



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
November 25, 2024
7PM**

Meeting Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:05 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 meeting agenda was made by Councilwoman Jones and seconded by Councilwoman Wrenwick. Motion carried.

B. **MOTION** to approve the minutes from the October 28th, Agenda meeting was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

C. REPORTS/DISCUSSIONS

I. Monthly Finance Report

Water Feasibility Study (-57) balance:	\$29,652.32
American Rescue Plan (-56) balance:	\$133,704.10
Powell Bill Fund (-48) balance:	\$135,964.05
Guilford County ARP Funds (-37) balance:	\$67,325.99
Savings Account (-21) balance:	\$295,281.18
Checking Account (-05) balance:	\$52,221.76

Councilwoman and Finance Officer Wrenwick gave the overview of the Financial Report. She stated that there was a \$50,000 transfer from the savings to the Checking to cover expenses. She stated that per the Town Council's direction she would transfer \$50,000 into the Trust Fund and then transfer those funds back into the savings account to gauge the amount of time each process to and from the Trust Fund as well as to get a better understanding of the process and procedure for moving large amounts of money in and out of the Trust Fund since this is a new account for the Town. There was also a \$90,000 transfer from savings to the Trust Fund per the Town Council's recommendation to increase the balance of the Trust. This was suggested as a way to gain additional interest on funds in savings.

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. Jay stated at the most recent Planning Board meeting they went over ordinance 1-3.6 and 1-3.7 to see if there were any possible updates that the Board could recommend to the Council. He 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 to align Sedalia's ordinance with Guilford County's current ordinance. Jay also mentioned the Board's discussion about the formation of the Town's BOA (Board of Adjustment) committee and the potential to clarify the parts of the ordinance that relate to the pending Maynard case. The Board further discussed the need to investigate Guilford County's standing regulations for animals on residentially zoned land. Currently, according to Jay Guilford County leaves this open ended without specific restrictions based on animal type. Jay stated that he plans to speak with the new planner that has been assigned to Sedalia by Guilford County to see what other small towns in Guilford County are doing in this type of situation. Administrator Dungee clarified that addressing this issue would require the Town to clarify in writing what would be considered a domestic animal. The question was posed by Mayor Morgan whether the example of a couple chickens on a residential property would fall under the domestic animal category or livestock. Administrator Dungee explained that finding the answer to this would go along with the discussion of what the Town considers domestic animals.

III. Adopt the 2025 Town of Sedalia Meeting Schedule

Presented by Councilwoman Jones, this was introduced and reviewed at a previous meeting. The board revisited this calendar with the recommendation from Councilwoman Jones to change the date of the April 2025 Town Council Meeting from April 7th to April 14th due to the conflicting NCLM Conference that is already scheduled. There was further discussion about potential date conflicts and alternative dates as well as the correction of the typo listing the July Agenda meeting for July 29th which is a Tuesday. The suggestion by Councilwoman Wrenwick was to update that date to July 28th. The motion was made by Councilwoman Wrenwick to adopt the 2025 Town of Sedalia Meeting Schedule with the noted changes to move the April Town Council meeting from April 7th to April 14th and to correct the July Agenda meeting date to reflect July 28th instead of July 29th. The motion was seconded by Mayor Pro Tem Faison. Motion carried.

IV. Update to the DEQ Request for Funding Report.

This was presented by Councilman Sharpe. The Sedalia Sewer project is an extension of utility services from the City of Greensboro system into the Town of Sedalia. A recent study identified 4 phases and the proposed improvements to complete nearly 8,500 linear feet of 8" sanitary sewer line and 10,800 linear feet of 12" sanitary sewer line for a total of 19,300 linear feet. This project request is for Phase 1, including engineering and design, which is estimated at \$2,631,250 (not including legal and surveying fees). The scope would complete 5,600 feet of line work (12"), 27 sewer manholes and 100 linear feet of 24" Bore and Encasement. Cost estimates include 25% Engineering, Permitting

and Contingency. The cost estimates were compiled by the City of Greensboro Water Resources. The following map identifies Phase 1-4.

Councilwoman Wrenwick clarified the \$2.6 million dollars would only cover phase 1; Mayor Morgan questioned the size of the area to be included in phase 1.

There was some discussion while the Council reviewed the attached map further identifying the specifics of phase 1. There was discussion about where the funding for parts of this project to which Administrator Dungee stated that there are multiple grants that the Town has been awarded which will be used towards this project in addition to the large 2.6-million-dollar grant listed in the description of the DEQ report. She stated that the Town has OSBM funding and DEQ funding which will reimburse the Town throughout the project as the project progresses for approved project related expenses.

Councilman Sharpe posed the question of how the residents will know which phase of the 4 phases their property would fall under. Administrator Dungee responded, saying Phase 1 has been tentatively outlined in this report, however it may be too soon to obtain the plans for each phase moving forward.

There was further discussion about what each line and color designate on the map to gain clarity across the board. Councilwoman Wrenwick added her observations while reviewing the data that she presumed there would be an additional \$5million needed to complete the phases after phase 1.

D. CITIZENS COMMENTS

Mayor Pro Tem Faison, 6102 Bouges Way - asked if there was ever a decision made regarding the house across the street from the Town Hall. Would the Town still be interested in assisting the church with the fundraiser for the home. There was also discussion about potential future for the home and land should the church decide to sell the home.

There was further discussion about the terms of the request for funding sent out by the church and the intentions of the plans for the home after fundraising concludes. Councilwoman Jones suggested that someone reach out to Ms. Riley directly at the church to get clarification. Administrator Dungee stated that it would be best if someone from the Council volunteered to do so to get more information and clarity. Councilwoman Jones agreed and volunteered to do so and report back. Mayor Morgan added that the home has good bones and would be a great investment for the Town if this becomes an option for the Town to purchase.

Councilwoman Wrenwick added that the new City Manager for Greensboro is Nathaniel Trey Davis, Mayor Morgan stated that he would like to see about having him attend one of the upcoming Council meetings so that everyone can get acquainted.

Councilwoman Jones asked to revisit the plans for comprising the BOA and wanted to know how close the Town was to having an actual board ready to be appointed. Administrator Dungee stated that there were a few candidates pending interest and there were also plans to meet with the group to give clarity to those individuals to help them understand what the BOA is and what their role would be.

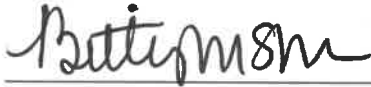
E. ANNOUNCEMENTS

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

- The next Town Council meeting will be held on December 2nd 2024
- The next Planning Board meeting will be held on December 19th 2024
- There will not be a December Agenda meeting due to the Holiday Season.
- Senior Luncheon will be held on Wednesday December 4th at 12pm.
- Christmas in Sedalia will be Saturday December 14th from 5pm-7pm.

Meeting adjourned at 8:39pm

Submitted By:



Brittany Shaw, Town Clerk

1/27/2025

Date

Approved By:


Howard Morgan, Mayor

(SEAL)

