



SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
December 5, 2016
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, Councilman Meachem, Councilwoman O. Jones, Mayor Morgan and Mayor Pro Tem V. Jones were present at roll call.

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

B. MOTION to approve the minutes from the previous meeting with noted corrections was made by Mayor Pro Tem V. Jones and a second was given by Councilwoman O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUEST

I. Lawn Care Contract

Councilwoman Wrenwick read through the scope of work from the lawn care contract presented by Robert Morrison with Stone & Landscaping Creations. The Council discussed the details of the contract and made final decisions regarding deicing (salting), pine needles, and pruning the crepe myrtle trees. Mr. Morrison who was present, added that he would provide the proof of insurance document as well. The Town Council entertained a motion.

MOTION was made by Councilman Meachem to approve the contract agreement by Stone & Landscaping Creations. Mayor Pro Tem V. Jones made a second. Motion was carried.

II. Update on Code Enforcement Cases

Mayor Pro Tem V. Jones reported on the existing code enforcement cases from the town's State Code Enforcement Officer. There were 3 new ones added to the current 15 active cases and 6 of them show they were abated in November. There were some questions regarding the properties that didn't show updated pictures, but they had been abated. Also one of the properties didn't actually have the vehicles out of public view. The Clerk would speak with the Code Enforcement Officer about those issues. Once the current cases are resolved, the council is looking forward to addressing the abandoned homes throughout the town.

III. Planning Board Meeting Update

Chairman Robert Jones gave an update on the last Planning Board meeting that was held on Nov. 17th. One of the main item of discussions was reviewing a site plan for Zaxby's restaurant that is to be located on the empty lot near CVS on Sedalia Crossing Lane. Part of this property is located in Sedalia and part is in Guilford County. During this same meeting, there was also two residents in attendance (Annamaria Robinson-Payne and Natarsha Miller) that shared their plans to run an event center in the town. The board got a chance to briefly look over a description of the business that had just been submitted earlier that day to the Town Clerk. Mayor Morgan was in attendance as well, and he shared with them some concerns that they should look into regarding parking requirements and sewer accommodations. The meeting was ended with a summary and announcements.

IV. Proposed Zaxby's Site Plan

Mayor Morgan gave an update on the current plans for the Zaxby's restaurant. The building is expected to be 4,100 sq. ft. made of brick and wood, and have 48 parking spaces. There are plans to hire approx. 40-50 employees, starting at \$9 per hour. The Engineer is Mr. Ron Sutton, and Mr. Tom Little is the owner. They both met with the Mayor, Mayor Pro Tem and the Town Clerk to discuss details of the plan and answer any questions. Mayor Morgan said he had explained that the town didn't want to just sign off on the development of a restaurant, but that we would like to have Mr. Little as the owner to really be involved in the community. Mr. Little appeared to be very transparent, and does have an invested interest in his employee's and the community's where he builds. Once all paperwork is submitted by the required deadline, there will be plans to hold a public hearing before the Planning Board on Dec. 15th and again with the Town Council on Jan. 9th.

V. Proposed Bellermina's Planning & Event Center

Mayor Morgan reported that during the Planning Board meeting, another item of discussion was regarding a potential small business called Bellermina's Planning & Event Center that would be located at 6050 Burlington Road. This business would be designed to hold small events like weddings, baby showers, parties, etc. and they are planning to hold up to 50 people. Since the applicants did attend the meeting, it was good to be able to meet them and hear more about their plans. Days later, after all required paperwork was submitted, the town learned that Robert Hancock, the actual property owner, wasn't aware that a request was being made by the applicants to rezone the property. He did sign off on it but he thought it was just to change the list of conditions that were on the property. A planner with Guilford County explained to him that in order to run the event center, the property would need to be rezoned first and then they could apply for a Special Use Permit. He explained that he did not want to have his property rezoned and wishes to withdraw this request.

The Town Clerk added that now Mr. Hancock may be looking at requesting a text amendment, which would allow that business to be ran on property that is zoned LB (Limited Business).

VI. Bike/Ped Update

Mayor Pro Tem V. Jones gave a report on the status of the bicycle and pedestrian fundraising plans. She read through the updates on things that transpired over the past few months, and she read through some fundraising plans that was submitted by Lisa Lopez with Development by Design. This included organizations that she's spoken with and also those she's planning to contact. Mayor Pro Tem V. Jones read through the layout of potential funding strategies, and she shared some information as a success story about a small town called Highwood, Montana that completed construction of their plan. She also added that maybe the town could connect with the CFO of Tanger Outlets as well.

The Town Clerk mentioned that she and Lisa Lopez talked about some ideas that the town could do on a local level to help with fundraising. It could be ongoing events like bake sales, car washes, yard sales, etc. and the town would assign a leader from the committee to help facilitate things. She's hoping to schedule a meeting to discuss plans moving forward.

VII. Help for Flood Victims

Cam Dungee, Town Clerk, reported that the Town Council had discussed some possible ways to help the flood victims who were affected by Hurricane Matthew. They were made aware that FEMA did step in to help with hotels and there are different organizations that have been supplying food, clothes and toiletries. Councilwoman Wrenwick saw an article in the NCLM newsletter, where those who might want to help can donate money online. Also, the Clerk saw in the CHB Museum newsletter, that they have set up a drop off site for people to donate non-perishable food items and toiletries. They are still collecting, so anyone who wants to help can drop off items at the Visitor's Center on the campus of the CHB Museum.

D. CITIZENS COMMENTS

Helen Quick-Brooks, 212 Grand Oaks Drive, stated that she had a situation with Cam Dungee, the Town Clerk, regarding door prizes for the Senior Luncheon. She said that she called each person on the Council to put in her complaint, and she thanked the few that returned her call. She angrily pointed out the ones who didn't. She stated that after speaking with Mayor Morgan about her purchasing the gifts, she thought that she was in charge of the door prizes, but found out that the Clerk had been put in charge. Raising her tone, she went on to say that she didn't appreciate how this was handled, and how "Howard" (Mayor Morgan) should have explained to her that Cam was in charge. Helen Quick-Brooks appeared to be very angry and upset, she pointed her finger at the board and she spoke in a loud tone as she went on and expressed her dissatisfaction.

Mayor Morgan replied, that he did return Mrs. Quick-Brook's call. He stated that when he spoke to her about getting the gifts, that was not putting her in charge of door prizes, but it was her helping out as a volunteer. He stated that anybody who has been around long enough, knows and understands that the Town Clerk runs all of the day to day operations at the Town Hall, and she's in charge of events. She has been working for the town for 13 years, and has pulled off more events than we can count, and she has never let us down. We always appreciate any help we can get, but volunteers do work with the Clerk.

Mrs. Quick-Brook's loudly said to Mayor Morgan that she wanted to work directly with Mayor Morgan. She said she had words with Cam and she was upset, and it could have been different if he had told her that the Clerk was in charge.

As the conversation began to move into an argument and things were getting out of control, Mayor Morgan addressed Mrs. Quick-Brooks by saying that he didn't have to tell her that the Clerk was in charge, and she was not going to continue to disrupt the meeting. Mrs. Quick-Brooks continued to argue and Mayor Morgan slammed down the gavel to gain control of the room. Mrs. Quick-Brooks said "that don't mean nothing to me". She pointed at Mayor Morgan and was shouting "forget you Howard" "forget you Howard". She grab her purse and was headed to the door as the Mayor began to apologize to those attending the meeting. Mrs. Quick-Brooks (before exiting the room) said "you don't have to apologize for me, I can speak for myself".

Mayor Morgan again said he was sorry everyone had to see that. To give some background, this type of thing has been going on for a while and he's sorry Mrs. Dungee has had to put up with it. Mrs. Quick-Brooks is upset over who's in charge of the door prizes for an event we're having. None of it was called for and he hopes it all ends here. The Council will continue on with the meeting.

E. ANNOUNCEMENTS

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

- * The town's Senior Luncheon will be held on Dec. 7th at the Sedalia Town Hall at 12:00pm
- * The town's Winter Yard Beautification Contest will be on Dec. 10th. Participants must sign up by Dec. 5th
- * The next Planning Board meeting will be on Dec. 15th, which will also be public hearings for the council to consider request for the above discussion items III and IV
- * The Town Hall will be closed on Dec. 23 and Dec 26 in observance to the Christmas Holiday
- * The next Town Council meeting will be held on Jan. 9th, which will also be public hearings for the council to consider request for the above discussion items III and IV

Meeting adjourned

Submitted by:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)