



**Town of Sedalia
Agenda Meeting**
7pm – November 24, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Agenda Meeting was called to order at 7:06 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: All present; Councilwoman Jones, Mayor Morgan, Councilwoman Wrenwick, Councilman Sharpe, and via Zoom Mayor Pro Tem Serita Faison.

A. MOTION to approve the agenda was by Councilwoman Jones. Seconded by Councilwoman Shinita Wrenwick. Motion carried.

B. MOTION to approve the minutes from the October 27th, 2025 Agenda Meeting by Councilman Sharpe. Seconded by Mayor Pro Tem Faison. Motion carried.

C. NO MOTION to approve Code Enforcement Ordinances. Administrator Dungee read a summary of the history of the two cases ordinances had been prepared for: 6209 Burlington Road Case Number: 202501007 and 6020 Burlington Road Case Number: 202402003. Councilwoman Wrenwick raised concerns over the wording of the Minimum Housing violations and how it relates to the accessory structures in question. The rest of the council agreed.

Administrator Dungee would seek a re-wording of the ordinances and have them presented again for a vote at the next meeting (December 1st, 2025).

D. Guests / Reports / Discussions

I. Announcement of Sedalia Election Results

Administrator Dungee announced the results of the 2025 Municipal Elections, including write-in results. Councilwoman Jones and Councilwoman Wrenwick were both re-elected. Additionally, the third seat up for election was won by a write-in candidate, Eugene Roddy. Eugene Roddy revealed he was in the audience and briefly introduced himself.

Administrator Dungee informed the council of her plan to recognize out-going Mayor Pro Tem Faison at the next meeting (December 1st, 2025).

II. Announcement of Sedalia Park Bids

Councilman Sharpe read a prepared summary of the Sedalia Park sealed bid opening process. Barring issues, such as responsibility of the contractor, the municipality is to accept the lowest bid (Revels Construction Inc.). The engineers (DMP) then review the bidders. Sedalia had ten bid holders and ultimately four submitted bids. DMP had, by this meeting, recommended that the town accept the bid from Revels Construction Inc. for \$484,438.64.

Councilman Sharpe drew attention to the large variance in some of the estimates, grading being an example. There were 28 items that each bid had itemized, such as gravel, paving, landscaping, and so on. The bids ranged from Revels at the lowest to Sanford Contractors at \$1,200,000.

Councilwoman Jones asked Planning Board Member Thomas, who was in the audience, for his opinions on these numbers. There was some discussion about various estimates, and Member Thomas asked if DMP had offered the town value engineering. Planning Board Member Regina Davis Williams questioned what may be missing from Revels estimates for them to have come in so low. Member Thomas and the council raised concerns over the numbers in general.

Attending by Zoom, Philippe White said that his son is a grader and would be happy to ask him to look over the estimates for the town. He also asked if Paul Kron of Foothills had given an opinion on the bids yet. White also felt that the variance between bids was extreme.

Administrator Dungee and Councilman Sharpe discussed how the bid meeting went. The process was not what anyone from the town had expected and the whole process took around six minutes.

III. Powell Bill Grant Update

Councilwoman & Finance Officer Wrenwick read a prepared summary of the town's Powell Bill funds. With that in mind, the council discussed specific roads in need of repair, such as Morgan-Summers Road which had been raised at a previous meeting and was not fully repaired after the last NCDOT request.

There was also curiosity regarding if damaged or missing road signs could be addressed with Powell Bill funds. Some signs were noted as damaged or missing during the Fall Litter Sweep.

IV. Monthly Finance Report

Councilwoman & Finance Officer Wrenwick read in the town's Financial Report for October 2025. The balances in the town's accounts are:

- OSBM Grant: \$21,115.11
- Powell Bill Fund: \$154,674.92
- Guilford County ARP Fund: \$60,262.72
- Savings Account: \$274,987.29
- Checking Account: \$76,652.75
- Money Market: \$207,200.17

V. Planning Board Meeting Update

Neither Planning Board Chair Riehle or Vice Chair Jeffries were present.

E. CITIZENS COMMENTS

- Philippe White asked if there had been a Planning Board Meeting for November. Clerk Clark responded that there had been a meeting, but he had forgotten to email out an announcement, agenda, and Zoom link for it.
- Shinita Wrenwick of 6201 Bogues Way, asked about the sign-ups for the 2025 Senior Luncheon. Clerk Clark responded that she, Councilwoman Wrenwick, had been the first sign-up on the RSVP form. Overall there were 28 RSVPs for the event. Administrator Dungee asked that anyone who knew a senior in Sedalia not already attending, to let them know about this free event just for them.
- Ophelia Jones of 6508 Rolling Acres Drive, noted that tree trimming had recently occurred and asked if that was in response to a citizen comment from a previous meeting concerning trimming of trees to protect power lines. Administrator Dungee explained that Duke handled that on their own schedule and that this trimming was NCDOT, which is also on their own schedule.

F. 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 1st, 2025.
- Christmas in Sedalia will be held on December 13th, 2025 at the CHB Museum.
- There will not be a Planning Board meeting in December 2025.
- There will not be a Town Council Agenda meeting in December 2025.
- The first 2026 Town Council meeting will be held on January 5th, 2026.

Meeting adjourned at 8:23pm

Submitted By:

Drew Clark

Drew Clark, Town Clerk

Approved By:

Howard Morgan

Howard Morgan, Mayor

2/24/2026

Date

