



SEDALIA TOWN COUNCIL MEETING / PUBLIC HEARING
SEDALIA TOWN HALL
6121 Burlington Road
May 6, 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, Councilman Meachem, Councilwomen O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones and Attorney Benshoff were all present at roll call.

A. MOTION to approve the agenda was made by Councilwomen Wrenwick and seconded by Councilman Meachem. 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

Public Hearing Item

I. Vote to Adopt Ordinances on Gaming Establishments

Mayor Morgan went over some basics for the purpose of the public hearing. The towns ordinance does not currently have descriptions or regulations listed relating to gaming establishments.

Attorney Benshoff read through a handout on his presentation in order to provide some history on the subject and a clear explanation of its importance. Many years ago, Electronic Gaming, Sweepstakes, Fish Tables, etc was considered gambling and it was illegal in NC. Now, things are pending with the State. Gambling is still illegal, but there is an exception to Electronic Gaming. The main idea for the hearing today is to help set things in place to make sure the town has authorities to regulate gaming establishments. He went through some history on Electronic Gaming (EG) Establishments, explaining the two separate ordinances to consider, one of which requires a hearing. One is for the Development Ordinance and the other is for the General Code of Ordinance. He read over the Code of Ordinances being considered (new business regulations, a required license for EG, criminal background check, prohibited conducts, operating rules, license being specific to a place, not the land and the license being revocable). The recommendations were to hold a public hearing, decide on which zoning district to permit them, and if adopted, when will it be effective.

Brandon Emory, with Alliance Code Enforcement, helped to prepare the wording for the ordinance with regard to electronic gaming operations.

Mayor Morgan read through the entire document titled “Ordinance Amending the Sedalia Development Ordinance with Regard to Electronic Gaming Operations”. It was noted that this ordinance included regulations concerning: hours of operation, spacing requirements, locations, the serving of food and beverages, the machines being on ground floor, the visibility of the machines not being obstructed, no loud noises beyond the premises, appropriate signage, no outside alcohol, and owner required to obtain a license.

The floor was opened to receive comments from those who were against the adoption of this ordinance and for those who were in favour. Each person was given 3-5 minutes to speak.

Those Against

No parties came forward to speak against.

Those in Favour

*Liz Wills, 6056 Burlington Road, lives with her husband Terry and daughter Rachel. She’s lived in Sedalia for 21 years and feels that the Town Council has done an excellent job protecting the citizens from outside influences that have overtaken the surrounding areas, such as in Greensboro. The Town Council has kept their promise to preserve the small town feel and family orientated hometown. We are blessed to have Sedalia a place to call home. She stated that she’s done a lot of research and found statistics while preparing for this meeting. For time sake, she won’t go over all of them, but she did want to share this statement “If you want to increase poverty, increase the progressive nature of state government financing, increase crime and prostitution, increase gambling addiction and depression, increase obesity, then go ahead and lobby for gaming institutions to enter into your neighbourhood”. She added that she doesn’t think each of us would want a mini casino in town. She added that she is aware that they don’t all result in such negative behaviour. Her family goes back several generations in this area, and it’s just like the Sedalia motto, Our Heritage, Our Roots, Our Future. That’s not something many communities can claim. Back in 1997 when she began sharing with her friends her plans to move to Sedalia, she remembers specifically having one person tell her, “you don’t wanna tell people you’re from Sedalia, because most of them are, you know, different”. She said she looked at him like he was crazy, and now after living here for almost 21 years, she knows that he was full of crazy. She believes that Sedalia has remained an upstanding community because she and the leaders have strived to remember Sedalia’s heritage and roots. That is what she wants people to recognize when she tells them that Sedalia is her home. In order for us to be true to the legacy of Sedalia, she believes we need to regulate as strongly as is legally possible, for all efforts of gambling businesses that can be detrimental to our families and can infiltrate our homes in Sedalia.

Councilman Meachem stated that he's lived in Sedalia over 50 years and Mrs. Wills is right about the type of pushback she received back then.

Robert Jones, 6508 Rolling Acres Drive, asked if the feedback we're getting now is for adopting the ordinance amendment or are comments against it. He said he's trying to understand what the Council wants to hear.

Councilwomen O. Jones added that she also was wondering if we're voting for or against the ordinance.

Mayor Morgan responded that after we've all heard the substance of the ordinance, you have to decide for yourself if you're either for it or against it. Right now, the town doesn't have anything to work with in terms of regulating gaming establishments, so if the ordinance is passed, it gives the town right to regulate.

Brenda Walker, 339 Sedalia Road, said what she's hearing is, if adopted, this ordinance would give the town power to regulate the gaming businesses that come. If you're against the ordinance, then you saying you don't want any regulations.

Mr. Jones asked if the vote from the people will count. If everyone is against it, would the ordinance not be approved.

Cam Dungee, Town Clerk, responded that the people's choice would persuade the Council's decision because they are elected by the people. The council's role is to decide on what's best for the community overall, so this doesn't mean that they will automatically vote the same as the people, but if most of the people in the room feel opposite as they do, it would definitely make them consider if they should look at things differently.

Mayor Morgan said, there are only two retail spots in the town, so when the proposed ordinance says this type business must be at least 500 feet away from a resident, church or school, that says a lot for an area like Sedalia.

Mr. Jones added that he is in favour of adopting the ordinance.

Marian Jeffries, 609 Sedalia Road, said she also wanted to express her concerns. She is in favour because it would give the Council some control over what types of businesses come into the town. She feels like whatever comes into Sedalia should be something that will help preserve the uniqueness of the town. Statistics do show that gambling is an addiction. This is a disease, and people have to have treatment for it. When people lose everything from gambling, they turn to crime a lot of times, and then folks go into bankruptcy. All these things will deter the type of people that come into the town. People 10 miles into Greensboro and 10 miles into Burlington will be coming into Sedalia, which would increase

traffic. Sedalia businesses should be places that would benefit the whole community, even children and senior citizens. Due to the negative impact, there would need to be more police patrol. All this will cause Sedalia to lose its identity. She feels the town does need an ordinance that will help control this.

Tom Ferguson, 6062 Burlington Road, said he's lived there for 64 years and he wanted to express to the Town Council how much he appreciates them addressing this before it becomes a problem that has gotten out of hand. Thank you for your foresight on things now so that we don't have a bigger problem 5 or 10 years from now, including Cam (Town Clerk).

MOTION was made by Councilwomen Wrenwick to approve adopting the Ordinance Amending the Sedalia Development Ordinance with regard to Electronic Gaming Operations (to be effective day of adoption). Mayor Pro Tem V. Jones stated a second. Motion carried. All were in favour with votes at 5 to 0.

Councilwomen Wrenwick read through the entire document titled "Ordinance Amending the Town of Sedalia's Code of Ordinances to Add a Chapter on Adult Gaming Establishments".

Marian Jeffries, 609 Sedalia Road, asked if a criminal background check is done every so often. What happens if major crimes are committed sometime after the initial check.

Attorney Benschoff answered that once a permit is granted, it is continual because there is no time limit on it, so this makes a good point. The Council will probably need to add a sunset clause, so it's renewed every few years. His suggestion would be to adopt the ordinance as the Council has it now, and then come back later to add the renewal section. He also added that under Section A, where it talks about the business moving to another location, whoever makes the motion to take out "and privilege license". This would be due to the fact that privilege licenses are no longer taken. He apologized for not catching it earlier.

Discussion took place amongst the Council before a motion was considered.

MOTION was made by Councilwomen Wrenwick to approve the adoption of the Ordinance Amending the Town of Sedalia's Code of Ordinances to Add a Chapter on Adult Gaming Establishments, including the correction of number 7, eliminating the last 3 words (and privilege license) from item A (to be effective day of adoption). Mayor Morgan stated a second and motion was carried. All were in favour with the vote at 5 to 0.

II. Vote to Adopt a Business Development Clearance Certificate

Cam Dungee, Town Clerk, reported that the town has always had a Development Clearance Certificate that is required prior to getting a permit from Guilford County. The town wants

to have a separate form that would be only for businesses. The old one will remain in place for residential development. The Town Council had time to review the document during the agenda meeting and some changes were made. Attorney Benshoff has helped a great deal in setting things up differently and making sure the appropriate questions were included. There was an incident in the town where an applicant completed a certificate to operate a business, but they ended up opening a completely different type of business than what was told. We are doing our very best to make sure nothing like this happens again. This new form requires a lot more information on the business itself, the owner(s), the property owner, the applicant (if not already listed), etc. Signatures must be received by the business owner, applicant or property owner, and also a town official.

Questions were answered regarding home occupations and the listing of contact info from others who might be in partnership of the business.

MOTION was made by Mayor Pro Tem V. Jones to approve the adoption of the new Business Development Clearance Certificate. Mayor Morgan made a second, motion carried.

III. Major-rene Bratcher Celebration Update

Stephanie Dearman thanked Mayor Morgan for allowing her to come back and give an update on the upcoming celebration. The celebration will be held on June 15th at Palmer (CHB Museum) in Kimball Hall and this will be a reunion for anyone that attended the camps that Ms. Bratcher held. These camps were awesome, upscale summer camps for kids in the Sedalia area. She believes that the kids who attended have turned out very well. She said she wanted to follow up on her request from when she was here last and see how things were moving. She requested for the town to present an award or a plaque for the family of Ms. Bratcher in her honour. They also asked for assistance in publicising the event. They have come to realize that some of the parents might still live in Sedalia, but most of the kids who attended the camps have moved out of state. They are trying to get as many in attendance as they can. Mrs. Dungee did contact her to let her know that the town could help with sharing the flier on the towns website and providing a plaque. Mrs. Dearman said they are also taking donations through a cash app, which would help to cover the cost of the venue and the refreshments.

IV. Code Enforcement Report

Brandon Emory gave an update on the violation cases in the town. The property at **6200 Rolling Acres Drive** has all been taken care of and that case is now abated, so the contractor should be reaching back out to the town for the remainder of their payment. For **6270 Burlington Road**, he's been back in contact with Preservation Greensboro about removing the diner, no work has been done as of yet except the owners getting things cleaned out. The property at **6117 Burlington Road**, the owner should be coming out to get started with the work to clean up the property. It was not a good candidate for a control burn. The owner is trying to get in contact with someone about putting a new roof on and

he should be contacting Brandon again on Friday. Also, a case has been opened on this property for having an overgrown lot. He called the owner but didn't get an answer. The owner's voicemail is full. A Notice of Violation has been prepared and mailed.

Councilwoman Wrenwick asked if he's talking about the same house that's in very bad shape and the Council saw pictures of. Brandon answered yes, it's the same house. The owner is in the position now of not wanting to tear it down, so he's probably just not aware of how much money would be needed to repair the house. Hopefully he will understand that the cost to repair would be so much greater than the cost to demolish.

He will be looking at adding some new cases regarding junk piles and high grass. That is common around this time of year when it's raining a lot. One of the bigger cases he wanted to update the Council on is at **6052 Burlington Road**, where the gaming business was operating. After receiving a complaint about the establishment, he came in to investigate and found that the paperwork was inaccurate. The type of business that was supposed to be there was a computer and cell phone retail store called The Computer Ark. They were supposed to be doing repairs off site and handling the retail part in the store. Looking at flashing neon lights, and the sign on the door saying Spin & Win were of course the first indicator that something wasn't right. He learned that their hours of operation were set at Sun-Thurs from 10 am until 12 midnight. On Fri and Sat., they were open from 10 am until 2 am. On the weekends they had some type of security on site, but the employees couldn't provide information on who that was. During inspection, he found that there were 42 machines inside and 2 of them were inoperable. The employees did give him permission to do the inspection, but they were not connected to the business itself other than they were hired as employees. The name of a young lady from Greensboro is who was on the application, the employees had never heard of, but she was supposed to be a co-owner. The "boss" was someone named Khan. Brandon did get the opportunity to speak later with Khan, who he found lived in Pakistan. Khan was unable to tell him what his co-partners name was. Brandon explained to Khan that the business was not eligible to operate in that location and it has found to be in violation. Information on the application was falsified and it would need to be closed down immediately. If he is interested in operating as a gaming business, he will need to re-apply with the appropriate and correct information. We'll just wait to see how that goes. Concerning the property at **6212 Burlington Road**, the owner has been actively working on the home and things are moving along well as the owner is working to get things up to standard. The property at **6108 Blue Lantern Road** has had some work done, but still in violation. A hearing date has been set for June. At **204 Martingale Drive**, a follow up inspection has been made on this case. The junked vehicles have not yet been removed. A Notice of Hearing will be prepared and mailed. At **314 Martingale Drive**, Brandon will be enforcing the owner to remove all the covering laid on the fence and he will be preparing a Notice of Hearing for this case. Brandon received a complaint for the property at **6124 Burlington Rd.** It has been inspected and is indeed in violation. A Notice of Violation has been prepared and mailed. A case has been opened at

6210 Burlington Road for an overgrown lot. This appears to be an unoccupied home. I have prepared and mailed a NOV for this case. Brandon will monitor this case for any changes. The property at 6200 Bogues Way is also in violation due to an overgrown lot. Brandon has inspected the property, prepared and mailed a Notice of Violation.

**V. Planning Board Meeting Update
(Re-appointment of Serita Faison & Sandra Hamlett)**

Chairman Jones gave an update on the last Planning Board meeting, which was held on April 18th. The board agreed to recommend both Mrs. Serita Faison and Mrs. Sandra Hamlett to be re-appointed to the Planning Board to serve another 3-year term. The main item of discussion was brainstorming and listing things they thought should be added to the town ordinance, using the Introduction to Zoning books that were ordered for each member.

The Council did approve to have Mrs Hamlett and Mrs. Faison re-appointed and certificates signed by Mayor Morgan would be presented. Mayor Morgan stated that the town was happy to have Mrs. Faison and Mrs. Hamlett once again as part of the Sedalia Planning Board.

VI. Planning Retreat Report

Mayor Pro Tem V. Jones reported that the Town Council, Planning Board and Staff attended a planning retreat on April 12-13 at The Summit Center located in the Haw River State Park. The planning sessions were led by Darren Rhodes, who is with the Department of Commerce in Raleigh, NC. The attendees listed out the items that were most important to everyone, which centred around structured growth of the town. They also planned out a list of action items which would help to move things forward as it relates to potential development and growth. The agenda items of discussion were on Rural Planning, the Town Visualization Plan, the Bike/Ped Plan, Economic Development and brainstorming ideas for the Donated Property. Overall, the retreat was work heavy and very enlightening.

Councilman Meachem mentioned that he spoke with Mike Mills about the possibility of getting Dansby Drive paved by NCDOT. It was explained that this road has enough houses on it to meet the standards, so he would investigate it.

VII. Sedalia Spring Litter Sweep / G.C. Spring Clean-up

Councilwomen O. Jones reported that the Sedalia Spring Litter Sweep event was held on April 6th and started at 9:00 am. Residents went out to collect trash from the roadsides of the community. A dumpster was provided by Republic Services and was made available until 6:00 pm for Sedalia residents to discard of unwanted items for free. Household chemicals, paint and electronics were not allowed. On April 13th, Guilford County held its' Spring Clean-up event at Eastern Guilford Middle School from 8:00 am until 2:00 pm. County residents were given the opportunity to discard of documents for shredding,

appliances, tires and electronics for free. Mr. Clyde Harding provided numbers from last years event compared to this year's event. The numbers (except for the shredding) were a lot lower this year due to the heavy rain that took place most of that day.

Mayor Morgan added that the dumpster used during the Sedalia Litter Sweep was full as early at 2:00 that afternoon, and he believes folks from outside the town were using it. The town will need to see about having the dumpster monitored to make sure it's used only by our Sedalia citizens.

Cam Dungee, Town Clerk, added that Mr. Harding is asking that the Town of Sedalia pay \$300 to help cover the cost of the shredding service for the county Spring Clean-up event next year. Because the county holds about 5-6 clean-up events a year, the cost can be great. After speaking with Mr. Harding, she realized that he was under the assumption that Eastern Guilford Middle School was in the towns jurisdiction and Sedalia would be helping to sponsor the event. She explained that Sedalia Elementary School (where the event was held last year) is in Sedalia, but Eastern Guilford Middle School is not. Because of this fact, he said the town is not obligated to contribute next year. The Council suggested that the county reach out to all three towns in this area and ask them to contribute since residents from each town would be able to take advantage of the event.

Attorney Benschoff asked if he could backup a little and provide some information concerning the approved ordinances. It's been noted that two motions are required to include a consistency statement, which is more of an explanation for the decision.

MOTION was made by Mayor Pro Tem V. Jones to re-adopt the Ordinance Amending the Sedalia Development Ordinance with regard to Electronic Gaming Operations, to be consistent with keeping the small town feel of Sedalia as to not have gaming establishments close to a dwelling, church or school. A second was made by Councilwomen Wrenwick. Vote was 5 to 0, all in favour of approval.

D. CITIZENS COMMENTS

*Thomas Griffin, 3644 McConnell Road, introduced himself and stated that he recently purchased some property on Rockhurst Drive and is interested in building a home on that lot. He had the privilege of talking with the Clerk and he got some history on the town. He loves the area and is hoping things will work out well for he and his family. He's in the process of getting a soil evaluation completed before he starts to look at development.

*Valerie Jones stated that the Town Council worked hard a putting together an event schedule for the year, and she was disappointed to see that the town had to cancel the art class because of low participation. Hopefully we'll have people to sign up for the other events coming up.

Mayor Morgan added that we are looking to rent a van for the trip to the Civil Rights Museum if we get at least 10 people going or we'll consider carpooling. We have BINGO scheduled for the 15th of June, so we're looking forward to that.

*Councilwomen O. Jones stated that the Council needs to work on getting the solar speed limit sign put up on Sedalia Road.

Meeting adjourned

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)