



**Town of Sedalia  
Planning Board Meeting  
7pm – August 21, 2025  
Sedalia Town Hall  
6121 Burlington Road**

## **Minutes**

**CALL TO ORDER:** The regularly scheduled Planning Board meeting was called to order at 7:04 pm at the Sedalia Town Hall by Planning Board Chair Jay Riehle.

**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:** Roll taken by Vice-Chair Marian Jeffries. All present; Chair Jay Riehle, Alfred Walker, Tyler Thomas, and Vice-Chair Marian Jeffries.

**GUESTS:** Councilwoman and Finance Officer, Shinita Wrenwick

**A. MOTION** to approve the agenda was made by Member Thomas and seconded by Vice-Chair Jeffries. Motion carried.

**B. MOTION** to approve the minutes from the July 17<sup>th</sup>, 2025 Planning Board meeting was made by Chair Riehle and Vice-Chair Jeffries and seconded by Member Walker.

Motion carried.

### **C. Guests / Reports / Discussions**

#### **I. Regina Williams Davis**

Regina Davis attended as a guest and applicant to the Sedalia Planning Board. She was greeted by Chair Riehle and invited to stay throughout the entire meeting. She was interviewed on several topics. Questions began with where she has lived and worked and a general overview. Now retired, Davis had a career in education and has lived a variety of places including Texas, New York, and Europe among others. She spoke about her children and grand children and her travels. She is also currently a business owner (Wine & Design in Whitsett) and spoke about wanting to be more involved in her community.

Vice-Chair Jeffries asked Davis what interests her in the Planning Board specifically. Davis said that the town's history and the nature of its founding and incorporating interested her and motivate her to want to be involved in its development. She expressed that as someone retired in the community, and so spending a lot of time in it,

she wants to make sure that its history, diversity, and beauty are maintained as it develops.

Member Thomas asked if she understood the specifics of the role; this is a board that provides assessments and reports to the Town Council. Davis spoke about how she served on boards for other organizations, such as a charter school, and has chaired for boards. And that those roles included assessments and reports that she delivered to those organizations. This question would be followed up on by Jeffries later, where Davis went into greater detail about working on bylaws and policies.

All four members of the Planning Board asked questions regarding her strengths, weaknesses, expectations for the board, and so on. Discussion was made about the disposition of Sedalia regarding change and methods of gathering public input.

The Planning Board thanked Davis for her time and resolved to discuss her application before returning for a vote at a later time.

## **II. VOTE regarding Vice-Chair Marian Jeffries re-appointment**

Vice-Chair Jeffries term has come to an end. Chair Riehle called a vote to re-appoint Marian Jeffries to another term as Vice-Chair of the Planning Board.

## **III. Park Project**

Chair Riehle, prompted by conversations at previous meetings, wanted to go over details about the park project regarding budget, scope, and management. Riehle requested Town Council Finance Officer Wrenwick to attend and add to the conversation as well.

The budget for the project was calculated at approximately \$834,000. The estimate to complete the park is approximately \$1,250,000, which leaves around \$415,000 to acquire.

The Planning Board, and Councilwoman Wrenwick discussed money already spent and money set aside for various aspects of the project, such as Paul Kron's contract, engineers, and more.

Member Thomas recommended having the preliminary budgets reviewed by general contractors to get more accurate estimates. Riehle established items that should be viewed as absolutes or first priority. The park project could be split into three phases, with phases one and two being covered by the existing funds and phase three consisting of items that funding will need to be found for.

## **IV. Continuing Education**

Chair Riehle began a discussion on opportunities to learn and ensure that the Planning Board is operating efficiently and correctly. The members could attend neighboring Planning Boards, such as Whitsett's to compare how they operate. Possibly taking

turns as to which member travels to meetings, even if only once a month. Similarly, they could take additional education opportunities such as classes or courses, and take 10-15 minutes of Planning Board meetings to relay and summarize their findings.

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

- No comments

#### **E. ANNOUNCEMENTS**

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

- The next Agenda Meeting will be held on August 25<sup>th</sup>, 2025.
- Town Hall will be closed for Labor Day on September 1<sup>st</sup>, 2025.
- The next Town Council meeting will be held on September 8<sup>th</sup>, 2025.
- The next Planning Board meeting will be held on September 18<sup>th</sup>, 2025.

Meeting adjourned at 8:50pm

Submitted By:

Drew Clark

Drew Clark, Town Clerk

Approved By:

Jay R

Jay Riehle, Planning Board Chair

10/27/2025

Date

