



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
June 24th, 2024
7PM**

Meeting 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 Pro Tem Faison.
- **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 Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe were in attendance. Mayor Morgan was not in attendance.

A. MOTION to approve the agenda was made with the removal of discussion 2 was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve the minutes from the May 20th Town Council meeting was made by Councilwoman Wrenwick and seconded by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. International Education Providers Consultancy

Representatives of International Education Providers Consultancy, Sajdah Ali (principle consultant) and Craston Artis (strategy lead), presented their official proposal for a possible collaboration with the Town of Sedalia.

IEP Consultancy works to establish programs that provide workforce development and education-based programs for agencies, organizations, and municipalities.

Solutions for Sedalia:

1. **Low Tech Training** – Bring in accessible technology and every day tools, such as: email, phone apps, community-based platforms to share information, etc.
2. **Educational Needs Assessment** – Assessment to address local workforce needs and the capabilities of the residents.
3. **Workforce Development** – Based on the Educational Needs Assessment, there will be a report highlighting the workforce needs, and create strategic partnerships to design and implement programs based on the needs that the assessment identifies, and support job growth.
4. **Economic Development** – Engage organizations like NC Growth to develop a sustainable growth plan, along with supporting facilitating development with local companies to ensure maximum community benefit.

IEP Consultancy's Investment – Community engagement, participating in town meetings, coming up with feedback on the town's work, etc.

Long-Term Vision:

- **Assess the Community**
- **Upskilling Residents**
- **Sustainable (Re)Development**
- **Economic Growth**

Administrator Dungee asked Ms. Ali if she could share some of the work that she has done with other small Towns, to which Sajdah Ali responded that she has worked with the President of Tanzania to increase the educational regulations and programming of their country, along with working to improve the educational programming or special needs students and families from the British Virgin Islands.

Resident Al Rucker asked if the programs will be educating people to work for the Town of Sedalia, or will the programming be customized to help Sedalia’s residents work elsewhere? She responded that IEP Consultancy is focused on helping both in and around Sedalia, especially as more industries are coming in.

Al Rucker continued that small Towns are known to have a retention problem, and wonders if this would be a problem going forward, to which she responded that she is aware of this recurrence, however, that issue would have to be discussed after the report is done, as they don’t have enough information to go on. Administrator Cam added that “The best way to figure out what IEP Consultancy can offer is when they figure out what we see for the Town of Sedalia in the future, and the pace in which that happens.”

II. Republic Services Contract Renewal

Removed from the agenda due to lack of representation.

III. [Public Hearing] Vote to adopt Sedalia Budget

Councilwoman Wrenwick presented the budget ordinance for the Town of Sedalia for the fiscal year beginning July 1st, 2024, and ending on June 30th, 2025.

General Fund for the Operation of the Town Government

\$417,705.00

Appropriations for the Water Fund

\$15.00

Property Tax Revenue (97% Collection Rate)

\$71,469,530

To expound on previous conversations had by the Town Council regarding a proposed tax increase, Councilwoman Wrenwick mentioned that if the Town decided to increase their property taxes by a few cents, it could go a long way to increasing the Town’s budget. There has also been conversations about doing small periodic increases to spread things out over the next few years, as opposed to an increase all at once.

The Town's current tax rate: .2750

Guilford County's current tax rate: .73.05

If the Town raises taxes by 5 cents, it will add a \$34,662.72-\$35,734.77 increase to Sedalia's property valuation.

If the Town raises taxes by 10 cents, it will add a \$69,325.44-\$71,469.53 increase to Sedalia's property valuation.

If the Town raises taxes by 15 cents, it will add a \$103,988.17-107,204.30 increase to Sedalia's property valuation.

According to Guilford County, municipalities do not need to have a public vote if the tax rate is under 1.5%, and Sedalia's tax rate is among the lowest in the County. As prices are rising, the Town is expected to spend more money, while maintaining the same income. The Town hopes that, as it grows, Sedalia could get more income naturally, however, as of right now, the best solution seems to be to have a slight tax increase to increase revenue.

However, the discussion of increasing taxes is a discussion for next years budget, as this year's budget is already set to be in effect for the 2024-2025 fiscal year.

The motion to adopt the 2024-2025 fiscal year budget was made by Councilwoman Wrenwick, and seconded by Councilman Sharpe. It won with a 4-0 vote.

IV. Monthly Finance Report

The monthly finance report for May 2024 was discussed by Councilwoman Wrenwick

Water Feasibility Study (-57) balance:	\$49,877.14
American Rescue Plan (-56) balance:	\$133,698.51
Powell Bill Fund (-48) balance:	\$131,067.55
Guilford County ARP Funds (-37) balance:	\$66,324.99
Savings Account (-21) balance:	\$432,780.54
Town Center (Bike & Pedestrian) Fund (-13) balance:	\$53.61
Checking Account (-05) balance:	\$21,358.17

V. Planning Board Meeting Update

Planning Board Vice-Chair Marian Jeffries gave a recap of the June 20th, 2024, Planning Board meeting.

I. Sedalia Collector Street Plan

Craig McKinney from the Greensboro Department of Transportation presented an update on the Sedalia Collector Street Plan. The Greensboro Urban Area MPO, which oversees transportation planning for Greensboro, Guilford County, and the North Carolina DOT, adopted a new Thoroughfare & Collector Street Plan on May 10, 2023. This plan proposes downgrading the current US 70 section in Sedalia when a new US 70 bypass is completed. McKinney is seeking funding for this in the 2026-2035 State Transportation Improvement Program.

Sedalia has received a new map and a list of proposed road changes for review, which will depend on future land development. The Sedalia Planning Board will assess these changes and make a recommendation to the Town Council. Last year, the Planning Board's suggested revisions to this most recent street plan of 2006, was rejected by GDOT, leading to dissatisfaction with how their input was handled. The Planning Board prefers that the road route be altered to bypass Sedalia, preserving its small-town character.

McKinney acknowledged that the plan is still open to adjustments and suggested more regular communication between his department and the town to address any concerns. He emphasized that the plan is a preliminary outline and not yet finalized.

II. Sedalia Street Sign Regulations – Update on Revisions

Additionally, The Planning Board is considering updates to the Town's Development Ordinance, particularly Section 6-1.5. Key proposed changes include:

1. **Sign Approvals:** All informational, commercial, and directional signs, regardless of size, would need Town Council approval through a permit system.
2. **Sign Limits:** Restrictions would be placed on the number and type of signs allowed on public and private properties.
3. **Business Promotion:** A permit system would be established for business promotion within the town.
4. **Zoning Specifics:** Detailed requirements would be added for signs in all zoning districts, necessitating permits and specifications for sign dimensions.

The board discussed options for a commercial sign at the corner of US 70/Burlington Road and Rockhurst Drive, located in an AG/RS-40 zone:

- **Option 1:** Revising the definition of a billboard and ensuring compliance with development standards.
- **Option 2:** Declaring the sign "non-conforming" if it existed before July 1, 1998, or creating a new "Off-Premise Sign" category.
- **Option 3:** Allowing off-premise signs with permit requirements and updating Table 6-12 for accessory free-standing signs.

The Planning Board favored Option 3, with member Jay Riehle making a motion to approve it and update the relevant regulations. The motion was seconded by Alfred

Walker and passed unanimously with a 5-0 vote. The board will revisit the discussion upon completion of the updates.

Citizens Comments

During the citizens comments portion of the meeting, Planning Board Chair Karen Hanes of Whitsett, NC, shared a recent minor subdivision ordinance that they voted into their Development Ordinance. She suggested that the Town look over it, in case we saw anything that we would like to add, or to just know what our neighbors are doing.

VI. Water and Sewer Residents Survey

Administrator Dungee discusses the Water & Sewer Survey that was recently sent to the Residents of Sedalia.

This survey will help with the planning for residents whose septic systems are beyond their life span. It will let the Town know how many years out of the completion of the Town Center that Sedalia will need to provide water and sewer to its residents.

Councilwoman Jones added that some residents may have issues with their hot water heaters. Dungee stated that the hot water heater issues, due to minerals in the well water, will not be seen as an immediate Town issue, as it is a part of individual house upkeep. To help residents understand the resources necessary for upkeeping a home that utilizes well water and septic, it was recommended to the Town Hall that tips and resources be added to the Sedalia Newsletter.

Residents can fill out the town septic system survey online, or manually at the Sedalia Town Hall.

D. CITIZENS COMMENTS

Maria Garcia – 6111 Bogues Way

There was a gunfire incident on June 23rd, as a gunshot was fired from around Bethel Church Road/Sedalia Road, which landed into Mrs. Garcia's garage, barely missing Mr. Garcia. Neighbors complain of constant gunfire along that area, which is just outside of Sedalia's jurisdiction.

The cops were called, and the shooters claimed that they were shooting at a stump, when the bullet travelled a mile and a half through the woods and hit the Garcia residents. The neighbors of Bogues Way do not believe this to be the truth and believe that the shooters were illegally shooting in the woods behind their homes, which is Sedalia property.

She would like support from the Town Hall as she contacts Commissioner Mary Beth Murphy to discuss any possible solutions.

Latasha Wallace – 6200 Bogues Way

This resident was present for the shooting, and had recently called the cops on the gunmen involved, because her children were outside while the shooting was taking place, and

complained that the shots sounded really close, as if they were just along the other side of their fence.

She complains of constant gunfire that goes on for hours, just outside of their neighborhood. However, the police aren't doing anything about it.

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 July 1st.
- The next Sedalia Fresh Event will be held on July 6th.
- The Planning Board meeting will be held on July 18th.
- The next Town Council Agenda meeting will be held on July 29th.

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)