed the extra lanes put in near Rock Creek Dairy Road and US 70. This has really helped with the traffic so now it doesn't get too backed up on the bridge.

VIII. Vote to Approve Gravel Proposal

Mayor Pro Tem V. Jones reported that the town is looking to do some repairs on Dansby Drive and has gotten a few quotes in to lay down gravel. There is about \$8,000 that must be spent from the Powell Bill grant, so the Council talked about the ideas of putting down gravel as well as resurfacing the Town Hall parking lot. One proposal with two separate quotes came in from Gods Way Landscaping. One quote was for \$2,900 to cover 400 feet, and the other was to cover 900 feet for \$ 6,000. The next proposal from Rock Creek came in to cover 950 feet for \$5,775.

A few questions came up concerning how the Powell Bill access was calculated. The Clerk said she wasn't clear actually how it works but was hoping to find out more in a few weeks when she attends the Powell Bill training class. Also, questions on the process to pave the parking lot came up and how much might be needed to get that done.

MOTION was made by Councilwomen Wrenwick to add 57 gravel weight to Dansby Drive for the 950 feet, to also investigate the condition of Havenbrook Drive and Corn Tassel Drive, also to investigate the repaving of the Town Hall parking lot, with the use of \$8,082.64 from the Powell Bill funds, plus a reasonable amount not to exceed \$5,000. It was seconded by Mayor Pro Tem V. Jones. Motion carried.

D. CITIZENS COMMENTS

*Stephen Brown, 707 Weddingbrook Drive, stated that some time ago he made a complaint about the roads in his area. He wanted to make a report that someone has done something about it, and he wanted to thank those who had anything to do with it. He knows it was bought up the same night that Sabastian King was in the meeting, and Mr. King said he would make mention of it to the House of Representative for this area. Mr. Brown also asked about Wheatsone Drive, saying it has 3 houses on it and he knows the rule is to have 4 houses before it can be taken on by DOT and for it to be paved. He said two of those

homes are large homes and he imagines they pay a lot of taxes. He wanted to know why the size of the house isn't considered more than the number of houses on the road.

Mayor Morgan said he believes some of those houses are addressed to a different street, so NCDOT will go by the address of the house. Councilwomen O. Jones agreed, saying one house is on Wheatstone Dr, one is on Rolling Acres Dr and the other is on Rockhurst Dr. Mayor Morgan added that maybe it can be brought up to NCDOT and see where it goes.

E. ANNOUNCEMENTS

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

- The Town will hold a BINGO event at the Sedalia Town Hall on June 15th from 10:00 am until 12:00 pm. Please RSVP by June 11th.
- There will be a Sedalia Camp Reunion at the CHB Museum on June 15th from 4-6 pm.
- The next Planning Board meeting will be held on June 20th
- The next Town Council Agenda meeting will be held on June 24th
- The next Town Council meeting will be held on July 1st

Meeting adjourned

Submitted by:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)