



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
October 28, 2024
7PM**

Meeting Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:01 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, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. **Recommendation** to amend meeting agenda to move item VII up to item III was made by Administrator Dungee to accommodate a guest attendee. Motion to approve the agenda with requested changes was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

**Due to absence of the guest attendee the change to the agenda order was not needed, the original agenda order was followed as initially written.*

B. **MOTION** to approve the minutes from the September 30th, Agenda meeting was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion approved.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

Water Feasibility Study (-57) balance:
\$35,222.06

American Rescue Plan (-56) balance: \$133,702.97

Powell Bill Fund (-48) balance: \$135,962.90

Guilford County ARP Funds (-37) balance:
\$67,325.42

Savings Account (-21) balance: \$432,591.56

Town Center (Bike & Pedestrian) Fund (-13) balance:
Closed

Checking Account (-05) balance:
\$20,586.11

There was an additional \$90,000 transferred into the NC Capital Management Trust Government Portfolio bringing the total investment to \$100,000 to date.

Councilman Sharpe asked how simple the process was to make a transfer of this nature and the turnaround time before the funds arrive. Councilwoman Wrenwick stated that the process was very simple, and the turnaround time was about a day or so. Councilman Sharp asked if we could investigate what it would look like to transfer funds back out of this account just in case we needed to move funds out in the future we would know what to expect. It was suggested by Administrator Dungee that the Finance Officer could do this by paying an upcoming bill from this account to see what the process would be to take funds out of this account.

Sedalia Fun Fest – Founder’s Day Celebration was canceled due to the Hurricane. The expenses for this event totaled \$2855.10. This includes supplies and equipment purchased to be used for future events as well as deposits paid for rental services that are to be partially used for the upcoming Christmas in Sedalia and the rest will be returned to general funds.

Councilwoman Jones asked about plans for purchasing a generator for the town hall. With the recent power outages occurring more frequently, the Council wants to have a way to power the Town Hall in case this winter is bad, and the residents need somewhere to go. Administrator Dungee stated that she would investigate opportunities in the budget to put funds towards this purchase. Mayor Morgan said that we should be able to get one for about \$12,000. Administrator Dungee stated that with the future plans to install a Duke Energy Sub-station this will cut down on the power outages because it seems to be the location of the town that is affecting the frequent outages. Administrator Dungee also stated that the budget for this year is tight but that she would look into getting that included in the budget for next year. Councilwoman Wrenwick added that there is a public buildings and grounds account has \$5,580 and the repairs and maintenance of buildings account has \$1800. That will get us close to the amount to purchase. It was suggested that maybe instead of purchasing straight out maybe the town could make installment payments to get that. Administrator Dungee clarified that the public buildings and grounds account is mostly for the Town’s lawn care service and maintenance to the Town Hall building.

II. Planning Board Meeting Update

Planning Board Chair Jay Riehle stated that the Planning Board has been working on reviewing the Town Ordinances. Jay noted that this serves as both an educational purpose as well as an insightful way to look for potential updates needed to the Town’s Ordinances. The Planning Board welcomed the new member Tyler Thomas as the most recent meeting. Jay spoke about consulting with Robert Riehle to get further understanding about the ins and outs of planning and development since this is his area of expertise. Jay also spoke about comparing the Town of Sedalia’s ordinances to those of Guilford County to see if there were any changes or updates that could be made.

III. Park Engineering Proposal

Presented by Councilman Sharpe, the proposal from Davis Martin Powell Engineers and Surveyors was originally proposed at a former meeting but was represented with additional documentation from former park projects completed by the firm. There

were 5 park projects with pictures and descriptions supplied by DMP displaying their ability to complete a project such as the Sedalia Town Park. It was asked how soon this needed to be decided on to which Administrator Dungee explained that the search for an engineer took several months and now that we have finally found a firm that was able to take on our project, we now can move our park project along. The Town would need to decide as soon as possible because this has to be submitted to Guilford County for approval. She also noted that there is always a possibility that Guilford County could return the proposal with requests for changes. Either way it is necessary for us to have a civil engineer to complete this portion on our behalf. Councilwoman Wrenwick stated that she appreciated the wording on the proposal “not to exceed” because that language shows the Town that this firm does not intend to break the bank. Councilman Sharpe made the motion to approve the Proposal for Civil Professional Services for the Proposed Sedalia Town Park. The motion was seconded by Mayor Pro Tem Faison. Motion Carried.

IV. 2025 Meeting Schedule Draft

Councilwoman Jones presented the 2025 Event Calendar and Meeting Schedule. The dates for the 2025 Meeting Schedule have been selected. The Council was asked to review and note any changes needed. There was discussion about upcoming conferences for the Town Council and due to some dates not being available, it was decided that the Town Council would wait to approve the 2025 Meeting Schedule once the upcoming conference dates are announced.

The 2025 Staff Event Calendar was also presented. It was asked that the Town Council provide suggestions for the 2025 Founder’s Day celebration.

V. Budget Amendments 2023 - 2024

Presented by Councilwoman Wrenwick, this is where our accountant balances our books from the prior year, and we must approve this for our budget to be in balance. Be it ordained by the Town Council of the Town of Sedalia, North Carolina, that the following amendments be made to the annual budget ordinance for the fiscal year beginning July 1, 2023, and ending June 30, 2024. To amend the General fund, the expenditure is to be changed as follows:

Administration -----	(Increase) \$21,800
Finance -----	(Increase) \$7,300
Public Buildings & Grounds -----	(Increase) \$7,000
Streets& Highways -----	(Increase) \$28,000
Environmental Protection -----	(Increase) \$ 5,500
Cultural and Recreational -----	(Decrease) \$3,300
Total Increase -	\$69,600 ; Total Decrease \$3,300

To amend the General Fund, the revenues are to be changed as follows:

Local option sales tax -----(Increase) \$8000

DEQ Feasibility grant -----(Increase) \$50,000

Fund balance appropriated----- (Increase) \$66,300

Total Increase - \$66,300

No changes were needed to amend the Water and Sewer fund.

Councilwoman Wrenwick stated that these are the actual numbers of what was spent during our last fiscal year. The Town had to bring the budget back in balance by making this amendment. It is basically telling the state that yes, the Town is aware that the Town is over budget but here are the funds to offset this overage. There was also a \$50,000 grant that the Town received that also went towards this overage as well. Administrator Dungee added that this DEQ grant has had some challenges and that she is in the process of clarifying the details as she was just notified that the Town is set to receive a second grant in the same amount, and it is not clear whether this is an additional grant or if this is a mistake. So, the town is pending a second deposit of \$50,000 and it is not clear where this money is coming from so just a heads up that there is some question about whether this additional funding is going to be recalled or not but updates to the Council will be forwarded as the details are made clear.

VI. Resolution of Acceptance of ARP Funds

Presented by Mayor Morgan, The American Rescue Plan (ARP) funded from the State Fiscal Recovery fund was established in S.L 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs and the NC Dept of Environmental Quality has offered American Rescue Plan funding in the amount of \$50,000 to perform a Merger/Regionalization Feasibility Study detailed in the submitted application and the Town of Sedalia intends to perform said project in accordance with the agreed scope of work. The Town of Sedalia does hereby accept the American Rescue Plan offer of \$50,000. The Town of Sedalia hereby provides assurance to the NC Dept of Environmental Quality that any conditions or assurances contained in the award offer will be adhered to. Mayor Howard Morgan and successors, so titled, are hereby authorized and directed to furnish such information as the appropriate state agency may request in connection with such application or the project to make assurances as contained above and to execute such other documents as may be required by the division of Water Infrastructure. Motion was made to accept the resolution as stated above by Councilwoman Wrenwick. Motion was seconded by Councilwoman Jones. Motion carried. Resolution to be signed by Mayor Morgan.

VII. Adoption of the Sedalia Utility System Merger Feasibility Study

Presented by Councilman Sharpe, this is a discussion of the Sedalia Wastewater System Merger Feasibility Study. Jesse Daye is the Regional Planning Director of the PTRC and he has been working with the Town to the estimated cost of the entire buildout is \$8.4 million dollars to be broken down into 4 phases. This study and report were presented at a previous meeting and is now being brought back before the council for official approval. This determination of need grew out of the 2022 Sedalia Land Use Plan which proposes a Town Center and mixed residential development area in the town core area which may require wastewater to achieve the vision.

The recommendation is that the Town pursue a design and engineering contract for the first phase of construction and that will utilize the \$2.6 million grant received from the NC General Assembly. Our projection of this study is that the use of approx. 375,000 gallons per day of wastewater. The goal is to roll this project out in phases to accommodate future growth and to take advantage of existing grant resources. The actions suggested to the Town over the next two months are to consider adopting and pursuing specific allocation of wastewater capacity from Greensboro and secondly, review, confirm or refine the phases in the suggested Sedalia Feasibility Map. Administrator Dungee added that with this Study being originally presented to the Council back in September, the stated two-month timeframe is quickly coming to an end. The data is still the same and this projection is also looking to address old septic systems in addition to future growth. At this point the Council will need to adopt this study if everyone agrees. Councilwoman Wrenwick asked to clarify that this indeed was to solely address the wastewater, can we speak about the plans for incoming water from Greensboro for the actual drinking water.

Administrator Dungee stated that this was indeed a separate study. Once the Town can complete these steps of approving and proceeding with this study, we can then work towards the drinking water and interlocal agreement with Greensboro. We will be able to use Pleasant Garden as a model as they recently adopted an interlocal agreement, so they are a few steps ahead of where we are in this process. As soon as I get the cost of what it would look like to get drinking water, I will update everyone.

Councilman Sharpe proposed the question if it were possible to have the drinking water study lined up with wastewater to be implemented following the same phase plans?

Administrator Dungee stated that she thought that would be a possibility. Hopefully they will provide the same kind of planning and plan of execution. It was asked if there would be a cost to the residents to implement drinking water, Administrator Dungee clarified that yes there would be a cost, when that time comes, but initially this project is starting with only phase 1. This will be an all or nothing if the town decides to move forward with the interlocal agreement that everyone would be converted in phases. The first phase would be for the Downtown Center and any new residential development. This wouldn't affect existing residents immediately since there are multiple phases of this project.

The motion to adopt the Sedalia Utility System Merger and Feasibility Study was made by Mayor Pro Tem Faison. The motion was seconded by Councilwoman Wrenwick. Motion carried.

D. CITIZENS COMMENTS

Marian Jeffries 609 Sedalia Rd – We received an email that Bethany Church is conducting a fundraiser to assist with the back taxes owed on the Webb house and they would like input from the Town. It is believed that the church may be thinking of using the funds toward additional property that they own. It was decided that maybe it would help to find out some specifics on the fund raiser and see how the town can help. Marian Jeffries, 609 Sedalia Rd - We received an email that Bethany Church is conducting a fundraiser, and she was wondering what they town was thinking. Administrator Dungee mentioned that she thinks the church may be thinking of using the funds toward some additional property that they own. After further conversations on the subject, it was decided that maybe it would help to find out some specifics on the fundraiser to see how the town could help.

Councilwoman Jones asked if there were any updates about the wood pile left at the construction site located at Rolling Acres and Rockhurst Dr? “Are they finished with the lot or are they coming back to get the wood or will they go back and finish burning it?” Administrator Dungee stated that no one from that project has contacted the Town Hall in several months. It was communicated to the construction crew that as long as they were clearing out the property that they were fine to continue clearing the lot but as soon as they were ready to build, they would need to obtain a DCC from the Town Hall so that they can get their building permit from Guilford County.

Councilwoman Jones added the DOT mowers forgot about Rolling Acres Dr, they didn't finish mowing down that road and the grass is up to your knees. He didn't come down that road at all. Can the Town put in an order to have that finished? Administrator Dungee stated that she would submit a request in the online portal to have that revisited.

It was brought up that LUMOS is still out in the community running ground wire to ensure that Sedalia has access to high-speed internet in the future. This project is about mid-way finished.

E. ANNOUNCEMENTS

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

- The next Town Council meeting will be held on November 4th
- The next Planning Board meeting will be held on November 21st
- The next Town Council Agenda meeting will be held on November 25th
- Senior Luncheon is scheduled for December 4th, RSVPs due by November 25th

Meeting adjourned at 8:26pm.

Submitted By:

Brittany Shaw, Town Clerk

Date

Approved By:

Howard Morgan, Mayor

(SEAL)