



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
January 8th, 2024
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 Wrenwick, Councilwoman Jones, and Councilman Sharpe.
- **ABSENT:** Administrator Dungee

A. MOTION to approve the agenda was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve the minutes from the December 4th Town Council meeting was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

C. GUESTS/REPORTS/DISCUSSIONS

I. Finance Report for Nov.2023

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

- American Rescue Plan: \$127,815.96
- Powell Bill Fund: \$123,235.11
- Guilford County ARP Funds: \$65,348,10
- Savings: \$484,315.62
- Bike and Pedestrian Fund: \$40,932.68
- Checking: \$24,419.14

II. Assistance from Group Management Services

Mayor Pro Tem Faison delivered a presentation about a possible collaboration with Group Management Services (GMS), along with the possibility of joining CIGNA Network (PPO) insurance. As the town is growing, Sedalia Town Hall is looking to fill a few more positions within the town, and feels as if providing insurance for employees and their family would be a necessary next step.

The program has a one-time set up fee of \$1,000 (50% up front and 50% paid during the first payroll run), and two available package options:

1. Simpler package: \$104/employee with monthly payroll. Additional coverage items are an additional cost.
2. Stronger package: \$133/employee with monthly payroll. Additional coverage items are included.

The town is more drawn to the 'simpler package.'

In order to be eligible for the plan, employees must work at least 30 hours per week.

Councilman Sharpe believes that working with GMS is necessary for the town to grow, as it gets rid of a bit of liability for the town, as they get more employees, as he states, "we can't create these practices on our own." Councilwoman Wrenwick agrees, stating that this collaboration doesn't have to last forever, if the town is unsatisfied with their services, stating "If we find that we can handle this after the first year, then we can always let them go." The present members seemed to agree to this idea as well.

Additional cost/benefits:

- Annual GMS Master Health Plan Rate: \$5,912.53
- Delta Dental Benefits Options Standard Plan
 - o Preventive service covered at 100%; Basic service covered at 80%; \$50 deductible, max \$150 for family.
 - o \$1,000 maximum annual allowance for basic and major services.
 - o \$1,000 lifetime allowance for orthodontia services for dependents under 19 years old; Covered at 50%.
 - o \$25.01 monthly standard plan cost
- VSP Benefit Options:
 - o Annual exam - \$10 Copay; Retinal Screen with max copay of \$39; Annual Lenses- covered in full.
 - o Bi-Annual Frames - \$25 copay; \$130 Allowance; \$180 on features brand names; \$130 Walmart/Sam's Club; \$70 Costco.
 - o Contact Lense- Fitting and exam max copay of \$40; \$130 allowance for lenses (In Lieu of Eyeglasses).
 - o \$6.22 monthly standard plan cost

GMS Pricing Details:

- \$1,000 one-time installment fee
- \$492.71/month
 - o The town will be splitting the price 50/50 with the employees.
- The total max that would be paid a year, not including dental and vision:
 - o \$8,000 annual deduction for employees
 - o \$1,600 annual deductible for family members

Councilman Sharpe would like more of an idea of the documents/deliverables that the town would receive and would like more detailed information about what makes this company worth the money.

The Town Council has decided to wait for Administrator Dungee to come back from sick leave before they vote on a decision. The Council will vote at the Agenda meeting on January 29th.

III. Town Sign Regulations

Mayor Morgan began this discussion by reading an email that he received from James I. Marley Jr., Engineering Technician III for the North Carolina Department of Transportation, which read:

“Mr. Morgan,

Good morning. The District Office has inspected the (2) sites associated with the subject encroachment agreement and found that the signs have not been installed to the plans that were approved by this office. Please have the signs relocated to the approved location. For reference, I have attached the approved plans to this email. If you have any questions, please advise.”

Mayor Morgan states that the town went through 3 iterations of this sign, which had originally received DOT approval. Councilwoman Wrenwick seconds this statement, stating that the same location in which DOT is now advising the town to move to sign to, was originally shot down during the initial planning for the sign.

Mayor Pro Tem Faison believes that NCDOT may be looking at an outdated map of the Town of Sedalia, and suggests that the Town Council request a look at the map that Mr. Marley used.

The discussion was tabled until more information was available.

Additionally, Mayor Pro Tem Faison read the report, submitted by Administrator Dungee, about the 5x5 sign erected at 6101 Burlington Road.

It is decided that the sign is JUST outside of multiple ordinances that may be against the posting of a commercial message, making the sign within regulation.

Ordinances Read:

- Section 6-1.2
 - o Prohibited signs include windblown devices, animated signs, portable signs, signs over the public right-of-way, signs on vehicles where principal use of vehicle is for advertising, signs affixed to trees, rocks, etc. signs that imitate traffic control devices, signs that extend vertically above the roof.
- Section 6-1.3
 - o Exempt signs include government signs, works of art with no commercial message, temporary lights or decorations with no commercial message, hand carried signs, signs on interior of buildings, signs on vehicles where accessory to primary use, for sale signs on vehicles, signs not legible from street, and flags.
- Section 6-1.4

- o Signs that do not require a permit include directional, instructional or warning signs with no commercial message, flags, emblems, etc., temporary real estate, yard sales, and political signs, historical or memorial markers, etc., signs on vending machines, gas pumps, with contents, supplier, price, etc., information board signs in nonresidential districts and for institutional uses, and window signs.
- o Section E – Identification Signs, (1) states “Name and address plates, including those identifying home occupations and rural family occupations.”

Anthony Maynard (5910 Blue Lantern Rd) stated that, if they create an ordinance, the sign would still be grandfathered in. To which the Town Council agreed, stating that it is a “precautionary measure” for future instances.

The Town Council is in talks of creating an ordinance that would allow for the regulation of commercial messages/signs in residential areas.

IV. 2024 Founder’s Day Ideas

Clerk Dodd presented three event ideas for the upcoming founders day celebration.

- 1) Family Fun Day – A Family Fun Day would allow for the Town of Sedalia to incorporate its Sedalia Fresh platform into a fun gathering for all ages. This initiative not only promotes a healthy lifestyle but also fosters an inclusive and warm “family feel” within the community. This carnival-style event will include: inflatable games and obstacle courses, dunk tank, face paint, performances from local artists, DJ, local vendors, etc.
 - o Option 1: Lebauer Park Price Breakdown
 - About \$6,460 initial rate with a \$10,825 earning potential
 - o Option 2: CHB Museum Price Breakdown
 - About \$5,710 initial rate with a \$0 earning potential
- 2) Town of Sedalia Cook Out- A laid back cookout style event at CHB Museum with food, music, and games that will have residents of all ages feel engaged and welcomed. This ‘family reunion’ style event will include activities such as: cornhole, putting station, cookout food, card table, music, outdoor movie, etc.
 - o Price Breakdown
 - About \$3,082.21-\$3,446.82 initial rate with \$0 earning potential
- 3) Formal Gala- A formal, black-tie event, that will give the community an opportunity to get dressed up and have fun. This catered event will have live musical performances, a photobooth station, and a DJ that will incorporate music from all generations.

The Town Council has decided to put together a Founders Day committee, which will vote on and discuss expectations and limitations for the event.

V. 2024 Draft Dress Code Policy

Councilwoman Jones read the current draft of the Sedalia Dress Code Policy, prepared by Administrator Dungee, Office Assistant Shari Bryant, and Planning Board Jay Reile. It was stated that the town is initiating this policy to be “proactive instead of reactive”, because of Sedalia’s projected population/job growth. The purpose of the dress code is to provide guidelines for proper professional business attire for the Town of Sedalia for employees and volunteers.

After reviewing the list, the Town Council agreed that sweatsuits, warm up suits, and leggings were inappropriate attire for a government worker, and should not be included in the dress code for town workers.

Councilwoman Wrenwick called for the addition of required safety equipment where needed, such as hard hats, steel toe shoes, head covering, etc. (appropriate PTE).

Councilwoman Jones emphasized the need for a more nuanced approach in addressing the inclusion of shorts, highlighting that their appropriateness should be intricately tied to their length. She explicitly mentioned the exclusion of "daisy dukes." Furthermore, she proposed the incorporation of a prohibition on clothing or items that overtly convey one's political affiliation or beliefs. Additionally, she advocated for a restriction on graphic tees featuring wording or symbolism that conveys a message, irrespective of its nature.

Councilman Sharpe asked for a written clarification on the type of shorts that are appropriate, stating that Bermuda shorts and dress shorts should be allowed, especially as a provision for outdoor events.

There were no objections to the Town Council’s suggested tweaks.

VI. Town Park Update

Councilman Sharpe presented an update on the Sedalia Park Plans, stating that the town is continuing its efforts to gather as much input from community members as possible. This is due to the requirement set by North Carolina Parks & Recreation Trust Fund (PARTF) Grants for municipalities interested in a matched donation for some portion of the town’s \$500,000 budget for the design and installation of the Sedalia Town Park and Neighborhood Sidewalk Project.

The necessary next step for this process is to have a site analysis based on topography and ground survey. Based on the information gathered, the Town Council will then vote to approve the plans for the park.

The Town Council will need an official vote to approve the town’s intent to apply for the PARTF grant, with adoptions to the park plan being done no later than February. The town will also have to follow the Basic Facts and Assurances page on the PARTF grant application and provide information of the town’s demographic.

The proposed “Sedalia Park Plan – Concept C” was created from the best parts of concept A and B, which includes a pond and boating deck, multiple walking trails, fishing/birding platform, exercise pavilion, parking areas, pavilion & fire pit, picnic tables & grills, etc.

- Requested Additions
 - o Mayor Morgan discussed adding rentable picnic shelters for group events, in addition to the free smaller picnic tables included in the provided illustration.
 - o A citizen requested the addition of markers for walking trails.

After being asked how the Town Council plans on regulating park hours without the inclusion of a fence. Councilwoman Jones suggested a sign at the entrances that states that the park's hours are from dusk to dawn. When Mr. Anthony Maynard (5910 Blue Lantern Rd), mentioned the safety concerns of having an open park at night and asked for the town's plan to enact these park hours, Mayor Morgan suggested the addition of police presence to monitor park activities, along with the installation of a few cameras throughout the park.

Mr. Maynard also asked if there were any percolation tests done on the property for bathroom installation, to which Mayor Morgan answered, "not yet". Councilman Sharpe added that, until further notice, the town will be utilizing a pumping system (port-a-potties), to which Councilwoman Wrenwick added that the town has plans to "phase in more permanent restrooms as the city grows."

VII. Sedalia Fresh Update

Clerk Dodd presented the Sedalia Fresh update in the absence of Administrator Dungee.

Due to the lack of vendors during previous Sedalia Fresh events of 2023. Administrator Dungee, along with the planning team has decided to go in another direction for future Sedalia Fresh events. She is currently working with Tanesha Anthony (CHB Museum Site Manager) and Shatterra Williams (contracted event planner) to wipe the slate clean and start over with new ideas for 2024.

Looking back at the current budget, Administrator Dungee suggested that they only use a portion of what was left for planning, networking and marketing, and the remaining amount be used once the events actually start up. Ms. Dungee suggested that the town stick with the original plan and take a break for now and start planning back up again in April.

The plan that was decided on back in October 2023:

- o Planning phase from Oct-Nov / 10 hours per week for 8 weeks --- \$1200
- o Take a break until the events start in April.
- o Regarding the current budget, Sedalia Fresh events go from April-June / 10 hours per week for 13 weeks --- \$1950.
- o The remaining \$50 can be used for things like handouts and or milage reimbursements while visiting other fresh market venues.
- o The new fiscal year begins July 1st, but we don't have to begin using the money until we start the planning phase back up again to start planning for Sedalia Fresh 2025

Shatterra Williams launched a Facebook and Instagram account to help with promotion for the upcoming events. This exciting news was shared with board members a few months ago.

Mrs. Cheryl Wilder (5810 Blue Lantern Rd) had concerns over this year's event, after experiencing objectively lackluster turnout and promotion for 2023's event. Councilwoman Jones agreed, informing the town that last year's upset is the reason why the town hired Shatterra Williams, stating that Ms. Williams has "great ideas" and is a "go-getter."

Councilman Sharpe had a few ideas to up involvement to this year's program:

- o Partnering with Colfax Farmers Market
- o Adding additional social media platforms (Nextdoor, TikTok, etc.)

D. CITIZENS COMMENTS

Councilwoman Wrenwick asked if anyone is subdividing the 10 acres at the end of Bogues Way, because she keeps seeing real estate agents, among other individuals, visiting the property.

The Town Council did not know the answer to this, however, Mayor Morgan mentioned that he spoke to the owner of that property, who recently discussed how cul-de-sacs are expensive. He believes that there could be a chance that the owner is creating his own community, but the Town of Sedalia hasn't heard anything about it yet.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on January 18th.
- The next Town Council Agenda meeting will be held on January 29th.
- The next Town Council meeting will be held on February 5th.
- Closed for Martin Luther King Jr. Day on January 15th.

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)

