



**AGENDA MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
July 28, 2025  
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 Wrenwick and seconded by Councilman Sharpe. Motion carried.

**B. MOTION** to approve the minutes from the June 30, 2025 Agenda meeting was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

### **C. GUESTS/REPORTS/DISCUSSIONS**

#### **I. Pyramid Environmental & Engineering**

Danny Murry with Pyramid Environmental & Engineering provided an overview of the ground penetrating radar used to see what is underground without disturbing the land. The company worked with the Town of Whitsett to close out 37 water supply wells and connect those to residents to municipal water lines. Pyramid obtained agreements from all residents. They also worked with N.C. Underground Storage Tank Trust to pay over \$200,000 for tap fees and plumbing connections, the N.C. Department of Environmental Quality to cover major water line expenses, and Guilford County on water supply well abandonments. All Whitsett residents were connected to public water and contaminated water wells properly abandoned. The company can help Sedalia identify private utilities with their geophysical services.

Councilwoman Jones asked what service was provided years ago. Mr. Murry responded he did not know, but if you call 811, they look for public utilities, but not private utilities. Planning Board Vice-Chair Jeffries asked how much residents had to pay to connect to public water. Mr. Murry believed residents did not pay anything, but the town paid \$15,000 to 20,000. Mayor Morgan asked how much land was scanned for those 37 houses. Mr. Murry did not know, but scans would be made only where plumbing was installed. Councilman Sharpe asked how it was determined the wells were contaminated. Mr. Murry responded water samples were submitted to the lab.

## **II. Tate Consultant**

Antwain Tate Goode, President of Tate Consulting, is part of the consulting team helping the Greensboro Urban Area Metropolitan Planning Organization (MPO) develop a Comprehensive Safety Action Plan. There have been 287 fatalities and 443 serious injury crashes in the Greensboro area between 2019 and 2023. He asked the Town to post a QR code for residents to share their thoughts on traffic challenges in rural communities. The survey takes about 10 minutes.

Dr. Goode noted other consulting work included environmental justice and stakeholder engagement, data analytics and customized dashboards, and professional development. They offer customized courses including the Tate Development Activity Journal. He has done work for Winston-Salem, police and fire agencies, university faculty, and sanitation leaders. He can help the Town, if needed.

## **III. Monthly Finance Report**

Councilwoman Wrenwick reported on the June 2025 financial transactions and balances. The balance for each account as of June 30, 2025:

- Water Feasibility Study: \$27,679.22
- Powell Bill Fund: \$145,960.14. The State may propose to decrease Powell Bill allocations to make up for Medicaid losses. It was noted Powell Bill funds will be used for the park to widen the road.
- Guilford County ARP Fund: \$57,753.38
- Savings Account: \$201,301.58
- Checking Account: \$148,028.13
- Money Market Account: \$154,356.54. A transfer was made and it will show up in July.

## **IV. Park Shelter Contractors**

At the last Council meeting, Council members decided to visit other parks. Mayor Pro Tem visited Barber Park. Their shelters are predominately metal and all seats are metal. There was a drinking water fountain and she asked the Town to consider adding one to its park. There were questions regarding where the water from the drinking fountain would drain.

Councilman Sharpe visited Graham Regional Park. Carolina Recreation and Design installed the structures, and these had drinking water fountains and electric services. They sell the kits and build them. They work with municipalities and small towns. He received references for Alamance County and Harnett County. Harnett County reported a positive experience. The company also participates in the N.C. Purchasing Cooperative. This would allow the Town to not have a formal bid process.

Councilwoman Jones visited Keeley Park and commented their structures have a stone facing. She did not contact park owner for any details. She noted a sign indicating the

park is closed at night would be needed, but was not sure how to keep people from entering. Councilwoman Wrenwick responded the Town could ask the sheriff's office to periodically patrol the park.

Councilwoman Wrenwick visited Northeast Park. The contractor was LS3P. Mayor Morgan visited Carolina Field of Honor. Their structure is large and well done.

Councilman Sharpe reviewed the park shelter contractors. There are two quotes from North Carolina vendors and one from Backyard Showcase (BYS). The quotes included a 30 x 40 wooden shelter, a 10 x 10 (or 12 x 12) shelter (the wind chime shelter) and two, 16 x 20 picnic shelters.

The closest example of a pavilion by BYS is at Camp Chestnut in Efland. Their quote is \$159,427 installed, but it does not include engineering drawings, footings, or concrete pads. Councilwoman Wrenwick thought the drawings came with cost. Planning Board member Thomas asked who will be responsible for the drawings. Administrator Dungee responded the Town is looking for a company that can do the drawings.

The quote from Carolina Recreation and Design is \$169,604 and it includes footings and concrete slabs. The interior ceiling for the picnic shelter is cedar. The 30 x 36 pavilion has an 8-inch eave. They can provide engineering drawings and they have a kit and can build it. It also included permitting and freight. Councilman Sharpe commented the Town should consider electric service. The quote expires on August 10 and it requires a 40% deposit, 30% when shipped, and 30% after construction.

The quote from Harmony Timberworks was \$421,716 and did not include concrete pads and footings.

Some others considered included Shelters Unlimited, based in Ashe County. They mostly build wood sheds, but they have constructed gazebos. They could build the 16 x 20 shelters, but the 30 x 40 would be difficult. Also, they do not do site builds that are far away. Wood Worm may be able to build benches or picnic tables. Also, Piedmont Triad Regional Council shared a list of potential companies. The Town will contact one if a decision is not made tonight.

It was recommended the Council vote as soon as possible so the structures can be ordered to meet the grant deadline. Town Administrator Dungee commented the Town has all the permits and is ready to move forward. There was discussion regarding the size of the posts. Some of the designs had smaller posts. Also, questions remained regarding materials for the quote provided by Carolina Recreation and Design as well as following up with the reference for Alamance County. Councilman Sharpe suggested contacting Carolina Recreation and Design for an additional quote that includes a metal roof and thicker support columns. The vote can be done at the next Council meeting on August 4.

## **V. Planning Board Meeting Update**

Planning Board Chair Riehle provided an update of the meeting held on July 17. The Planning Board was to interview a potential new Planning Board member, but it was

rescheduled for August. The proposed revisions for the Sedalia Thoroughfare and Collector Street Plan were reviewed. Generally, the Greensboro Urban Area MPO accepted about 90% of what the Town proposed. The Planning Board recommended approval to the Town Council. The Sedalia Park Certificate of Approval was acknowledged and discussed.

## **VI. MPO Board Meeting Update**

Mayor Morgan and Councilwoman Jones attended the Greensboro Urban Area MPO 2050 Metropolitan Transportation Plan meeting. They discussed the traffic issues at Sedalia Elementary School and Publix trucks traveling through town. The MPO is aware of the issues but there is no good solution at this time. Mayor Morgan commented it will be 2035 before construction on the bypass is started. Currently it is not funded. Councilwoman Jones added most of the money is being forwarded to the western counties and all other projects on hold. It was noted the proposed widening from Wendover Avenue to Burlington also is postponed due to no funding. Rock Creek Dairy Road upgrade is funded and was scheduled to start in 2026, but is delayed to 2031. Councilwoman Jones reported there were 114 crashes in Sedalia between 2017 and 2023. Only one resulted in serious injury. There were no crashes involving pedestrians or bicycles. It was noted the MPO meeting was held at Pleasant Garden Future meetings may be held at other town halls and Sedalia may be asked to host a meeting.

Ms. Thomas asked if there were any plans for crosswalks. Mayor Morgan responded it is part of the streetscape plan. Administrator Dungee added it was part of the Bike/Ped Plan, but it is very expensive. Currently the Town is working on constructing sidewalks near the park.

## **VII. NCDOT Prioritization 8.0**

Mayor Pro Tem Faison reported on the N.C. Department of Transportation (NCDOT) Prioritization 8.0 (P8) process to identify and evaluate transportation projects for inclusion in upcoming 2028-2037 State Transportation Improvement Program (STIP). Municipalities can submit or resubmit highway or bike/ped projects to be considered.

In July 2023 Sedalia submitted a project for the Sedalia downtown. The project was considered for the 2026-2035 STIP. In 2025, the Town submitted the U.S. 70 project for inclusion in the upcoming STIP. The estimated cost is \$5,600,000. In the Greensboro area, the MPO initiates the process by working with its members to identify potential projects that are validated, prioritized and selected to submit to NCDOT. NCDOT evaluates the projects and drafts the STIP

## **D. CITIZENS COMMENTS**

- Ashlee Thomas asked if there will be a gate at the park and how will park hours be enforced. Administrator Dungee responded when funding becomes available the Town can consider perimeter fence. In the meantime, it is likely there will be sheriff patrols. Ms. Thomas asked what safety measures will be used to prevent kids from

going into the pond. She suggested a sign and to post the park rules. She also asked what measures the Town was taking to prevent damage and destruction from vandalism. Administrator Dungee responded the Town has not developed a plan yet. Ms. Thomas suggested a neighborhood park watch to monitor in the evening. Planning Board Chair Riehle suggested placing cameras in the park.

- Councilwoman Jones commented Ms. Abuzuaiter, Greensboro City Council member and candidate for Mayor informed her that teenagers are drag racing on I-840. Police are patrolling the road, but the teenagers are moving to different places on I-840. Also, she will submit the Town's concerns about Publix trucks to Mr. Wright at NCDOT.
- Mayor Pro Tem Faison commented Duke Power will do a mandatory shutdown on August 12 from 7 am to 1 pm. It was unclear if this would affect the entire Town. Mayor Morgan will contact Duke Energy

### **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 August 4, 2025
- The next Planning Board meeting will be held on August 21, 2025
- The next Town Council Agenda meeting will be held on August 25, 2025

Meeting adjourned at 9:30pm

Submitted By:

Approved By:

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Cam Dungee, Town Administrator

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)