



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
December 4, 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. MOTION** to approve the agenda was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

**B. MOTION** to approve the minutes from the November 27<sup>th</sup> Council Agenda meeting was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion carried.  
*Note: This motion was an oversight, as the November 27<sup>th</sup> agenda meeting minutes had not been completed at the time. Approval will be considered at the Jan. 8<sup>th</sup> Town Council Meeting.*

**C. GUESTS/REPORTS/DISCUSSIONS**

**I. Vote to Approve Quotes for Services**

Representatives with Group Management Services (GMS) attended the meeting to answer questions regarding their services. Some of the services that were selected by the Town Administrator that the Town might be interested in were recruitment, human resources, and payroll. It was stated that they would provide help to ensure compliance with human resource regulations and they are certified by the IRS. Also, GMS offered health insurance at an affordable rate more so than other quotes that were received in the past. Two packages were reviewed. In the stronger package, recruitment services include creating job descriptions, running ads, fielding inquiries, and conducting initial phone screens. Also, interviews of final candidates can be scheduled. Recruiting fees are included in the package. In the simpler package, the Town would pay a recruiting fee of 10% of first quarter wages when the person for the position is hired. If the Town plans to hire two people in 2024, then it probably would benefit from the stronger package. Mayor Morgan asked if GMS worked with any small towns. GMS responded that they do work with some municipalities. Councilwoman Wrenwick asked if the Town would be locked in for a certain time. GMS responded there is a one-year commitment; however, the Town can make one change per calendar year.

Mayor Pro Tem Faison asked about the difference between a PEO and TPA. GMS responded a PEO is a Professional Employers Organization, GMS is a CPEO because it is certified; payroll is run under GMS's federal ID number. A TPA is a Third-Party

Administrator. A PEO is a one-stop shop whereas multiple TPAs may be needed. It was asked if there are deliverables that would be received as part of the packages. GMS responded specific documents would be provided, to included job descriptions, handbook, wage analysis, etc. as well as compliance documents.

Councilman Sharpe commented the Town is currently paying an accountant or other service providers. It was noted that if GMS provides the payroll service, then the services from other providers would be discontinued, but only for that particular service. Other services provided by the accountant would remain as is. Councilwoman Jones asked what the Town's accountant charges for payroll. Councilwoman Wrenwick responded \$225 to \$250 per quarter. Councilman Sharpe asked if the Town's attorney has been involved with human resources issues. Councilwoman Wrenwick responded there was only one instance. The Town Administrator added that the Town's attorney is more of a land use Attorney, so he primarily assists with issues regarding land use, zoning, delinquent property taxes, bidding, etc. GMS commented that health insurance would be more expensive if the Town tried to get it on its own. GMS has an exclusive master health plan and if the Town qualifies it can extend the rates. Currently GMS is coming in at 10% below broker's cost. It was noted that in order to be eligible, the Town must pay for at least 50% of the total premium per month.

Mayor Morgan stated the Town will review the information provided by GMS.

## **II. Code Enforcement Report**

Jeff Poindexter with Alliance Code Enforcement provided the report.

- **6143 Blue Lantern Road** overgrowth. Case on hold for being an undeveloped lot.
- **6128 Blue Lantern Road** overgrowth. Case on hold for being an undeveloped lot.
- **6103 Blue Lantern Road** overgrowth and several junk/nuisance vehicles. Junk pile removed and fence installed. Case closed.
- **6101 Blue Lantern Road** overgrowth and junk vehicle. Hearing scheduled. Councilwoman Wrenwick commented there are additional items in yard.
- **5902 Blue Lantern Road** overgrowth, trash, and junk. Junk pile removed. Case closed.
- **6065 Burlington Road** overgrowth and trash. Case on hold for being an undeveloped lot.
- **313 Martingale Drive** open storage and junk vehicle. Hearing held. Owners will remove the open storage and get a vehicle cover.
- **204 Martingale Drive** junk, trash, debris and RV with flat tires. Spoke with owner and owner's son. Refused to sign the notice of hearing or allow the property to be posted. Hearing scheduled.
- **6103 Gateway Drive** overgrowth and open storage. Owner hired someone to remove the trash and bush hog the property.
- **1111 Palmer Farm Road** overgrowth. Grass has been mowed. Case closed.
- **1113 Palmer Farm Road** overgrowth and trash, debris and junk dumped on property. Lot has been mowed, but currently the Junk pile is still on the lot. The owner has hired a contractor to remove junk pile.

- **6069 Burlington Road** open storage of furniture has been removed. Case closed.
- **204 Simmons Lake Road** tree stumps piled up on property. Notice of Hearing sent.
- **6102 Blue Lantern Road** junk vehicle. Notice of Hearing prepared.
- **6104 Blue Lantern Road** junk vehicle. Notice of Hearing prepared.
- **6137 Blue Lantern Road** two junk vehicles and trash. Notice of Hearing prepared.
- **609 Morgan Summers Road** minimum housing – roof damage and windows missing or broken.
- **1153 Palmer Farm Road** junk vehicle and junk pile. Notice of Hearing prepared.
- **6270 Burlington Road** minimum housing and junk pile.
- **1111 Palmer Farm Road** minimum housing – roof damage and structure appears abandoned. D.H Griffin will demolish it.

Councilwoman Jones commented there is a vehicle/trailer partly on the street on Rolling Acres Drive. It was asked if this could be looked into.

### **III. N.C. Oath of Office for the Newly Elected Officials**

Administrator Dungee stated that Howard Morgan and Michael Sharpe were recently elected to the Town Council after this year’s municipal election. They each were administered the N.C. Oath of Office by the Town Administrator, and both received a copy of the notarized oath.

### **IV. Appointment of Mayor and Mayor Pro Tem**

Mayor Morgan stated that after each municipal election, the Council must select a mayor and a mayor pro tem. Councilwoman Wrenwick nominated Howard Morgan for mayor, and it was seconded by Councilwoman Jones. Mayor Pro Tem Faison commented she had earlier requested to be considered for mayor but stated she is more than willing to remain as mayor pro tem. Councilwoman Wrenwick nominated Serita Faison for mayor pro tem and it was seconded by Councilwoman Jones. The Council voted for Howard Morgan as mayor and Serita Faison as mayor pro tem. The vote was unanimous.

### **V. Sedalia Collector Street Plan**

Mayor Morgan commented the Town had concerns about several of the proposed streets on the Sedalia Thoroughfare and Collector Street Plan. The Planning Board developed a list of alternatives and additional alternatives were developed during the Council agenda meeting in November. The final alternatives proposed included relocating the streets outside of the Town boundaries for Rock Creek Dairy Road extension, Blue Lantern to Knox Road and Creek Lane to Painters Lake Road collector streets. The Rockhurst to Grand Oaks Drive collector street was changed to “maybe” because there are concerns that Rockhurst Drive is the only entrance/exit to Imperial Estates and it also included a proposed alternative from Gateway Drive to Knox Road or Burlington Road to provide an additional entrance/exit to Imperial Estates.

Administrator Dungee commented this is the final plan, but the Council could request an NCDOT representative to attend a meeting to address any additional concerns. She added as a reminder that none of these streets will be constructed unless there is development in these areas. Councilwoman Wrenwick commented NCDOT needs a

response, and it is important that NCDOT knows what the town wants. Councilman Sharpe expressed concern that the collector streets are intended to bring traffic from outside of Sedalia through the town, and that development might occur and route traffic through town and the town will not have a say in it. Mayor Pro Tem Faison commented it may change if the town gets NCDOT to help evaluate other ideas.

**MOTION to accept the revised Sedalia Thoroughfare and Collector Street Plan was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.**

## **VI. Town of Sedalia Nuisance Ordinance Revisions**

Councilman Sharpe reviewed two alternatives for the vegetation portion of the nuisance ordinance. In Alternative A, it is unlawful for any developed property less than one acre to allow vegetation to exceed 1½ feet. All undeveloped properties and developed properties greater than 1 acre are exempt. In Alternative B it is unlawful for any property owner to allow vegetation to exceed 1½ feet if it is visible from public right-of-way. Also, all property owners can apply for an exemption. With the previous ordinance, the property owner did not have an opportunity to apply for an exemption and have input from the town. He also reviewed the draft vegetation exemption form.

Councilman Sharpe commented it should not imply that neglected or derelict property would be tolerated. Administrator Dungee commented it is important that citizens are aware an exemption will go before the Council, and it will not be approved if their reason is they do not want to cut their grass. Also, to provide clarity in the ordinance, the vegetation portion was placed in its own section. Planning Board member Jones asked if a property owner is not living in the area how will it be handled. Administrator Dungee responded if they want an exemption, they will have to apply, and the Council can approve/not approve. There are no proposed changes to the penalties in the nuisance ordinance. Councilwoman Jones asked what types of grass, weeds, or other non-woody vegetation are considered rank. Administrator Dungee responded if someone has a garden and lets the vegetables stay out and rot these might be rank. Also, it was decided that properties only needed to have the NCDOT right-of-way maintained.

Councilman Sharpe commented that he liked Alternative B because it was comparable to what is in the current nuisance ordinance, but it allows the Town and homeowner to work together. He added the one-acre limit in Alternative A was not the best for safety and preservation of property values.

**MOTION to adopt the as read Alternative B as it applies to all properties by Councilman Sharpe and seconded by Mayor Pro Tem Faison. Motion carried.**

Administrator Dungee asked if there should be a charge for the process of requesting an exemption. The Council felt there should be a fee and it should be comparable to fees for a Development Clearance Certificate which range from \$35 to \$75. It was decided to set the fee at \$50.

**MOTION to approve Vegetation Exemption Form including a fee of \$50 by Councilman Sharpe and seconded by Councilwoman Jones. Motion carried.**

**D. CITIZENS COMMENTS**

\*Alton Rucker, 904 Rockhurst Drive, asked if the Town would need to increase taxes to cover the fees for services provided by GMS. Mayor Morgan responded the GMS service fees are not in the budget at this time. Administrator Dungee commented the fees would be approximately \$1,248 per year for human resources services, and \$1,000 for a one-time set up fee. Health insurance would cost \$492 per month per employee with the Town covering at least half of those costs. She anticipated the total cost would be \$2,500 for the year. Also, there may be offsets because the Town currently receives some of the services from other providers. Given this estimate, it is not likely that a tax increase would be needed for this amount for these services. Councilwoman Wrenwick commented that the Town cannot say there will never be a tax increase. In the future, the Town will at some point need to employ a parks and recreation staff to manage the proposed park. Also, if the Town gets water and sewer, it will need a water department. As the Town grows there may be a need to increase taxes. It was noted the Town currently does not have any human resources policies. As it hires more staff there is a need for these types of policies.

**E. ANNOUNCEMENTS**

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

- For those who have signed up remember the Christmas Senior Luncheon will be held on December 6<sup>th</sup> at 12:00 at Kimball Hall on the Charlotte Hawkins Brown Museum campus.
- Christmas in Sedalia will be held on December 9<sup>th</sup> from 5-8 pm on the Charlotte Hawkins Brown Museum campus.
- The December 21<sup>st</sup> Planning Board meeting and the December 25<sup>th</sup> Agenda meeting have been canceled for the Christmas holiday.
- The Town Hall will be closed the week of December 25<sup>th</sup> for the Christmas holiday.
- The first Town Council meeting for the new year will be held on January 8<sup>th</sup>.

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Administrator

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)