



SEDALIA TOWN COUNCIL AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
October 30, 2023
7PM

Minutes

- **CALL TO ORDER:** 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 & MEDITATION:** Time was allotted for silent prayer and meditation.
- **PLEDGE OF ALLEGIANCE:** Time was allotted for pledge to the U.S. flag.
- **ROLL CALL:** Mayor Morgan, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe. Mayor Pro Tem Faison attended via Zoom.

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve minutes from the October 2nd Town Council meeting was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

C. GUESTS/REPORTS/DISCUSSIONS

I. Making a Better North Carolina

Nicole Quick, candidate for North Carolina House of Representatives was not present for the meeting.

II. Fighting for Families

Tanneshia Duke introduced herself as a democratic candidate for the North Carolina House of Representatives for District 59, which is a group of rural communities. She stated she is a former educator with Guilford County Schools, and supports equitable funding in public schools, access to affordable early childcare, protecting rights to avoid modern day segregation and voter suppression, and maternal rights for women of color. Ms. Duke responded to several questions from the Council and other meeting attendees regarding charter school funds, teacher/student ratios for special needs students, and behavioral issues in schools. Other matters were also entertained in regard to tractor-trailer traffic that comes through town, school traffic, affordable housing, and future development. She commented the district lines recently have been drawn to include 55% of republican voters, but regardless of this, she still is planning to run for office. She noted gerrymandering is real and it is still used today to silence voters.

III. Monthly Finance Report

Councilwoman Wrenwick presented a report on the September financial transactions and balances. The balance for each account as of September 30, 2023:

American Rescue Plan: \$127,813.82

Powell Bill Fund: \$141,733.00

Guilford County ARP: \$64,662.38

Savings: \$523,560.75

Town Center/Bike and Pedestrian Fund: \$40,931.99

Checking: \$14,050.25

The Town received an allocation of \$8,224.86 for the Powell Bill Fund and will receive a second allocation in February or March 2024. The Town received \$101,750.06 in revenue from county property and vehicle tax, state sales and use tax, and utility franchise tax.

A meeting attendee from the floor requested clarification regarding a Development Clearance Certificate that was submitted for a subdivision. Administrator Dungee responded that this was some property that was inadvertently combined, and the owner has applied to divide it back to the original two properties. The meeting attendee asked if the owner would be allowed to have cows on the property. It was noted cows are allowed on the property if it is zoned agricultural. Mayor Morgan added that even if cows are allowed, there would be a limit to the number of cows based on the size of the land.

IV. 2022-2023 Budget Amendment Ordinance

Councilwoman Wrenwick reviewed the amendments to be made to the annual budget ordinance for the fiscal year beginning July 1, 2022 and ending June 30, 2023. The General Fund expenditures were increased by \$88,800 for administration, finance, public buildings and grounds, streets and highways, and sanitation. The expenditures were offset by General Fund revenues that increased by \$88,000 for property tax, local option sales tax, and a transfer from ARP fund.

Councilman Sharpe asked if the \$37,000 property tax increase was a result of the property tax valuation. Councilwoman Wrenwick stated she believed it was. Guilford County has not increased the tax rate, but it did increase the tax valuation or how much a home is valued and that is what increased the tax bills.

MOTION to approve the budget amendment as written and supplied by the Town's accountant by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

IV. Planning Board Meeting Update

Vice-Chair Jeffries reported the Planning Board reviewed the draft nuisance vegetation ordinance. Planning Board members did not want the ordinance to be too strict and wanted to look at intent, precedent, and transition of ownership. Decisions were left where the code enforcement officer would still review and inspect any issues. The Planning Board also reviewed a portion of the Flood Damage Prevention Ordinance noting it will take a while to review the entire ordinance. The UNC School of Government activity was not completed due to lack of time. Mayor Morgan asked if there were any homes in the floodplain. Administrator Dungee responded the Town has about four or

five homes located in the floodplain, some others are located close to the floodplain. She added there have been no changes in Sedalia since the last map revision. Mayor Morgan asked if the homeowners have floodplain insurance noting that it is usually required if there is a mortgage on the home. Administrator Dungee commented that in the next month or so the Town will have a public meeting, as this is required when making revisions to the ordinance. She added no comments have been received on the collector street plan.

IV. Approve Revision to Road Repair Quotes

Mayor Morgan reviewed the quotes for repair and maintenance to Dansby Drive and Jennie Drive. Taylor Stump and Grading, LLC submitted a quote for \$13,000 for repair and maintenance on Dansby Drive, and \$800 for repair on Jennie Drive. Administrator Dungee commented Taylor Stump and Grading, LLC did not charge for the repair work on Jennie Drive because the patch did not work. They are looking for someone else to do what's needed for that road.

Administrator Dungee commented there was a misunderstanding when the first quote was approved by the Council. It included two types of services for Dansby Drive and the Council needed to choose only one. Based on the chosen service, the total amount should have been \$13,800.

MOTION to approve the amended Taylor Stump and Grading, LLC quote for Dansby Drive for \$13,000 with Jennie Drive on hold was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

IV. Adopt 2024 Sedalia Meeting & Event Schedules

Councilwoman Jones reviewed the proposed 2024 Sedalia meeting and event schedules. Administrator Dungee asked about holding a Founders' Day event. She noted attendance has been dropping and a lot less people attended the 25th anniversary event, but also the weather may have been a factor. Councilman Sharpe asked if the Town has considered having the event at the end of September. It was noted the Town was incorporated in August and this is why the events have always been in August. Changing the date can be considered because August is a very hot month. Planning Board Vice-Chair Jeffries commented that there are a lot of new residents now, and they may come to Founders' Day. Administrator Dungee responded they didn't get the opportunity to share an invite to the school, so this year fewer parents and kids came to Founders' Day.

Mayor Morgan suggested maybe the Town could partner with the Charlotte Hawkins Brown Museum. Administrator Dungee commented that the Town could also consider some other type of event; however, the Town will need to plan and allot money for the event. Planning Board alternate member Riehle suggested a gala event. Administrator Dungee responded a gala event would be easier to plan and could be held at Kimball Hall at the Charlotte Hawkins Brown Museum. Mayor Pro Tem Faison suggested a seersucker and sundress gala.

IV. Group Management Services

Administrator Dungee met with Group Management Services (GMS) and learned about some of the services they provide, such as human resources services, develop personnel policies, risk management, payroll processing, assist with the hiring and recruiting process, and provide health insurance. Their clients can pick the specific services that are needed. It was noted that the town does already have people who provide some of these services such as payroll processing, so we would select only the services that are needed. However, if the Town groups services together then the annual cost would be less. To receive a quote, the Town must provide three years of loss runs from its current workers compensation provider, the Town's declaration page with class codes and associated wages, and a recent payroll report that contains gross estimated yearly annual wages. The rough estimate for these services would be \$1,200 to \$1,500 per year and may increase depending on the number of employees. To get a health insurance quote, a health questionnaire must be completed.

Councilwoman Wrenwick asked if GMS would take over the accounting services. Administrator Dungee responded they would not take over accounting services but could handle some of the other offered services such as the hiring and recruiting, or health insurance, since that is something we've all talked about. Mayor Morgan suggested reviewing the services to see which would benefit the town and determine the yearly cost. Administrator Dungee commented that help with developing personnel policies and the hiring and recruiting process would be a benefit. Councilwoman Jones asked if they would help with a health insurance quote. Administrator Dungee responded they would, but it was unclear if the quote will be any less than the quotes received in the past. She added the Town has limited employees and therefore premiums are higher. Planning Board member Jones commented that Planning Board members are not elected but is it possible for them to get health insurance through the town. Councilwoman Wrenwick responded the Town Council does not have health insurance through the town. Administrator Dungee commented the N.C. League of Municipalities considers Town Council members as town employees, but Planning Board members are appointed and cannot be considered as employees.

D. CITIZENS COMMENTS

*Regina Davis, 6008 Blue Lantern Road, expressed concerns regarding a neighbor who may be out of compliance with livestock on their property. She also has several signatures from others that have concerns. The concerns were not that they had the livestock, but rather the location of the livestock on the property and did the livestock have sufficient space. She wanted the Town to be aware of the situation. Mayor Morgan responded the Town is aware of the situation. The code enforcement officer has investigated, and the Town has contacted the N.C. Department of Agriculture. More information should be available in the next couple of weeks.

*Councilwoman Jones commented the Town has spent a lot of money to repair and maintain Dansby Drive, but a resident drives a tractor-trailer on the road and the large potholes are likely due to the truck. She suggested surveying the road in a few months to see if there are additional potholes due to the truck. If so, then the truck owner should be

contacted about helping to repair the potholes. Administrator Dungee commented it was not unreasonable to contact the resident, but the Town cannot prohibit the resident from using the road, so maybe the owner will work with town. If the road was state maintained it would be an issue for the NCDOT, but since it is not it is a town issue.

*Councilwoman Wrenwick, 6201 Bogues Way, noted the 10-acres of land at end of Bogues Way is for sale. A gentleman was looking to purchase it for one house. She thought the land had been zoned for a four-lot subdivision with a cul-de-sac.

E. ANNOUNCEMENTS

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

- The next Town Council meeting will be held on November 6th.
- The next Planning Board meeting will be held on November 16th.
- The Town Hall will be closed for the Thanksgiving holiday on November 23rd & 24th.
- The next Town Council Agenda meeting will be held on November 27th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Administrator

Howard Morgan, Mayor

Date

(SEAL)