



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
March 31, 2025
7PM**

Meeting Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:01 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 Jones. Motion carried.

B. MOTION to approve the minutes from the Councilwoman September 30th, Agenda meeting was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion approved.

B. REPORTS/DISCUSSIONS

I. Sedalia's Town Audit Report for 2024 presented by Tony Brewer, CPA.

Tony is one of the Town's CPAs and he handles the financial audit annually. This presentation included the final audit information pertaining to the Town of Sedalia's 2024 financial records. In addition to the long form audit document, Tony prepared a shortened version to highlight the areas that were most pertinent to the Town's audit. Tony explained that LGC – Local Government Commission effective 2021 no longer sends out audit letters to local government offices. This responsibility has been shifted to the auditors. It is now a requirement that the auditors come before the Council and present the audit during an open meeting. The audit highlights were reviewed in depth. After reviewing the audit, Tony informed the Council that should they or the auditor find any concerns or issues, the process forward would be for the auditor to draw up a solution to correct the issue to which the board would have 60 days to respond by adopting the solution or opting for a different path forward.

Councilwoman Wrenwick asked for clarification of the pay rate listed on the contract as it appears to have gone up from the previous year.

Tony clarified that the rates listed on the cover sheet were a clause that was added by all auditors, but it only applies if the Town has over \$500k in grants that would cause for the need of a separate audit on those files alone. The clause states that there will be a charge applied not to exceed a certain amount per case. This is now standard practice, and the rate depends on the value of grants to be audited. Sedalia doesn't currently

require this so the Town will pay the regular rate that is usually charged with a slight increase due to the annual service fee increase.

II. Monthly Finance Report given by Councilwoman Wrenwick.

Water Feasibility Study (-57) balance:	\$28,403.28
American Rescue Plan (-56) balance:	\$133,708.50
Powell Bill Fund (-48) balance:	\$145,955.26
Guilford County ARP Funds (-37) balance:	\$58,785.16
Savings Account (-21) balance:	\$223,974.07
Checking Account (-05) balance:	\$41,273.22

\$22,500 was transferred from savings to checking to cover monthly expenses.

Councilwoman Wrenwick reported that to-date there has been a positive change in balance in the NC Capital Management Trust in the amount of \$496.81 for the month of February. Councilman Sharpe asked about the contract with King and CO regarding the term of the agreement and how much longer the Town has contractually agreed to partner with them. Administrator Dungee responded that the initial contract was a 3-month term which has since rolled into a month-to-month plan as that initial period has ended. She added that the Town can cancel this contract with a written 30-day notice at any time. Mayor Morgan asked how much funding the Town has received from this lobbying company to date. Administrator Dungee stated that while the Town hasn't received any direct funding from this partnership outside of the recommendation for the Water and Sewer grant

III. Sedalia Land Use Plan Amendment presented by Jesse Daye, PTRC.

Jesse stated that the impending local agreement with the City of Greensboro requires the Town of Sedalia to have specific verbiage in the Land Use Plan, and he is helping the Town make these updates. The interlocal agreement requires the Town to designate 30% of the proposed development area to be commercial, institutional or industrial. He also noted that the attorneys will work to create the appropriate documents and ensure the wording is complete and accurate. The Greensboro extension policy is the catalyst behind these changes.

IV. 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 that he would like to set up a time to meet with the Town Administrator one on one to gain clarification on some of the wording and terminology in the document since it was somewhat foreign to those who are well versed in government lingo.

V. NC Retirement Plan Resolution was Presented by Mayor Pro Tem Faison. The NC 401k plan is offered by the State through the Department of State Treasurer. This plan is available to contributing members of a state or local pension and all other employees whose employer participates in the plan. Benefits noted were, automatic payroll deduction, 100% vesting, convenient asset consolidation, multiple investment choices, simple investing with Goal Maker, quarterly statements and online retirement planning tools. There are flexible ways to contribute for the convenience of employees'. The resolution is included below.

"Whereas, the Sedalia Town Council wishes to provide a qualified defined contribution plan to the employees of the Town of Sedalia. And whereas, the State of North Carolina has established the Supplemental Retirement Income Plan of North Carolina, a qualified governmental defined contribution plan under Internal Revenue Code §401(k) for members of the North Carolina Retirement System.

Therefore, be it resolved that the Town of Sedalia has adopted the Supplemental Retirement Income Plan of North Carolina also known as the NC 401(k) under the terms of the Plann document and the Third-Party Administrator Agreement. All employees shall become eligible to defer compensation {immediately with or no later than 60 days from} membership in the North Carolina {Local Government Employees' (LGERs); Teachers' and State Employees' (TSERS); Consolidated Judicial (CJRS); or Legislative (LRS) Employees' Retirement System."

Councilwoman Wrenwick made the motion to approve the Town of Sedalia Resolution adopting the NC 401(k) Supplemental Retirement Income Plan for the employees for the Town of Sedalia. Councilman Sharpe seconded that motion. Motion carried.

IV. Town Budget Discussion, presented by Councilman Sharpe.

This is the discussion of the Town Budget with emphasis on budget adjustments. There were 9 topics to be addressed during this discussion. Those topics included, Property Tax Increase, Powell Bill Funding, Administration Raises (COLA – Cost of Living Adjustment), Consult/Public Relations, Office Supplies, Street Improvements, Garbage Collection, Founder's Day, Sedalia Fresh events.

Councilman Sharpe noted that the Powell Bill funding increased revenues from \$18,400 to \$19,973.17. Administrator Dungee prepared a document from the NCML (NC Municipal League) which outlined the anticipated Cost of living adjustments and merit increases based on the NC Survey completed by other local governments and municipalities. Previously \$5000 was allotted for Consult/Public Relations Services, it has been proposed with this budget adjustment that we remove this allotment. Office Supplies were higher during the 24-24 budget year due to the addition of the new staff. Administrator Dungee stated that this should level out for the upcoming budget year as the new staffing assignments required additional purchases initially. Street Improvements could see a potential decrease for the upcoming budget year from the previously allotted \$6000. The Garbage Collection contract is currently under review, depending on the route taken, the Town could potentially see an increase from \$68,000 to \$71,820. Additionally, there is another vendor who has approached the town with rates that could potentially allow the Town to decrease this budget line should the Town decide to move forward with that

contract. Part of the Founder's Day expenses may potentially be used to allotted to assist the Charlotte Hawkins Brown Museum who has requested that the Town partner with them as a sponsor for their annual Black Heritage Day event which takes place on June 14th this year. Lastly, the Sedalia Fresh event, which was allotted \$10,000, has been canceled. It is recommended that the Town remove the allocation for this event moving forward.

Councilman Sharpe revisited the Property Tax Increase to compare the Town of Sedalia's tax rate (\$0.2750) to the current Guilford County tax rate (\$0.7305). Each rate is applied to each \$100 of the appraisal value. Previously the Council discussed new tax rates with the goal of a \$0.15 increase. To soften the impact on Sedalia citizens, the Council previously discussed the idea of doing a \$0.05 increase over a three-year period to reach the goal of \$0.15. If this gradual increase is implemented the Town will see a revenue increase of \$34,662.72 in year one, \$71,469.53 in year two and \$107,204.30 in year three. Councilman Sharpe added that Guilford County is considering a tax evaluation to potentially raise taxes across the county. At this time, it is unclear as to how much of an increase citizens can expect, however a raise will generate additional revenue for the Town at any rate.

Councilman Sharpe read aloud general information regarding the background of North Carolina Property Tax, property tax relief programs as well as Statutory limits of the property tax rate. Councilwoman Wrenwick added that they way that the State remains within the statutory limit of not going above the set 1.5% increase is by increasing the valuation of the property.

Councilman Sharpe discussed the potential to increase the sales tax rate as an alternative way to increase revenue. He added that this would have to be approved by the Council and then added it to the ballot for the next election.

Councilman Sharpe discussed COLA – Cost of Living Adjustments for the Town staff. He opened the topic referencing the NCML COLA survey. The current year survey reflects an average of 3.5% COLA increase for those surveyed across NC. Further down in the packet there was mention of merit increases. More than 50% of municipalities across NC plan on offering employees both a Merit and a COLA increase during the current fiscal year budget. Statewide the current COLA and Merit combined increase averages to around 4.3%.

Councilman Sharpe read the sponsorship request from the Charlotte Hawkins Brown. The site manager has reached out to the Town about combining the Sedalia Founder's Day event with the Black Heritage Day event since last year's Founder's Day event was canceled due to Hurricane Helene. The site recently lost one of the major event sponsors for this annual event and they are hoping to recoup some of the loss by combining events or allocating any reserved Founder's Day funds to the Black Heritage Day event. Clerk Shaw pointed out that the event would take place prior to the end of the current budget year. Administrator Dungee added that since the previous Founder's Day event was canceled, the remaining funds were previously allocated to other events such as Christmas in Sedalia, and the more recent Sedalia Film Festival. There aren't any funds left in the 2024 Founder's Day fund at this time. Mayor Pro Tem Faison asked if there was a plan in place for the Black Heritage Day Event? Administrator Dungee clarified that there is a plan in place that the Museum Manager needs funding to execute the plan. Clerk Shaw added that the Museum staff is interested in bouncy houses for this event and that the Town has a deposit on hold from the bouncy house rentals that were canceled for the last Founder's Day that needs to be used. We could roll that deposit into the Black Heritage Day event since that has already been pre-paid. The council agreed that this is a good idea.

Councilwoman Wrenwick revisited the topic about property tax increases. She stated that should Guilford County decide to move forward with the county tax increase, that would incidentally give an increase to the Town which could offset the need for the Town to have to make an increase depending on how much the County increase turns out to be.

Administrator Dungee added that while this is possible, we are unsure of how much the increase will be and the Town accountant stated two years ago that the Town would need to move forward with raising property taxes to sustain. If the County's increase gives the Town a good amount, then we could avoid implementing the property tax increase, however if the increase doesn't offset the needs of the budget, then the Town may have to investigate implementing a smaller increase to offset the amount needed. Councilwoman Wrenwick stated that the total \$0.15 increase would be too much in her opinion to add to our citizen. A \$0.05 increase is much more palatable. Administrator Dungee added that the fact that the Town has never raised property taxes since incorporating should offer some comfort. Mayor Morgan asked how the Town of Sedalia compares to surrounding Towns as far as the property tax rates go. Clerk Shaw presented rates listed on the Guilford County website for surrounding towns and cities.

Reported Rates as of 2024

Guilford County - .7305

Sedalia - .275

McLeansville - .0481

Whitsett - .1500

Gibsonville (Alamance side) - .4836

Gibsonville (Guilford side) - .4900

Summerfield - .0275

Pleasant Garden - .0800

Jamestown - .5850

Mayor Pro Tem Faison asked what the numbers would look like if the Town implemented the full \$0.15 increase all at once. Clerk Shaw stated that this would bring the tax rate to approximately \$0.42 per \$100 of the property value. Councilman Sharpe added that the full number would be \$0.4250 for rounding purposes.

Jay Riehle 302 Sharonwood Dr – the larger towns and cities have sales tax coming in because they have more commercial businesses that generate revenue from the Town. Sedalia doesn't have very much sales tax revenue currently so raising the property taxes makes sense. The Council agreed to revisit the property tax increase at the next meeting to make a final decision. Councilwoman Jones added that she believes that if the Council explains to the citizens that the increase is necessary and that the gradual increase is to soften the impact that they will understand. She stated that this would eliminate the uproar because jumping straight into a \$0.15 increase will definitely cause an uproar. Councilwoman Wrenwick agreed adding that this will be difficult for those on a fixed income.

Mayor Morgan added that along with the increase implemented by Guilford County, if the Town moves forward with Freedom Junk Removal services as the new trash and recycle pickup company that could also save a ton of money and offset the need to immediately

raise property taxes. Administrator Dungee added that the contract with Freedom Junk Removal would run the town around \$56,700 compared to the \$80,000 current contract. Mayor Pro Tem added that she was in favor of removing the Sedalia Fresh event from the budget.

Administrator Dungee asked the Council to continue to look over the suggested budget adjustments in preparation to make decisions on each at the upcoming meeting.

Councilwoman Jones asked for an example of what the Town would need Public Relations for. Administrator Dungee stated that this has been allotted because of a past accusation of a citizen that the Town was unfair in the treatment of one of the citizens. She added that the Town hasn't needed this resource outside of that isolated situation but that the Town has kept that budget line active just in case. She added that perhaps the Town might consider cutting that allotment in half instead of fully removing that line altogether.

D. CITIZENS COMMENTS

Councilwoman Wrenwick stated that she was approached by a citizen who complained that someone living at 6019 Blue Lantern Rd has been regularly burning trash. The citizen did call the fire department to report this issue, and the fire department stated that this was a Town issue not a fire department issue.

Councilman Sharpe stated that there is a green tent that appears to have people living inside on Burlington Rd close to Dollar General. Is there anything being done about this? The Town staff will alert the code enforcement officer, and he is working to investigate and address this issue. Mayor Morgan asked if the staff could call the Sheriff dept to investigate.

Councilwoman Wrenwick asked about the offensive banner hanging on the bushes on Burlington Rd and whether the portion that was inappropriate had been covered up as proposed by the property owner. Councilwoman Jones stated that the sign is still posted as is with no parts covered. Councilwoman Wrenwick stated that her issue is that it is so close to the school. Clerk Shaw added that she spoke with the property owner who stated that his sign falls within his 1st Amendment right and that people breast feed so why would his sign be offensive. He stated that he has legal backing and was not concerned about the Town taking legal action per the message left by the code enforcement officer upon his initial visit. He did mention that he would be open to covering the breast on the sign with a smaller flag if the Town desired. Clerk Shaw further added that per the Town Attorney, this issue cannot be resolved by the argument of what is written on the sign due to the 1st amendment. The Town, however, can make the argument of the material of the sign if clearly stated in the sign ordinance and or the location if it falls within the right of way. Councilman Sharpe added that since the property owner initially offered to cover the offensive portion of the sign as a compromise and that hasn't happened, could the Town follow up with him to see if he is still willing to do so.

Mayor Pro Tem spoke about attending and delivering the welcome to the new pastor for the Bethany Community Church of Sedalia. This event was held at the Charlotte Hawkins Brown Museum and she and Administrator Dungee were both in attendance. She stated that the pastor was open and willing to work with the Town in the future. She said that he is very nice and is going to be a great addition to the Bethany Community Church.

Mayor Pro Tem added that she and Mayor Morgan both attended the Guilford County Commissioners retreat the week prior. The retreat was held at High Point University and it was very informative with a lot of great conversations.

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 April 7, 2025.
- The Planning Board meeting will be held on April 17, 2025.
- The next Town Council Agenda meeting will be held on April 28, 2025.
- The next Spring Litter Sweep event will be held on April 26, 2025.

Meeting adjourned at 9:35pm.

Submitted By:

Approved By:

Brittany Shaw, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)