



**Town of Sedalia
Council Meeting**
7pm – October 6, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Council Meeting was called to order at 7:03 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. Seconded by Councilwoman Wrenwick. Motion carried.

B. MOTION to approve the minutes from the September 8th, 2025 Council Meeting was made by Mayor Pro Tem Faison. Seconded by Councilwoman Jones. Motion carried.

C. Guests / Reports / Discussions

I. Code Enforcement Report for August & September 2025

Derek Mabe of Alliance Code Enforcement provided the reports.

Derek began with August focusing on the abatements:

204 Martingale Road – Opened 7/1/24 – The owner has removed the nuisance vehicle and junk pile. Case abated and closed 8/11/25

809 Rockhurst Drive – Opened 2/23/25 – The owner has removed the junk pile and brought car into compliance. Case abated 9/4/25

6255 Burlington Road – Opened 6/24/25 – The owner has cut the overgrowth. Case abated and closed 9/4/25

5913 Stewart Bend Road – Opened 7/7/25 – The owner has removed the nuisance vehicle. Case abated and closed 9/4/25

6019 Blue Lantern Road – Opened 8/14/25 – The owner has removed the nuisance vehicle and grass has been cut. Case abated and closed 9/4/25

5912 Blue Lantern Road – Opened 8/14/25 – Overgrowth has been cut. Case abated and closed 9/4/25

314 Martingale Drive – Opened 8/14/25 – Overgrowth has been cut. Case abated and closed 9/4/25

Then moved on to the September report:

6270 Burlington Road – Opened 11/13/23 – The property has been turned over to the fire department for a controlled burn in November.

Councilwoman Wrenwick asked if the property has met the requirements to be ready for the burn. Last this was discussed, it sounded like it is the owner's responsibility to have it ready to burn. Administrator Dungee and Derek Mabe said that no one had been in contact with them on that specifically, but that the Fire Department would likely have taken care of that. They had already reviewed the buildings on the lot and determined that only one is safe to burn and the other will need to be demolished.

6124 Burlington Road – Opened 12/11/23 – Opened for Minimum Housing and Nuisance/Junk Pile violations. As of 7/1/25 the property is owned by Bethany Community Church.

(This property was listed twice in the report and further information came up shortly after this point. An updated entry is two entries down in this list.)

Discussion on liens and work orders. Derek Mabe said that a work order would be written up to remove the tree. Mayor Morgan asked if the town was paying that. Derek Mabe responded that what is spent is then placed on the property as a lien. To place the lien, the city would need to spend the money to have the work done, then take that figure back to ACE and the Tax Department for the lien.

6020 Blue Lantern Road – Opened 2/12/24 – Opened for Minimum Housing and Junk Pile violations. As of 9/30/25 an Ordinance for demolition is being prepared and will be presented at the next monthly meeting.

6124 Burlington Road – Opened 7/22/24 – Opened due to a fallen tree. Tree was cut up but not removed. A new hearing has been scheduled for 10/20/25

6307 Jennie Drive – Opened 8/13/24 – Opened for Nuisance/Junk Vehicle and Overgrown lot violations. One vehicle removed and lot mowed. Communication stopped and hearing not attended. The vehicle is to be towed 10/6/25

6003 Rolling Acres – Opened 9/10/24 – Opened for Junk Pile violations. Had been on hold due to hardships. Hearing scheduled for 9/30/25

654 Sedalia Road – Opened 9/10/24 – Opened for Nuisance/Junk Pile violations. Owner preparing to build a fence to close off the rear yard.

623 Morgan Summers Road – Opened 9/17/24 – Opened for Open Storage violations. Property still in violation, a work order will be prepared for Town Abatement.

6137 Blue Lantern Road – Opened 9/17/24 – Opened for two Nuisance/Junk Vehicles. Vehicles to be towed 10/6/25

1119 Palmer Farm Road – Opened 10/15/24 – Opened for Nuisance/Junk Vehicle and Pile violations. Vehicle moved but junk piles still in violation.

401 Sedalia Road – Opened 10/15/24 – Opened for Open Storage violation. Property sold, process re-started with new owner. As of 9/30/25 a Finding of Fact order has been sent.

6117 Burlington Road – Opened 1/27/25 – Opened for Minimum Housing and Open Storage violations. 3/26/25 Case on hold per the town.

6146 Blue Lantern Road – Opened 1/27/25 – Opened for Minimum Housing violations. Property demolished and debris removed. Case abated and closed 9/30/25

6209 Burlington Road – Opened 1/27/25 – Opened for Minimum Housing violations. Ordinance for demolition of accessory structure to be presented at next monthly meeting.

6229 Burlington Road – Opened 1/27/25 – Opened for Nuisance/Junk vehicle and Open Storage violations. Finding of Fact Order has been sent to the property owner.

654 Sedalia Road – Opened 2/23/25 – Opened for Nuisance/Junk Vehicle violations. Property owner preparing to repair fence to block view. Given 30 day extension.

401 Sedalia Road – Opened 5/1/25 – Opened for Nuisance/Junk Vehicle violation. Finding of Fact Order and Tow Notice sent. Should be towed by town or owner by next meeting.

205 Grand Oaks Drive – Opened 5/12/25 – Opened for Nuisance/Junk Pile violations. Finding of Fact Order will be sent to owner.

213 Grand Oaks Drive – Opened 5/12/25 – Opened for Nuisance/Junk pile violations. Owner has removed junk piles. Case abated and closed 9/30/25

5901 Stewart Bend Road – Opened 7/7/25 – Opened for Nuisance/Junk Vehicle violations. Vehicle and junk pile removed. Case abated and closed 9/30/25

5906 Stewart Bend Road – Opened 7/7/25 – Opened for Nuisance/Junk Vehicle and Open Storage violations. Still in violation. Finding of Fact Order will be sent.

Councilwoman Jones asked if they had heard from the homeowner. Derek Mabe said that they had not heard from them.

304 Martingale Drive – Opened 7/7/25 – Opened for Nuisance/Junk vehicle violation. Case abated and closed 9/30/25

5902 Blue Lantern Road – Opened 7/7/25 – Opened for Nuisance/Junk Vehicle and Open Storage violations. Still in violation. Notice of Hearing will be sent.

6006 Stewart Bend Road – Opened 8/14/25 – Opened for Nuisance/Junk Vehicle and Overgrown Lot violations. Still in violation. Notice of Hearing will be sent.

316 Dansby Drive – Opened 8/14/25 – Opened for Nuisance/Junk Pile and Overgrown Lot violations. Still in violation. Notice of Hearing will be sent.

209 Simmons Lake Drive – Opened 8/14/25 – Opened for Nuisance/Junk Pile violation. Owner removed junk/brush pile from front yard. Case abated and closed 9/30/25

201 Dansby Drive – Opened 8/14/25 – Opened for Overgrown Lot violation. Overgrowth cut. Case abated and closed 9/30/25

200 Martingale Drive – Opened 8/14/25 – Opened for Overgrown Lot violation. Overgrowth cut. Case abated and closed 9/30/25

Mayor Morgan asked about 654 Sedalia Road. Derek Mabe repeated that the owner intended to build a fence. He had advised the owner that he didn't think a fence would necessarily solve the violations. Mayor Morgan said that he was concerned they would start a trend of building fences whenever there's a violation that can be obscured. Derek Mabe asked Administrator Dungee if there was a fence permit or ordinance in Sedalia, as most places he has worked have permits or ordinances around fences. Without one, there's nothing ACE can do as far someone building a fence if there's nothing on paper limiting that.

Councilwoman Jones asked Derek Mabe to speak about the property with the camper placed on a concrete platform at 655 Sedalia Road. He said that now that there is an ordinance that concerns that property and with the ordinance posted to the website, they will have somewhere to direct people when placing notices on property. Administrator Dungee said that the website has been having difficulties with updates, so it has not been able to be updated with the new ordinance, but that should be resolved now. She mentioned sending a letter to the property owner to let them know that there had been a change to the ordinance.

Councilwoman Jones asked how they would find out if someone were living in the camper. Derek Mabe listed several ways that they have enough evidence for a courtesy letter and a hearing. However, if someone is living in it or not isn't necessary after the changes made to the Nuisance Vehicles section of the ordinance as the property is in violation based on those.

II. Oath of Office for Regina Williams-Davis to the Planning Board

With some difficulty on the part of the Clerk, Regina Williams Davis took her Oath of Office for appointment to Sedalia's Planning Board.

III. Potential Road Work on Morgan-Summers Road

Administrator Dungee made the Council aware of a request for road repairs at Morgan-Summers Road that a resident had brought to the clerk. There are a few potholes as well as deterioration of the edges of the road.

Clerk Clark contacted NCDOT, and they patched a single hole that same day. Administrator Dungee spoke about how there was some question as to which repairs

are on the portion of the road maintained by NCDOT as opposed to the portion the town maintains.

With the inadequate repair in mind, Administrator Dungee asked if the Council would approve her seeking out a quote to do repairs and use Powell Bill funds on repair of that street. Councilwoman Jones asked that the administrator or clerk get back in touch with NCDOT to express displeasure at the repair done. That was agreed to by other members of the council.

Councilwoman Wrenwick asked that if the town is already doing improvements to Dansby Drive, could they get an estimate from whatever company wins the Dansby Drive project bid also give quotes on roads such as Morgan-Summers Road. It would seem like a possible way to save money as that hypothetical company would already have equipment in town only a few streets over. Administrator Dungee said deals like that do happen from time to time.

Councilwoman Jones asked for what the next step is. Administrator Dungee said that the town will reach out to NCDOT to see what can be done. Then when we have a contractor for Dansby, asking them about Morgan-Summers Road.

Planning Board Vice-Chair Jeffries asked about the bridge on Sedalia Road north of the Burlington Road intersection where water is coming up through the asphalt. Administrator Dungee talked about how once or twice a year the issue repeats with water bubbling up. Morgan spoke about rust in that same spot. NCDOT has been contacted about before and come out, but each time a solution appears to have been implemented, it happens again.

IV. Fall Litter Sweep

Clerk Clark announced the Fall Litter Sweep taking place that Saturday 10/11/25 and gave a brief summary of the event.

III. StormwaterONE – What is Stormwater Management

Councilman Sharpe read in the document StormwaterOne – What is Stormwater Management? Except for the portion with fines, as it is out of date (2008-2010).

(Document included in Minutes)

Administrator Dungee explained why stormwater items are included regularly in the agenda. The state mandates a certain amount of stormwater education, including the town reporting back yearly what stormwater education it has engaged in. Additionally, as the town looks towards the clean-up and cost of Jordan Lake and development around town that can effect ground water, it's a genuinely good topic to be up-to-date on, both for the Council as well as citizens in general.

D. CITIZENS COMMENTS

- Shinita Wrenwick of 6201 Bogues Way brought up that at a previous meeting there had been discussion about the Sheriff coming to a meeting. It wasn't on this meeting's agenda, is it something that's still being worked on. Administrator Dungee talked about having reached out and discussing who may be available and what they can speak to. She is still working on arranging them to come to a meeting. Wrenwick emphasized that her neighbors and herself were very interested in speaking with them after the near hits that have taken place. Mayor Morgan expressed interest in meeting him as he asked for their support but has not visited since being elected. Dungee said that the Sheriff had passed the town's concerns to their attorney.
- Annie Hunt of 6007 Stewart Bend Road asked what could be done about the grass at the property next door to her's which she believes is in violation. Dungee said it could be passed on to ACE.
- Serita Faison of 6102 Bogues Way relayed that there actually had been a drug bust. This was in relation to the discussion at the end of the Agenda Meeting.
- Ivonia Patrick of 6100 Blue Lantern Road asked Councilwoman Jones why she had not had her campaign sign out until the last Friday. Jones and Wrenwick explained that the election is not until November 4th and they were not even in early voting. They and Mayor Morgan discussed the elections generally, including that there were three seats open but only two candidates. Wrenwick asked that people turn out to vote and Jones reminded people that campaign speeches would be done at the town's next meeting on 10/27/25.

E. ANNOUNCEMENTS

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

- The Municipal elections will be held November 4th, 2025.
- The Fall Litter Sweep will be October 11th, 9am at Town Hall.
- The next Planning Board meeting will be held on October 16th, 2025.
- The next Town Council Agenda meeting will be held on October 27th, 2025.
- The next Town Council meeting will be held on November 3rd, 2025.

Meeting adjourned at 7:58 pm

Submitted By:



Drew Clark, Town Clerk

Approved By:



Howard Morgan, Mayor

11/4/2025

Date

(SEAL)



