



SEDALIA TOWN COUNCIL MEETING/ PUBLIC HEARING
SEDALIA TOWN HALL
JUNE 4, 2018
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:** Councilman Meachem, Councilwoman O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call. Councilwoman Wrenwick arrived late.

A. MOTION to approve the agenda was made by Councilwomen Wrenwick, including the one discussion item which was an MPO Meeting Update. Councilman Meachem seconded the motion. All were in favour, motion carried.

B. MOTION to approve minutes from the previous meeting was made by Mayor Pro Tem V. Jones and Councilwomen O. Jones stated a seconded. All were in favour, motion carried.

C. DISCUSSIONS/REPORTS/GUEST

Public Hearing Item

I. Vote to Adopt the Budget for Fiscal Year 2018/2019

Councilwomen Wrenwick, who is also the towns Finance Officer, gave an overview of the budget items and the amounts that had changed from last years budget. The budget detail, budget summary and budget ordinance were prepared by Bobby Massey's office, and the Council had the opportunity to preview each document during the May Agenda Meeting. Councilwomen Wrenwick noted that there were a few needed corrections on page 1 of the budget ordinance. One area was on section I, where the total revenues showed \$239,985, but it should have been \$219,580. The other area was in section II, where discounts & credits in the amount of \$1,380 was omitted. This would balance out the total at \$219,580. With these corrections, both the towns revenues and expenditures balance out at \$219,580. The list of areas that had changed for this fiscal year are: an increase to salaries & wages, a decrease in computers & electronics, a decrease in attorney fees, increase in office supplies, increase in postage, increase in general insurance, and in streetlighting. The new line items added were for a radar speed sign and an event to help fund construction of the towns bike/ped plan. There was a decrease in road repairs as well as in code enforcement. Because of CPI rates, there will be a 1.6% increase in garbage collection.

Mayor Morgan asked if there were any questions from the floor. He wanted to add that the towns garbage and recycle service fee is one of the largest in the budget coming in at almost \$47,000, but it's a service that the town provides to its' residents. No other small

town in Guilford County is providing this service to the residents. He also stated that the budget is public record and if anyone would like a copy, feel free to let the Clerk know.

Mayor Pro Tem V. Jones added that the town is required to have in the bank at least 1/3 of what their budget is. Sedalia is one of the only towns in North Carolina that has 100% general funds of what the budget it. The town is proud to be frugal and fiscally sound.

MOTION to approve the Town of Sedalia Budget for fiscal year July 1, 2018 to June 30, 2019, was made Mayor Pro Tem V. Jones. The motion was second by Councilman Meachem. All were in favour, motion carried.

II. Republic Services, Inc.

Anthony Krasienko introduced himself as the Municipal Sales Manager for Republic Services. He is new to the N.C. area and has been with Republic about 6 years now. He's from the Ohio area, where he spent 12 years on the City Council and 4 years as Mayor. He added that he appreciates doing business with Sedalia. The town has the one bill for the whole town and pays it on times, which does save money. These savings are then returned back to the town with a lower rate. He also mentioned that he recognizes there were some operating issues going on last year and into this year concerning collection and rerouting changes. As a result, some adjustments were made internally that came along with a management change because things weren't getting corrected as fast as they should. Republic Service prides themselves on providing reliable customer service. One of the changes concerning the routes was, it used to be that their trucks would be spread out all over Guilford County and Alamance County on any given day. Now the trucks are servicing areas in quadrant sections, so if a truck breaks down, the drivers have access to another truck in close proximity. He said that Mark Tabaczynski, Division Manager out of Winston Salem is now handling the Greensboro area, so feel free to contact himself or Mark if there are any major problems they need to know about.

Mr. Krasienko gave a presentation on collecting and processing recycled materials. He showed a PowerPoint presentation concerning what's changing in the recycling industry and he talked about some of today's challenges with recycling. Around the 1980's, garbage process pretty much stayed the same, but when we all began to be more aware of the environment, then we were concerned about recycling, organics and waste energy, so things began to evolve differently. Collectors are a lot more invested as we are looking at the overall cost to recycle. Things are being ordered online, so cardboard is now a huge contender in filling up recycling bins. Cost of collection is the same now for garbage as it is for recycled items. Contamination is a big concern now also. People haven't been taught as well that a glass or plastic container is contaminated if it has food, drink, milk, etc. still inside. These items must be rinsed out in order for it to be considered for recycling. Otherwise it is considered garbage. He shared a lot more information regarding the life cycle of recyclables, increasing cost issues, land field agreements with China, and the bans that China and Vietnam put on all mixed paper coming in.

Mayor Pro Tem V. Jones asked about recycling grocery store bags. Mr. Krasienko answered that those bags are recyclable, but they must be store separated, so folks would need to bring them back to the store to be recycled. Lastly, he extended a possible opportunity for the Council to tour the Republic Services facilities. Mr. Krasienko thanked everyone for allowing him to present and he also provided the Council with his contact number as well as the contact info for Mark Tabaczynski, the new Division Manager and David White, the Recycle Manager.

III. Guilford County Animal Control Services

Officer Hunter introduced himself as the Director of Resources regarding domesticated animals. He discussed some of the services provided by Animal Control, including fees for shots, requirements for having dogs and cats spayed and neutered, and the low cost to bring pet animals into the clinic. The county holds events called Project B.A.R.K, where they work with other animal welfare groups to make spaying and neutering of pets the norm in the Triad area. They have provided financial assistance for the spaying or neutering of over 6,000 animals who would not otherwise have been fixed. Their partners also include Loving Pet Inn Adoptions and Animal Rescue and Foster Programs.

Mayor Morgan stated that one of the reasons the Council wanted someone to come out is because the town has over time lost the link (so to speak) with Animal Control. It used to be where each month the town would get feedback on the activity in that jurisdiction. Also, someone in town might report a situation, and later they would get a follow up call on the status of that report. None of that is happening any longer. He himself had an incident where a pit bull was walking around in his garage dragging a log chain. His wife was unable to get to her car to leave for work because the car was parked in the garage. Mayor called to report it, and he was asked if the dog was vicious. He told the dispatcher he wasn't going to ask his wife to find out if the dog was vicious. Afterwards, he didn't get a follow up call, but the dog was back in his yard again a day or two later. So, he didn't know if anyone ever came out.

The Town Clerk stated that her family has also been having a big problem and she would love some help. At least two years now, her family has had several issues with a neighbour allowing their dogs to roam around loose, and the dogs would find themselves over in her yard 2-3 times a week. At first it was a small black dog, now it's a brown pit bull that's big, and her family is afraid of him, especially her daughter. Her husband has tried 3 times to speak with the neighbours about it, but nothing has helped much. She and her family have tried to be good neighbours, but after an incident happened a month ago when her daughter got off the school bus, she was done with being nice. Animal Control instructed her to take pictures when the dog is loose and report that. She has reported this dog at least 5 times, but the dog is still there, and it still runs loose. She asked what the process for Animal Control to come and get the dog or how many times does she need to call before

something is done about it. She added that she and her family don't feel safe outside of their own home in their own yard.

Officer Hunter answered that they do not really have authority to take someone's dog because it's their property. However, there is a process, so it's documented every time someone calls. The more times a person calls, the better. The 1st time, the owner gets a warning or a citation, and the 2nd time it's another citation. The 3rd time it becomes a public nuisance. Once the dog is deemed a public nuisance, if it happens again, Animal Control then has the authority to go pick the dog up.

After hearing that there had been several calls along with documentation, Officer Hunter said to the Clerk (and her husband who was present) that he would go out and visit that house tomorrow. He said he would handle it personally, just give him the address.

A question from the floor was asked about foxes running around. Officer Hunter answered that Animal Control does not handle wild life. Years ago, they did respond to wild life calls, but that has changed unless the animal is acting strange, or it's sick or injured. Now, there are wild life companies and organizations that help with those matters. Someone also asked if a loose dog is in someone's yard, growling and snarling at them, does that person have the right to shoot the dog. Officer Hunter said, it's just a dog and he wouldn't tell someone to shoot a dog. He said he understands when people are fearful, and the second amendment does give people the right to bear arms to protect themselves, but he would never tell someone to shoot a dog.

Another question from the floor was whether it's a policy or is it discretionary if Animal Control gives a citation or not. This could be the reason why someone might call repeatedly to report the same problem and no citation was given, because maybe it's different officer's each time and they are using their discretion. Officer Hunter answered that sometimes it's both policy and discretionary. So, cases like this, the route to take is for that person to call him or Officer Patterson and they can look into the situation.

IV. Renew Alliance Code Enforcement Contract (ACE)

Mayor Morgan reported that it's time to consider renewing the service contract with Alliance Code Enforcement. Brandon Emory has been handling code enforcement for the town, and the initial contract term was just until the end of the fiscal year, which was four months. The Town Council discussed the newly proposed contract during the last agenda meeting and decided to keep everything the same related to services. The term on the new contract will be 1 full year.

MOTION to approve the service contract with Alliance Code Enforcement from June 30, 2018 – June 30, 2019 was made by Councilwomen Wrenwick. Councilwomen O. Jones made a second. All were in favour, motion carried.

V. Code Enforcement Updates

Brandon Emory gave an update on each open violation case. The property at **6200 Rolling Acres Drive** has not had much progress toward compliance. The current plan is to demolish this home since there doesn't seem to be anyway to save it. Hopefully this will be at the expense of the owner, but the town is prepared to handle that if needed. The diner at **6270 Burlington Road** is still being considered for removal. There was an inspection done by the transportation museum, out of Spencer NC. and a trench was dug around it. This was to check and see how stable it is. Because there is still a lot of items inside it, they couldn't check all they needed to see. It was said that if it can't be moved in one piece, they can look at dividing the concrete floor and moving it in sections. It is in bad shape, but they do want it to be restored instead of torn down. The owner of the items inside is working to get things cleared out. The actual house on that same property had a few minimum housing issues, which have been fixed. This was the awning that was hanging down and an area where water was coming down when it rained. Once the diner has been moved, there will be some debris that needs to be moved, so he told them they can wait until then to get all the clean-up done at the same time. The owners at **401 Sedalia Road** have done a lot of work, several vehicles have been moved off the property, the old fence that was being used as a barrier was taken down, trash and debris that was on the property has been removed. It's not completely abated yet, but it's better than it's ever looked. The property at **6117 Burlington Road** remains in violation regarding the condition of the house. The primary residents would not give out the owner's number. He said he did finally get in touch with him and they had a conversation. The owner filed an application with an organization in Kernersville, so he's supposed to provide him with that information, so he can assess the status of the application. This organization is supposed to help with getting things fixed up or remodel, so that the violations can be abated. He will reach out with them to see if the owner is being honest about what's going on. He also needs to see the condition of the house from the inside to make sure it is fit for habitation. The house at **6309 Jennie Drive** also remains in violation. There are several family members that own the property, but it looks like two brothers live there together. One is trying to get things cleaned up and the other likes to collect things, so it's been interesting. The property is being cleaned up, but not at a fast pace. He located two other siblings that have shown interest in the property, so he plans to hold off on the initial hearing in order to speak with them first. Another violation that was located at **811 Rockhurst Drive** has been dealt with. This was a rope fence that was put up in the right of way. It has been taken down, so now it's abated. Brandon stated that this is the update on things at this point, but his attention will mostly be focused on getting the house demolished on Rolling Acres Drive. We will send the Council a request of any new cases, but he'll direct his attention to the one's that are most pressing.

Mayor Morgan reported that there are at least two properties in the town where construction had started, but then it suddenly stopped. The houses have been sitting there for a long time with no work being done on them.

Brandon said he's probably already listed them for the next report, but just send him the addresses of the properties in question, and he'll take a look at them.

VI. Planning Board Meeting Update

Chairman Jones gave an update on the last Planning Board Meeting, held on May 17th. One of the items on the agenda, which came from the School of Government E-Learning Module was dealing with exactions. Exactions deal with subdivisions, it must be at least 25 acres and it must be approved by the local government. State authorizes several types of exactions, like for securing right of way, construction of streets and utility lines, construction of parks and open space or for a community facility. During this training, it helped the board members to have a general idea of exactions, to understand what constitutes an authorized exaction, and whether it is constitutional. It also helped to explain the difference between a regulation and an exaction.

VII. MPO Meeting Update

Councilwomen O, Jones gave an update on the last MPO meeting that was held on Wednesday, May 9th. All areas within Guilford County is included in the Metropolitan Planning Organization (MPO). When looking at the map of the county, it's shaped like a rectangle with a bite taken out of one side. The boundary lines go up to Stoney Creek, so the other side of Stoney Creek belongs to the Burlington/Gram MPO. One of the areas closer to Sedalia that were addressed regarding transportation improvement plans was the Hwy 70 widening project. As far as she knows, this project will take place on the southern side of Burlington Road, but this can easily be a good 5-10 years off. On the Guilford County side, it goes from Mt. Hope Church Road to Rock Creek Dairy Road. This project has been divided into 3 different sections. The 1st section (2581BA) is from Mt. Hope Church Road to Birch Creek Road, 2nd section (2581BB) is from Birch Creek Road to Know Road, the 3rd section (2581BC) is from Knox Road to Rock Creek Dairy Road. NCDOT will begin first on section 1 and this is more than likely because of the proposed industrial park being developed off Birch Creek Road. One state wide project that the MPO is doing is a complete interchange upgrade at the intersection ramp of I-85 and I-40.

Councilwomen Wrenwick asked if this will include a change at the entrance of the Kangaroo service station on Burlington Road. There is a vehicle accident right there almost every morning.

Councilwomen Jones answered that she's not sure exactly how they are going to do it, she just knows that they plan to revamp the whole intersection. One other update regarding a project under construction was the resurfacing of US 70 from Palmer Farm Road to Rock Creek Dairy Road. Completion date of this one was Nov. 2017, so it's probably already done. They also are putting a traffic light at Golf House Road and there will be a stop light placed at Birch Creek Road and Burlington Road. The update on Palmer Farm Road is that

there is a hold up on NCDOT paving that road. Palmer does not want to give up any footage on that road, and they are not required to do so. She spoke with Mr. Mike Mills and he said he would look into seeing if they can get the entrance of that road paved, and also this summer they will be paving the unpaved section of Blue Lantern Road. Lastly, she added that the MPO meetings are held each month except for April and December and they are held in the Greensboro City Council Chambers. The next meeting will be held on June 20th, and usually all the towns are represented. Sedalia needs to be represented as well, so let her know if others can help out by attending.

Before going into Citizen Comment's, Mayor Morgan wanted to recognized Mr. Sabastian King who was in attendance and had some news to share. Mr. King was representing Rep. Jon Hardister, who was unable to attend due to a session in Raleigh he had at 7:00. He said he wanted to relay a message that was in the form of a letter from Jon Hardister to the Council. He read that it is important to invest in small towns to help with job creation, economic development and quality of life. In the 2018/2019 amended budget, the General Assembly has allocated \$25,000 to the Town of Sedalia as part of the small-town development grant. The budget is now currently being considered by the Governor. He included that their office will continue to keep the town updated on this year's budget, and he asked that the town not hesitate to reach out if there are any questions. Mr. King stated that they were honoured to work with Sedalia and they will continue to help how they can to better the economic growth in the town.

D. CITIZENS COMMENTS

**Marko Alston, 401 Sedalia Road, stated that he received a letter from the town about a noise ordinance and he thinks it was sent to the wrong address because he doesn't own a motorcycle. He said he does own a dump truck and a loud Camera, but no motorcycle. He said he's having work done on the house, and cleaning up the property, so workers are coming in and out. If the workers are driving a motorcycle, he doesn't have anything to do with that.

Councilwomen Wrenwick and the Town Clerk stated that the complaints came in stating specifically that noise was coming from a motorcycle. The Town Clerk added that there were 2-3 people at the last meeting who mentioned that they saw someone riding a motorcycle up and down the road late Saturday night. It wasn't happening during the day, it was around 11 or 12:00 at night. One of the residents expressed that it was coming from the address at 401 Sedalia Road and that's why the notice was sent. The Council wanted to make sure he was aware of the towns Noise Ordinance and to make sure he knew complaints were being made.

Mr. Alston said he lives there with his fiancé', and his 5-year-old son and he is not there to cause any problems, just to take care of his family. He said If he does anything wrong, he will be accountable for his action, but that wasn't him. Another time there was some gun shoots going off and someone said it was him. He doesn't know where they were coming from, but that wasn't him either.

Mayor Pro Tem V. Jones stated that if that letter was sent to the wrong address, you did the right thing by coming to the meeting. She said the Council does commend him for the clean-up efforts he's made on the property.

Councilwoman Wrenwick said to if Mr. Alston that if he hears shooting near his home, he should report that for the safety of his family. There are rules that shots cannot be fired less than 400 yards away from his home. This is not only a safety issue, but it also helps to show it's not you who's shooting.

Robert Jones, 6508 Rolling Acres Drive, added that he saw a person pull out of a driveway on Sedalia Road, and it wasn't a person of color. He thinks whoever was riding that bike was not a person of color.

**Stephen Brown, 707 Wedding Brook Road, said that he is still concerned about the paving that was done on Rolling Acres Drive, Gateway Drive and Weddingbrook Drive. He said he just can't figure out why they patched the road the way they did. It seems as if it would have been less expensive to pave the whole road instead on patching it in so many different spots, and then coming back every so often to do that again. The quality of the material being used also seems inferior because it doesn't last. He also feels that it lessens the value of the properties and that makes it harder for a person to sale their home if they wanted to.

Mayor Morgan stated that the town can request to get an inspection done by NCDOT and see if anything can be done about the work that was done on those roads.

E. ANNOUCEMENTS

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

- The next Planning Board Meeting will be held on June 21st
- The next Town Council Agenda Meeting will be held on June 25th
- The next Town Council Meeting will be held on July 2nd
- The Sedalia Town Hall will be closed on July 4th for Independence Day

Meeting adjourned

Submitted By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)