



**SEDALIA TOWN COUNCIL MEETING**  
**SEDALIA TOWN HALL**  
**6121 Burlington Road**  
**April 3, 2023**  
**7PM**

**Minutes**

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- **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 Councilwoman Jones and seconded by Councilwoman Wrenwick. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting by Mayor Pro Tem Faison and seconded by Councilwoman Jones.

**C. GUESTS/REPORTS/DISCUSSIONS**

**I. Adjustments for General Budget FY 2023-2024**

Councilwoman Wrenwick presented the updates for the 2023-24 general fund budget.

- Under Administration, add a line item with \$5,000 for Consultation and Special Work – Media.
- Under Capital Outlay, the \$8,000 for the town sign is removed since the signs have been completed.
- Under Streets & Highways: Streetlighting is increased to \$15,000 to match payments made in 2022-23.
- Under Environmental Protection – Sanitation: Contracted Services – Garbage/Trash Pick-Up is increased to \$65,000 to cover increased costs.
- Under Cultural & Recreational: Founders’ Day was reduced to \$0 since there are plans to do events with Charlotte Hawkins Brown Museum (CHB) and to continue with Sedalia Fresh. New line items are added for CHB Collaboration (\$2,000) and Sedalia Fresh (\$10,000). The line item for Council Retreat was increased to \$5,000. The total budget for Cultural and Recreational increased approximately \$11,000 due to cost increases and new line items.
- Clerk Dungee commented there was an increase in the office assistant’s hours last year, so the line item needs to be increased to cover the additional hours. The line item was increased to \$14,000.

Councilman Sharpe asked if there was any response from the County regarding the amount the Town would receive from the County’s property tax increase. Councilwoman

Wrenwick responded the Town received \$169,263 in property tax (not including vehicle tax) from March 2022 to February 2023 which is about \$10,000 more than the previous year. She could not find the total tax value for the town and will continue to look for the information. Councilman Sharpe commented every municipality will get additional monies and asked if the Town receives enough revenue if it can reduce its tax rate. Mayor Morgan responded if the Town receives enough revenue, then it may be possible to reduce the tax rate by 5 or 10%.

Councilman Sharpe suggested a fee increase from \$35 to \$75 for the Town's Development Clearance Certificate (DCC). Mayor Morgan questioned whether the fee should be \$75 for residents that only want to construct something like a small, outdoor shed. Clerk Dungee responded perhaps the fee should be \$35 for an accessory building and \$75 for structures like a house. Councilman Sharpe commented he thinks the Town must offset the costs for staff, etc. Councilwoman Wrenwick asked if the Town will need to do an ordinance change if it increases the fee. Clerk Dungee responded that the Town Council would only need to vote on any fee changes and inform the county of these changes. It was noted the DCC fee is included under the budget line item: Revenue, Permits & Fees: Building Permits, Inspection Fees, etc. Last year the line item was \$1,200. The DCC fee can be changed, but it will need to be changed in the budget too.

## **II. Review of Audit Contract for Year Ending June 30, 2023**

Councilwoman Wrenwick reported the Town has a contract with Eddie Carrick to do its annual audit because state regulations prohibit the accountant that does its bookkeeping to do the audit. The annual audit fee is \$7,500. However, in this year's contract there is an additional fee of \$1,500 per major program which was not in last year's contract. It is unclear what is considered a major program. The Town has two ARP grants. If these are considered major programs the audit fee may be \$10,000. Currently the audit budget is \$8,200. There is also \$6,600 in bookkeeping fees and other accounting services if the Town goes over the budget. It was decided the Town needs to know whether it will have additional fees for major programs prior to voting on accepting this year's audit contract.

## **III. NC Public Officials Bond**

Councilwoman Wrenwick reported the state requires all financial officers to have a public officials bond. The bond is based on a maximum of 10% of Town's budget or \$50,000, whichever is greater. Ten percent of the Town's budget is \$29,000, so she must be bonded for \$50,000. The application must be submitted by May 1, and it is unclear whether there is a fee. It was noted the fee might be covered by the N.C. League of Municipalities or the Town's premium may be increased to pay for it.

## **IV. Potential Action Plans to Adopt an ETJ**

Councilman Sharpe reviewed the potential action plan to adopt an extraterritorial jurisdiction (ETJ) The Town's consultant, Paul Kron with Foothills Planning & Design, has requested some direction. A map was provided showing the 1-mile radius that is the maximum ETJ based on the Town's population. Also, Clerk Dungee prepared a second map that showed areas south of I-85/40 and Stoney Creek removed from the ETJ as discussed by the Council at a previous meeting. She commented the areas colored in red were the initial ETJ priorities discussed by the Council and as more areas are identified

these can be colored in red. Once all the areas to be included in the proposed ETJ are identified the map can be submitted to the GIS staff. Councilman Sharpe stated since the proposed ETJ must be accepted by the County Commissioners the Town should plan to submit its proposed ETJ one time.

Councilman Sharpe commented one of the action plan steps was to establish an ETJ study committee that includes Town Council and Planning Board members and the community. He added it was important to keep the local community informed of the proposed ETJ. Other action plan steps included: contacting Guilford County staff to discuss the ETJ request process and potential request area, drafting an ordinance with the ETJ boundaries, and drafting a zoning map amendment for the new ETJ area. He reminded everyone that establishing an ETJ is not the same as annexation, and noted those residents within the ETJ would be able to join the Planning Board.

#### **V. 2023 Spring Litter Sweep**

Councilwoman Jones announced the 2023 Spring Litter Sweep will be held on Saturday, April 22<sup>nd</sup> at 9 am. Volunteers should meet at the Town Hall to pick up supplies. There will be a dumpster available until 5 pm for Sedalia residents to dispose of household items. There will be no shred truck at this event. Councilwoman Wrenwick commented the N.C. State Employees Credit Union often sponsors shred events. Clerk Dungee commented Guilford County will hold a Spring Cleanup on Saturday, April 29<sup>th</sup> at Eastern Guilford Middle School. They will be accepting appliances, tires, and electronics. Also, there may be a shred truck.

#### **D. CITIZENS COMMENTS**

\*Serita Faison, 6102 Bogues Way, asked about the status of Sedalia Fresh. Tanesha Anthony with Charlotte Hawkins Brown Museum (CHB) responded they are prepared to do Sedalia Fresh and have discussed it with YC Broadie. CHB is ready to move forward whenever the Town is ready. She added the plan was to hold it from April through October and questioned whether it would be held this year. Mayor Pro Tem Faison stated the Town is ready and perhaps it could start in the summer following adoption of the new budget. It was noted the signs for Sedalia Fresh need to be ordered.

\*Ophelia Jones, 6508 Rolling Acres Drive, reported that Havenbrook Drive has a pothole that needs to be repaired. Since it is not a state-maintained road, Powell Bill funds can be used for the repair. Corn Tassel Drive may need maintenance as well. Also, it was noted the pine needles from Wedding Brook Drive need to be removed. Mayor Morgan will contact the Town's landscaper regarding the pine needles.

#### **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 April 3<sup>rd</sup>.
- The Town Hall will be closed for the Easter Holiday on April 7<sup>th</sup>.
- Save the date for Spring Litter Sweep on April 22<sup>nd</sup>.
- The next Town Council Agenda meeting will be held on April 24<sup>th</sup>.

- The next Town Council meeting will be held on May 1<sup>st</sup>.

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)