



**Town of Sedalia
Agenda Meeting**
7pm – September 29, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Agenda Meeting 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: 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 Councilman Sharpe, seconded by Councilwoman Jones. Motion carried.
- B. MOTION** to approve the minutes from the August 25th, 2025 Council Meeting was made with the note of correcting an address in the Citizens Comment portion, by Councilwoman Wrenwick, seconded by Councilwoman Faison. Motion carried.
- C. VOTE** on appointment of Regina Williams Davis to Planning Board. Councilman Sharpe read a recommendation from the Sedalia Planning Board to the Council recommending Regina Williams-Davis to be appointed to the Board. Mayor Morgan expressed that he would like her present for the decision. Councilwoman Wrenwick suggested moving this agenda item further down. At the conclusion of item **D. I. (Park Bid)** the council returned to this item at 7:35pm. Mayor Morgan asked Regina Williams-Davis if she would like to be appointed to the Planning Board. Mayor Pre Tem Faison made a motion to vote on her appointment to a 3-year term. Councilwoman Jones seconded. Motion carried.

D. Guests / Reports / Discussions

I. Park Bid Specifications / Scope of Work / Site Work Info

Paul Kron updated the Council regarding the Sedalia Town Park project. Previously it was stated that the town has 18 months to spend \$500,00. Now that is down to 15 months. A scope of work has been put together, including things to be done such as clearing the land, removing trees, rough grading, then fine grading. These will likely be done by sub-contractors under a general contractor.

Additionally work is listed out for paths, a well, and electrical. Also, if plans can be finalized for picnic shelters in the next 6 months, then the general contractor can put in the footers ahead of having the shelters delivered and installed.

A task that should come first is widening the road. It was strongly recommended to pave the road rather than use asphalt millings. Mayor Morgan brought up prior costs for gravel roads in the town, and so asked what this would cost. Kron used this to segue into the bidding process as that is how the town will find out how much the cost will be.

While on the note of concrete, Kron said that the sidewalks should not be poured until after construction is done as cranes or other heavy equipment could damage sidewalks poured ahead of time. Back to the bids, Kron said that if enough bids are not found in the initial bid period, it can be extended another 2 weeks. He also brought up Sedalia residents who have offered services or bids for various aspects of the projects, such as paving the road.

To aid in the accuracy of the bids, the DMP engineers calculated material amounts such as specific tons of gravel or how many cubic yards of wood chips, as examples.

Councilwoman Jones asked if the paving meant Stewart Bend to Blue Lantern, Kron responded that it would just be Blue Lantern to the northern end of the park site, not all the way to Stewart Bend Road. Councilwoman Wrenwick suggested Powell Bill funds may be usable for this paving. Regarding width, Kron said that this would bring the road's width to about the same as Blue Lantern Road's width.

Mayor Morgan brought up that the lowest bid on a project isn't always the best deal. He asked about the vetting of contractors who bid on the projects. Kron said that DMP would be doing background checks on the contractors. Penalty fees were mentioned, and Councilwoman Wrenwick asked if the penalties were only for the contractors or also for us. Administrator Dungee answered that the penalty fees are also potentially for the town as well if Sedalia is late in paying for work done.

Mayor Morgan and Planning Board Chair Riehle both had concerns about over-buying in regards to two park shelters. Kron said that that is why the scope of work is laid out and the bidding will get done so the town can then judge what funds are available for shelters after other aspects of the project are begun.

Kron discussed differences between light posts that have been offered or recommended as opposed to leasing light poles from Duke Energy. Also, picking more decorative "human scale" lights now could help establish a look or identity for future projects in Sedalia.

Mayor Morgan asked about the pond. The town owns half of it, so there are questions about liability and care. Kron said there have been attempts to speak with the other owner but that they haven't responded. Regarding liability, signage was viewed as a must, possibly some sort of fencing or buffer. Regardless, the town intended to speak with the town attorney.

Lastly, Administrator Dungee brought up the question about how big of a ground breaking or ribbon cutting ceremony should there be. Mayor Morgan said he wants it big. Bring in people from the county or anyone that wants to attend.

Councilwoman Wrenwick made a motion to agree to the bid package for the Sedalia Town Park from DMP. Seconded by Mayor Pro Tem Faison. Motion carried.

(The Council returned to Item C. Regina Williams-Davis's appointment to the Planning Board)

Councilwoman Wrenwick said there was an additional item to vote on, the document DMP Additional Services Request for work costing \$29,000. She made the motion to approve the request. Councilman Sharpe seconded. Motion carried.

II. Monthly Finance Report

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

- Water Feasibility Study – OSBM Grant: \$26,879.68
- Powell Bill Fund: \$145,962.62
- Guilford County ARP Fund: \$60,666.08
- Savings Account: \$182,906.51
- Checking Account: \$87,163.19
- Money Market: \$205,784.37

III. Planning Board Meeting Update

Planning Board Chair Riehle summarized the Planning Board's past meeting. They voted on recommending Regina Williams Davis to appointment on the Planning Board by the Town Council. They discussed DCCs and how Sedalia's DCCs relate to other DCC's in the county. Also discussed were the DCC process and the town's website. Comparisons were made between the fee amounts and structures for other municipalities in Guilford County. There were no citizen comments.

IV. New DCC Permit Services Recommendations

(This was accidentally skipped over and covered at 8pm after Item E.)

Administrator Dungee gave context as to why DCCs are being discussed. She had recently been made aware of a new care home that had been permitted in Sedalia. They had not applied for a DCC, but were issued a permit anyway. Initially, Dungee assumed it was simply an error and they could get it corrected, her early communications found that the permitting office had possibly issued the permit while dealing with GIS issues. As she delved in to what Guilford County had on record for their contract with Sedalia, she discovered that even without any issues with their GIS, they would not have asked this applicant to get a DCC.

The permitting office has a document of what they understand Sedalia to want, that is from 2006. Adding to all of this, the Permitting and Planning offices of Guilford County have split in to separate offices.

That context laid out, Administrator Dungee said that she would need to discuss with Guilford County what Sedalia wants a DCC for. As long as she is doing that, this would be a convenient time to make changes as to what things are or are not asked for that need a DCC. She had asked the Planning Board to review to see if there were items they felt shouldn't be asked for anymore, or that should be added to the list of needing a DCC.

Administrator Dungee said that ours could be as simple as Whitsett's requirements to Guilford County, that being everything but trade permits needs a DCC. On the other hand, if the Council doesn't need this information, then there should be no concern dropping a DCC they're not interested in, as Guilford County is doing the work in regards to inspection and vetting of a project before issuing a permit. Councilwoman Wrenwick asked about if site plans have been approved of by the county before the Council sees them in the DCC process. Dungee responded that they have not. The Council and Planning Board see the plans first and then they are sent to the county through a web portal. Unless they are in another category, such as rezoning, that the county does not want submitted that way, which was also a surprise. In the other direction, the county did not know about the town's Business DCC document. With that in mind, it was expressed that Sedalia and Guilford County are not on the same page.

Returning to the topic of the care home, the operator appears to communicate with the county fine, but is not speaking to the town. She has refused to do a business DCC, and Administrator Dungee said there wasn't much to be done about it if the county doesn't even have on file that one was required.

Councilman Sharpe was concerned that the county may have been choosing what documents to send to the town rather than sending them all.

Various members expressed confusion and/or suspicion as to why they wouldn't want their business listed with the town.

Councilman Sharpe said that he may not be concerned about every development in a permit or entity's existence, but he would at least like to see the initial permit come in. Mayor Pro Tem Faison said as long as the town is able to get them if they need to see them, she is not concerned with them automatically being sent to us. Administrator Dungee responded that they are public record.

E. VOTE to Approve Ordinance Regarding Parked Recreational Vehicles.

Mayor Morgan read in a portion of a revised version of the town's Nuisance Ordinance with changes made in regards to parked recreational vehicles; section (e) *Recreational Vehicle*.

Councilman Sharpe noticed an inconsistency in the definition of recreational vehicle for the purpose of the section not including watercraft, but the first item of the section does mention watercraft.

Administrator Dungee noticed a typo she would correct of “City of Sedalia” as opposed to “Town of Sedalia.”

Discussion turned to a camper in a front yard that appears as if it may be lived in and has been set up to be stationary. There were questions as to if Code Enforcement had specifically asked if it is being lived in. It was further discussed that it is within the setbacks from the property lines, so there is no code violation regarding that.

Councilwoman Wrenwick brought up that it may not be being lived in, but rather just being used as a hang-out spot or “man cave.” Overall various members of the Council expressed that it was a nice camper and they weren’t trying to have the owner get rid of it, but that sitting in a front yard made it an eye sore that has resulted in multiple complaints coming in to Town Hall and individual Council Members.

Mayor Morgan made a motion to approve the revision to the Nuisance Ordinance with the previously mentioned corrections. Mayor Pro Tem Faison seconded. Motion carried.

Councilwoman Wrenwick asked if there have been any complaints about noise or disruptions or if it is only about the appearance of it. Administrator Dungee and Mayor Morgan said there haven’t been noise complaints that they knew of.

F. VOTE to Approve Resolution Authorizing Sale of Private Property.

Councilwoman Jones read in a Resolution Authorizing Sale regarding a 2020 Lenovo Idea Pad Flex 5 laptop. The price was decided to be \$50 for Mayor Pro Tem Faison to purchase her laptop from the town. Councilman Sharpe made a motion to approve the sale. Councilwoman Jones seconded. Motion carried.

E. CITIZENS COMMENTS

- Michael Sharpe of 916 Rockhurst Drive, would like to thank the town for orchestrating the cutting of vegetation along Burlington Road. This saved him the trouble of needing to do so himself. Whoever that may be, he wants to thank, as turning left out from Rockhurst, the limited visibility was unsafe. Administrator Dungee said she did not know who was responsible. It could’ve been the town’s landscape people, but it also could’ve been NCDOT.
- Serita Faison of 6102 Bogues Way, over the previous 3 or 4 weeks there has been a lot of police in the area. Mayor Morgan commented that some seem to be in the area due to the reports of reckless recreational shooting. Faison said that in her area the police keep being called out to follow a young man who may be living in a group home in the area. She said the young man appears to be harmless, but people are just uncomfortable with him being near mail boxes and such. Another resident had started or heard a rumor that had been started that the police were around for some

“major drug bust” in Sedalia.

Administrator Dungee brought up that this is one of the reasons it’s important to know about group homes in the area. Councilwoman Wrenwick asked about the “BEAR Team” that works with the sheriffs office for people with behavioral health problems.

(BEAR appears to be a Winston-Salem only organization. Similarly, BHRT appears to be a Greensboro, but not Guilford County, organization that does the same thing.)

- Shinita Wrenwick of 6201 Bogues Way, spoke about how she has called about the shooting around the town. She finds it frustrating that they always ask if she can see the shooter. It’s been consistently reported that people are firing in the woods, and understandable she’s not planning to go into the woods to find who is shooting. Asked if she was calling 911, she said yes. She said she used to call the non-emergency number up until the day another resident was nearly hit by one of these bullets.
It appears to be a variety of types of weapons being shot recreationally in the woods without regard to what is being shot at or the ability of those things to stop a bullet. Dungee brought up that whereas Sedalia’s ordinances don’t allow this, the shooting seems to be happening just outside of the town’s boundary going in.
Dungee expressed that they want any citizen that experiences this to report it to the sheriffs so it will be documented and hopefully worked on.
- Ophelia Jones of 6508 Rolling Acres Drive, discussion about the woods being cleared in the area of the shootings transitioned into a comment from Jones about waiting to see a DCC regarding the property she has brought up previously being cleared off.
- Mayor Morgan greeted the pastor, Shawn Winstead, of Bethany Community Church who arrived at Town Hall during the citizen comment portion of the meeting.
- Phillipe White of 1110 Hammel Road in Greensboro, asked about how he could get a copy of the bid package for the park project. He himself wasn’t bidding, but knows people who may want to bid on the project. Dungee said she would contact him on how to get that information.

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 next Planning Board meeting will be held on September 18th, 2025.
- The next Agenda Meeting will be held on September 29th, 2025.
- The next Town Council meeting will be held on October 6th, 2025.

Meeting adjourned at 8:51pm

Submitted By:



Drew Clark, Town Clerk

Approved By:



Howard Morgan, Mayor

10/27/25

Date

(SEAL)



