



**SEDALIA TOWN COUNCIL AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
April 24, 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, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. Approve additions/deletions to the agenda. No additions or deletions.

B. Edit minutes from the previous meeting. No edits.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

Councilwoman Wrenwick reported on the March financial transactions and balances. The balance for each account as of March 31, 2023:

American Rescue Plan: \$130,104.72

Powell Bill Fund: \$133,751.45

Savings: \$419,146.87

Bike and Pedestrian Fund: \$45,729.81

Checking: \$3,669.45

There was a question about the Brough Law Firm expense regarding the Davis property emails. It was thought this may have been regarding the Abbott property, but Clerk Dungee will check for clarification.

II. Approve Audit Contract Year Ending 6/30/23

Councilwoman Wrenwick stated the audit contract for Eddie Carrick, CPA was reviewed at the last Council meeting, but there was a question about the additional \$1,500 per major program. Clerk Dungee contacted Eddie Carrick and the Town does not have any grants that meet "major program" status; major programs are grants greater than \$750,000. So, the Town will not incur any additional charges for the audit and can sign off on it.

III. Planning Board Meeting Update

Vice-Chair Jeffries reported on the Planning Board's meeting on April 20th. The Planning Board discussed its purpose, duties, and responsibilities. Also, it reviewed regulations for tiny homes. The Planning Board discussed whether to consider amending the Town's ordinance to include tiny homes. It was questioned whether a tiny home still needs one acre for well and septic. It was noted that if the Town does amend its ordinance it will need to follow the general statutes. It was discussed that the board fully determine all that is being asked to move forward regarding tiny homes.

Mayor Morgan stated that Raleigh now allows a tiny home behind a residence. It is considered an accessory dwelling and can tap into the water and sewer services. It is unclear whether a tiny home as an accessory dwelling could tap into an existing well and septic system. Septic systems are sized for the number of bedrooms. If a tiny home exceeds the approved capacity, it may not be able to tap into the existing septic system. According to current regulations, if any size home is placed on a lot, it would need one acre to have septic system. It was also noted that a tiny home would need to have self-contained water and sewer like a camper, but there would be a 180-day limit on its location. Also, since it is considered a recreational vehicle, it cannot be parked in a backyard.

Many want tiny homes now because regular homes are expensive, and some want to keep older parents close. Also, tiny homes can be rented out and used as vacation homes, but this seems to be an issue for local governments to regulate and is one of the controversies with the House Bill right now. Other things to consider include setbacks, how far these are placed from other structures, and if there may be other issues for local governments.

IV. Discount for Early Payment of Property Taxes

Councilman Sharpe reported the Guilford County discount rate for residents that pay their property taxes early will increase from 0.5% to 1 % and will take effect July 1, 2023. For a home with an estimated value of \$242,000 the discount would reduce the tax bill by \$18. The County Tax Department will submit the resolution to the N.C. Department of Revenue for approval. Property tax relief programs are available for qualifying property owners.

Councilman Sharpe read the Town's proposed resolution on amending the tax discount rate that proposes a 1% discount rate for tax payments received during July and August. Mayor Morgan asked how the Town can get this information to residents. Clerk Dungee responded it must be published in the newspaper and on the website. Also, residents can be informed by email and via a posting at the Sedalia Post Office.

Councilman Sharpe commented with the previous property revaluation that property values increased, but the rate decreased so it was revenue neutral. This time the appraisal increased but the rate stayed the same so there will be millions more in revenue for the county than it was before. He added he would like the Town to adopt the 1% discount rate to mirror the County's discount rate. Also, he asked the Council to consider reviewing whether the Town's tax rate can be reduced from \$0.275 per \$100 to \$0.26 per \$100. It was noted the Town needs to be aware of upcoming expenses (e.g.,

increases in services such as garbage pickup and additional staff) and it needs to be balanced with any rate reductions.

Motion to adopt the resolution to amend the tax discount rate for the upcoming fiscal year to match the County of Guilford for 1% discount rate was made by Councilwoman Sharpe and seconded by Councilwoman Jones. Motion carried.

V. Council & Planning Board Annual Retreat

Mayor Pro Tem Faison reported on the Town's annual retreat held on April 14 and 15. The Council and Planning Board discussed the Planning Board's role, maximizing the efficient use of DEQ grant funds for the utility regionalization study, the N.C. Highway 70 bypass, an extraterritorial jurisdiction (ETJ) extension, a plan to build a staff team, the town center plan, and the property at 603 Sedalia Road. Participants met with Larry Holmes to discuss the Town's leadership development strategy. Also, participants toured several developments and made a list of things that participants liked and disliked. A to-do-list was developed to keep focus on the tasks.

Clerk Dungee asked the Council to give consideration to increasing the number of staff and how the additional staff will be funded. The Council asked for clarification regarding how long the current part-time office assistant plans to continue working. Clerk Dungee responded she thinks it might be one to two years, but she would check to be clear. The part-time assistant's hourly pay was discussed, and it was decided to increase the salary from \$13 per hour to \$15 per hour.

The Town is looking to use ARP funds for revenue replacement. However, the Town must adopt eight policies. The Town has adopted three and two others have been prepared. Once the policies are completed, the Council must also adopt a project ordinance. Clerk Dungee stated she was working to get the project submittal completed by Friday. The revenue replacement of the remaining grant amount will be completed in the next fiscal year.

D. CITIZENS COMMENTS

*Ophelia Jones asked about the status of the Abbott property. Mayor Morgan responded he was told clearing liens on the property is being worked on, but he will check again on the status of things.

*Ophelia Jones asked if any action has been taken regarding maintenance for Havenbrook Drive and Corn Tassel Drive. Clerk Dungee responded that nothing has been done at this point. She stated it was unclear what the board was requesting. It was noted there is a pothole on Havenbrook Road and both roads are in need of gravel. Also, Clerk Dungee commented that Mr. Morrison attempted to remove the pine needles from Wedding Brook Drive. Most were removed, but some were wet and stuck to the road. If these do not dry out, then these will need to be physically removed. She contacted a road sweeping company to remove the remaining pine needles, but they have not responded.

*Serita Faison asked if there were plans to plant flowers around the Town's signs. Mayor Morgan responded there were plans, and he will check on having it done. The person

contacted has recently changed their work schedule, so they may not be able to complete the job.

*Ophelia Jones commented that a resident informed her a commercial truck dumped materials in the Town's dumpster during litter sweep. It was noted the Town may have to go back to monitoring the dumpster again to ensure only Sedalia residents dispose of materials. Clerk Dungee stated there is always a sign on the dumpster that states "Sedalia Residents Only". It may also be necessary to start limiting the amount that each resident can discard (e.g., 1 pickup truck full). She saw someone come at least twice with a full pickup truck full of items to dump.

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 May 1st.
- The Planning Board meeting will be held on May 18th.
- The next Town Council Agenda meeting will be held on May 22nd.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)