

Town of Sedalia Agenda Meeting
Sedalia Town Hall / 6121 Burlington Road
August 25th, 2025



Agenda

Call to Order ----- Mayor Morgan
Prayer & Meditation
Pledge of Allegiance
Roll Call: ----- Clerk Clark

****Remote participants please mute your mics.**
Comments & questions from the floor will be given from the mic

A. MOTION to approve the agenda ----- Town Council

B. MOTION to approve minutes from the July 28th Agenda Meeting ----- Town Council

C. MOTION to approve minutes from the June 30th Closed Session ----- Town Council

D. Guests / Reports / Discussions

I. Monthly Finance Report ----- Councilwoman Wrenwick

II. Planning Board Meeting Update ----- Chair Riehle

III. Water Supply Watershed Protection ----- Councilman Sharpe

E. Citizen Comments

All comments and questions are to be made from the microphone. Please state your name and address for the record. Remote participants please unmute for any comments or questions once acknowledged by the board. Each speaker has 3 minutes to share.

F. ANNOUNCEMENTS

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

- Town Hall will be closed for Labor Day on September 1st.
- The next Town Council meeting will be held on September 8th, 2025.
- The next Planning Board meeting will be held on September 18th, 2025.
- The next Town Council Agenda meeting will be held on September 29th, 2025.

Meeting adjourned.



**Town of Sedalia
Agenda Meeting
7pm – August 25, 2025
Sedalia Town Hall
6121 Burlington Road**

Minutes

CALL TO ORDER: The regularly scheduled Agenda Meeting was called to order at 7:02 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: Roll taken by Clerk Clark. All present; Mayor Pro Tem Faison, Councilwoman Jones, Mayor Morgan, Councilwoman Wrenwick, Councilman Sharpe.

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

B. MOTION to approve the minutes from the July 28th, 2025 Agenda Meeting was made by Councilwoman Jones unanimous seconding of motion by council. Motion carried.

C. MOTION to approve the minutes from the June 30th, 2025 closed session was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion carried.

D. Guests / Reports / Discussions

I. Monthly Finance Report

Councilwoman Wrenwick reported on the town's July 2025 financial transactions and balances. The balance for each account as of July 31st, 2025:

- Water Feasibility Study – OSBM Grant: \$27,679.45
- Powell Bill Fund: \$145,961.38
- Guilford County ARP Fund: \$60,665.56
- Savings Account: \$187,923.379 – Deposits made with County Tax \$3,371.28 and State Tax \$5,748.93. A withdrawal was made to transfer \$22,500 to the checking account.
- Checking Account: \$94,821.33 – In addition to the transfer from savings, there was a \$750 deposit for a rezoning request. While covering “unusual” withdrawals, Councilwoman Jones asked about Fred Williamson being included in the category as he is paid monthly for mowing the town hall lawn. Wrenwick

responded that this was for mowing a right of way and separate from the usual mowing. Wrenwick advised everyone that there was a typo listing check 2075 twice, but there was no duplicate payment.

- Money Market: \$205,048.79

II. Planning Board Meeting Update

Planning Board Chair Riehle, joined by Vice-Chair Jeffries, summarized the August 21st Planning Board meeting. Riehle began with the interview of Regina Davis who has applied to join the Planning Board. Davis was described as impressive, well-traveled, and highly educated.

That was followed by the board voting to reappoint Jeffries to the board for another term has come to an end. Chair Riehle called a vote to reappoint Marian Jeffries to another term as Vice-Chair of the Planning Board for another three year term.

Next was discussion about the park project. The discussion covered money available, money spent, prioritizing park components, and the schedule or timeline of the project. There were questions about the accuracy of the current cost estimates, due to the estimates being over a year old, tariffs and the economy, and not having had a general contractor verifying the estimates. The original scope of the project will cost more than what is currently set aside.

There was discussion about the timeline of the project as there is a time limit on some of the grant funding. The project has to be done by the end of 2026. Riehle advised that realistically they need to plan for it to be finished by next August so that any project delays that could occur will not push them outside of 2026. Current goals are to have opening bids 10/2/2025, selecting and meeting with a general contractor by 10/25/2025. Groundbreaking and start of construction in November 2025. Additionally, Councilwoman Wrenwick, who also attended the Planning Board meeting, expressed that she felt she had a personal duty to see these funds used for this project.

III. Water Supply Watershed Protection

Councilman Sharpe read NC Water Supply Watershed Protection Rules (included in materials).

E. CITIZENS COMMENTS

- Planning Board Vice-Chair Jeffries attended the 155th anniversary of Bethany Community Church. She complimented the presentation and sermon, and felt it was well done. She noted that members of the church have expressed concern over town changes and she invited them to attend public meetings to know about what is being planned and to be able to express their desires in how the town is directed.

- Councilwoman Jones informed the council of grading work that is being done at 6300 Rolling Acres Drive (at corner of Rockhurst Drive). In the past, wood has been discarded there.
- Jones also asked about work being done at 213 Grand Oaks Drive and what was shown in the DCC for the project. There was discussion about how the property drains water.
- Jones asked about what costs were being incurred in regards to the Maynard code enforcement case. Mayor Morgan responded that the town was only paying for its own attorney and Maynard is responsible for his own legal costs.

E. ANNOUNCEMENTS

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- The next Town Council meeting will be held on September 8th, 2025.
- The next Planning Board meeting will be held on September 18th, 2025.

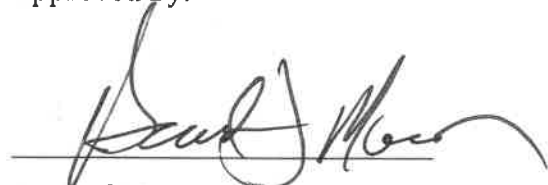
Meeting adjourned at 7:57 pm

Submitted By:



Drew Clark, Town Clerk

Approved By:



Howard Morgan, Mayor

10/1/2025

Date





NC Water Supply Watershed Protection Rules

Aug. 25, 2025

In North Carolina, local governments with jurisdiction within the Jordan Lake water supply watershed are required to provide watershed education. These are the reasons why:

- **NC Water Supply Watershed Protection Rules:** These rules, in effect since 1992, mandate that local governments with land use jurisdiction within surface water supply watersheds adopt and implement ordinances, maps, and a management plan to protect water quality.
- **Mandatory Local Programs:** North Carolina law (G.S. 143-214.5) requires the Department of Environmental Quality (DEQ) to help local governments develop water supply watershed protection programs that include an implementing local ordinance and provide for maintenance, inspection, and enforcement procedures.
- **Watershed education as a key component:** While not explicitly stating "education" in every mandate, watershed management programs, including those required by the state, recognize the importance of outreach and education as a necessary component to achieving water quality goals. For example, communities in the Neuse Basin are encouraged to implement watershed education programs to reduce and prevent stream damage.
- **Phase II Stormwater Program Requirements:** Many local governments are also subject to the National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Program. This program includes six Minimum Control Measures, one of which is **Public Education and Outreach on Stormwater Impacts**. This measure requires local governments to:
 - Conduct public outreach activities.
 - Distribute educational materials.
 - Inform the public on ways to reduce and prevent stormwater pollution.
 - Raise public awareness about the causes and impacts of stormwater pollution.

In essence, North Carolina mandates that local governments take an active role in protecting their water supply watersheds, and a crucial aspect of this protection involves educating the public about watershed health and pollution prevention. North Carolina is employing a multi-pronged strategy to clean up Jordan Lake, focusing on reducing nutrient pollution and addressing both point and nonpoint sources of contamination. This includes implementing the Jordan Lake Nutrient Management Strategy, promoting land conservation, and supporting community-led cleanup efforts.

Here's a breakdown of the key approaches:

1. Jordan Lake Nutrient Management Strategy:

- **Rules and Regulations:**

The NC Department of Environmental Quality (.gov) (DEQ) is tasked with developing and implementing rules to manage nutrient pollution in the lake.

- **Stakeholder Engagement:**

DEQ engages with stakeholders, including community members, local governments, and businesses, to gather input on the rules and their implementation.

- **Point and Nonpoint Source Control:**

The strategy aims to reduce pollution from both wastewater treatment plants (point sources) and stormwater runoff from urban and agricultural areas (nonpoint sources).

- **TMDL Compliance:**

The strategy addresses the requirements of the federal Clean Water Act, including setting total maximum daily loads (TMDLs) for pollutants and enforcing limits for discharges.

2. Land Conservation:

- **Protecting Watersheds:**

Preserving and restoring natural areas like forests and wetlands in the Jordan Lake watershed is crucial for reducing pollution, as undeveloped land exports significantly less nitrogen and phosphorus than urban or agricultural areas.

- **Cost-Effective Solutions:**

Protecting natural buffers along streams is a cost-effective way to filter pollutants and improve water quality.

- **Financial Support:**

Local and state governments, along with other organizations, are providing financial support for land conservation efforts.

3. Community-Led Cleanup Efforts:

- **Clean Jordan Lake:**

This non-profit organization focuses on removing trash from the shoreline and preventing future littering.

- **Volunteer Programs:**

Clean Jordan Lake organizes shoreline cleanups and other events, encouraging community participation.

- **Public Awareness:**

The organization also works to raise public awareness about the importance of watershed stewardship.

4. Innovative Approaches:

There's ongoing research into using freshwater mussels to help clean up excess nutrients in the lake.

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- **One Water Approach:**

[Jordan Lake One Water](#) (JLOW) is a stakeholder group exploring integrated water management strategies that consider all water resources valuable.

Our State Magazine



NC State Park



