



**Town of Sedalia
Council Meeting**
7pm – December 1, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Council Meeting was called to order at 7:00 pm at the Sedalia Town Hall by Mayor Pro Tem Faison.

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: Present: Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, Councilman Sharpe, Eugene Roddy.

(The listed titles are their titles as roll was taken. Serita Faison joined via Zoom.)

A. MOTION to amend the agenda to add discussion of DMP's recommendation of Revels Construction Inc. by Councilwoman Wrenwick. Seconded by Councilwoman Jones. Motion carried.

(The town received an email response from DMP shortly before the meeting.)

B. MOTION to approve the minutes from the November 3rd, 2025 Council Meeting by Councilwoman Jones. Seconded by Councilman Sharpe. Motion carried.

C. Appreciation of outgoing Mayor Pro Tem Serita Faison. The Council and Staff expressed their appreciation for out-going Mayor Pro Tem Serita Faison. The town presented her with a farewell "New Beginnings" gift and a Certificate of Achievement recognizing her years of service to the town. Administrator Dungee summarized how she had worked diligently on behalf of the town of Sedalia, beginning as a member of the Planning Board, to its Chair, to Councilmember. Councilmembers, as well as Planning Board members in the audience, also took turns to thank her and wish her well.

D. OATH of office for newly elected and re-elected councilmembers. Councilwoman Ophelia Jones, newly elected Councilman Eugene Roddy, and Councilwoman Shinita Wrenwick (joined by her granddaughter) took their oaths of office. The three councilmembers took their seats.

E. Appointment of Mayor & Mayor Pro Tem. Council.

MOTION for Howard Morgan to remain Mayor by Councilwoman Jones. Seconded by

Councilman Roddy. Motion carried.

MOTION to appoint Councilwoman Jones as Mayor Pro Tem by Councilwoman Wrenwick. Seconded by Councilman Sharpe. Motion carried.

F. Settlement of Sedalia vs. A. Maynard. Administrator Dungee read a summary (attached to minutes) of the case detailing code enforcement, zoning, and legal actions taken between the two parties, and lastly the mediation. Additional discussion took place regarding differences between what was asked for, initially written in the mediation, and then presented regarding distances and types of animals.

MOTION to approve the Sedalia vs A. Maynard Settlement Agreement by Councilwoman Wrenwick. Seconded by Councilman Sharpe. Motion carried.

G. Guests / Reports / Discussions

I. Code Enforcement Report for November 2025

Logan Boaz of Alliance Code Enforcement presented the report.

6270 Burlington Road – Opened 11/13/23 for Minimum Housing. 11/14/25 the Fire Dept Controlled Burn has taken place; Awaiting final removal of foundation and the remaining debris.

6124 Burlington Road – Opened 12/11/23 for Minimum Housing and Nuisance/Junk Pile. 10/20/25 the Church Pastor attended the Hearing and advised cleanup will take place on the property. 11/21/25 after re-inspection, a list of repairs needed was provided to the Pastor. He plans to bring this before the church.

6020 Blue Lantern Road – Opened 2/12/24 for Minimum Housing and Junk Pile. 11/18/25 Ordinance submitted and title searches have been requested.

6124 Burlington Road – Opened 7/22/24 for Nuisance Violation of a fallen tree, which was cut up but not removed from the property. 7/1/25 New owner, Bethany Community Church. 11/18/25 the final Junk Pile has been removed. This case is now Abated and Closed.

6003 Rolling Acres Drive – Opened 9/10/24 for Nuisance/Junk Pile located at the rear of the driveway including but not limited to a trailer full of tarps, construction materials, buckets and miscellaneous items. 11/21/25 Hearing was held, but property owner did not attend. Finding of Fact Order has been sent.

654 Sedalia Road – Opened 9/10/24 for Nuisance/Junk Pile located at the rear of the property. 11/21/25 no progress has been made by the property owner toward building a fence; Finding of Fact Order has been sent. 12/1/25 Mr. Wilson informed ACE he planned to install a fence before January.

623 Morgan Summers Road – Opened 9/17/24 for Open Storage items, including, but not limited to office chairs, grill, cables, ladders, lumber, deep freezer, and other miscellaneous items. 11/21/25 property remains in violation; Next Step is Town Abatement.

1119 Palmer Farm Road – Opened 10/15/24 for multiple junk piles and a Nuisance/Junked vehicle being used for storage. 11/21/25 property Owner has removed the vehicle, but property is still in violation for the Junk Pile. Next Step is Town Abatement.

401 Sedalia Road – Opened 10/15/24 for Nuisance Violation for open storage items being stored in the bed of a truck in the carport. Property was sold to new owner and process of Notification began again. 11/21/25 Finding of Fact order has been sent, but no improvement. Next Step is Town Abatement.

6117 Burlington Road – Opened 1/27/25 for Minimum Housing and Open Storage violations. The house was removed by a controlled burn. Abated and closed.

6209 Burlington Road – Opened 1/27/25 for Minimum Housing of main structure and accessory structure. 11/18/25 ordinance submitted and title search recommended.

6229 Burlington Road – Opened 1/27/25 for Nuisance/Junked Vehicle with flat tires and appears to be inoperable; and an abundance of Open Storage items located in the rear of the property. 11/18/25 property remains in violation; a Finding of Fact Order has been sent to the property owner.

401 Sedalia Road – Opened 5/1/25 for Junk/Nuisance vehicle located in an open carport with a flat tire, expired registration, and has been sitting for an extended period. 11/18/25 property remains in violation; a Finding of Fact Order and Tow Notice has been sent and posted. Tow is pending.

205 Grand Oaks Drive – Opened 5/12/25 for Nuisance/Junk Pile located in the detached carport with various boxes, buckets, full trash bags, and other miscellaneous items. 11/18/25 a Finding of Fact Order was sent and posted. 11/20/25 property Owner advised they will remove the open storage.

5906 Stewart Bend Road – Opened 7/7/25 for Nuisance/Junk vehicle located in an open carport (Jeep Cherokee) and a Nuisance /Junk Pile/Open Storage located at the rear of the vehicle. 11/21/25 a Finding of Fact Order and Tow notice sent and posted.

5902 Blue Lantern Road – Opened 7/7/25 for Nuisance/Junk vehicle located in the yard of the property and a Junk Pile/Open Storage located in the rear. 10/20/25 hearing was held; property owner was not present. 11/21/25 a Finding of Fact Order has been sent.

6006 Stewart Bend Road – Opened 8/14/25 for Nuisance/Junk Pickup truck and Overgrown Lot with grass/weeds that exceed the allowed height. 11/21/25 a fitted vehicle cover was placed over the vehicle. This case is now Abated and Closed.

316 Dansby Drive – Opened 8/14/25 for Nuisance/Overgrown lot and a junk pile of logs. 10/20/25 property owner did not attend the Hearing. 11/21/25 Finding of Fact order has been sent.

655 Sedalia Road – Opened 10/15/25 for a camper located in the front yard which appears to have been used as a dwelling. 11/21/25 property owner was advised to relocate the camper and that it must remain vacant. An extension was granted until

the end of the year due to a portion of the fence will need to be moved and a new pad installed. 12/1/25 the property owner has informed ACE he is planning out how he'll dismantle the fence and build a pad in the backyard.

6110 Blue Lantern Road – Opened 10/15/25 for Nuisance/Junk Vehicle (Black BMW) which is missing registration and appears to have been sitting for an extended period and appears disabled. 11/21/25 after contacting the Property owner , a fitted car cover was placed on the vehicle. Case is Abated and Closed.

6309 Rolling Acres Drive – Opened 11/17/25 for Minimum Housing and Junk Pile Violations including broken windows, missing crawl space vents and decay to the soffits and eaves on the main structure, and an unsecured accessory structure with damage to floorboards, eaves, soffits, and multiple broken windows. A Notice of Violation has been sent.

6102 Blue Lantern Road – Opened 11/21/25 for Minimum Housing and Junk Pile/Open storage violations including a damaged accessory structure and open storage of various items/junk/trash in the yard. Notice of Violation has been sent.

203 Dansby Drive – Opened 11/21/25 for Junk Pile/open storage located on the left side of the property including couch cushions and other rubbish. Notice of Violation has been sent.

After the November Agenda Meeting, Administrator Dungee requested changes made to the two ordinances in response to the concerns of the council. The two ordinances were reviewed by the council again.

MOTION to adopt the Ordinance for Case Number: 202501007 regarding the property at 6209 Burlington Road by Councilman Sharpe. Seconded by Councilwoman Wrenwick. Motion carried.

MOTION to adopt the Ordinance for Case Number: 202402003 regarding the property at 6020 Burlington Road by Councilman Sharpe. Seconded by Councilman Roddy. Motion carried.

II. Sedalia Water & Sewer Interlocal Agreement Update

Administrator Dungee prepared a summary of where the ILA has progressed to as well as a summary of a semi-related matter involving annexation motivated by water access (summary attached to minutes). The summary was read by Clerk Clark.

There was discussion among the council and audience about the future of developments in and outside of Sedalia and the role Sedalia should take in trying to direct those developments.

III. Revels Construction Inc. Recommendation.

The town received an email before the meeting from DMP in regards to questions about Revels Construction Inc and their bid for the Sedalia Park Project. Councilman Sharpe read the email from DMP that explained the assurances and requirements that

they felt should have the council confident in their recommendation of accepting the Revels bid. Additionally, DMP included the names and some details of references for Revels' work. Councilman Sharpe did some investigating of his own into the references which added further detail.

MOTION to accept the bid from Revels Construction Inc for the Sedalia Park Project made by Councilman Roddy. Motion carried.

H. CITIZENS COMMENTS

- No Comments

I. ANNOUNCEMENTS

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

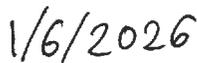
- The Senior Luncheon will be held on December 3rd, 2025 at Kimball Hall.
- Christmas in Sedalia will be held on December 13th, 2025 at The CHB Museum.
- There will not be a Planning Board Meeting for December, 2025.
- There will not be an Agenda Meeting for December, 2025.
- The next Town Council Meeting will be held on January 5th, 2026.

Meeting adjourned at 8:31 pm

Submitted By:



Drew Clark, Town Clerk



Date

Approved By:



Howard Morgan, Mayor



Maynard Violation Case Settlement

Dec. 1, 2025

For a long while now, the town has been working through a Code Enforcement Violation case regarding zoning issues on properties located at 6004 Blue Lantern Road and 5910 Blue Lantern Road concerning the placement of livestock. Based on the investigation of the Code Enforcement Officer, the initial Notice of Violation was sent in March of 2024. After lots of back-and-forth interactions, and the town moving through the appropriate steps to remedy violations, the case led to the order to abate. The property owner, Mr. Anthony Maynard, filed an appeal to the order in September of 2024. Due to this appeal, the Town's responsibility was to see to it that the case is heard by a Board of Adjustment (BOA). In prior year, the Town Council also operated as the town's Board of Adjustment, but in this case, the Council is not allowed to hear appeals, so the town proceeded with creating a BOA that would hear any appeals of the town. It was apparent that this case would go to Superior Court, so these things were also being considered. It took a few months, well into the new year, but the Town did go through the steps of eventually creating the BOA, but later it was decided to consider a negotiation period, for the sake of the time and money that would be involved with the case going to court. This action was to no avail, as neither side was willing to compromise. Conversation continued, and also a visit by a few board members and attorneys took place, with the hopes of gathering additional information.

With assistance from the Town's attorney, who was involved all along, it was decided to try and come to a resolution by way of a mediation that would involve a professional mediator. This was scheduled and it took place on Nov. 4, 2025. The negotiation process took 6.5 hours to complete. The session included Mayor Howard Morgan, Councilwoman Ophelia Jones, Cam Dungee, Town Administrator, Drew Clark, Town Clerk and Attorney Al Benshoff. Following is a summary of the agreement.

- 1) The property owner will move all swine to a line on parcel no. 120231 approximately 300 feet from the right-of-way of Blue Lantern Road within no

more than 60 days, as shown on the attached map which is incorporated herein by reference.

2) All of parcel no. 120231 may be used for livestock grazing and pasturage except that all swine will meet #1) above.

3) The Town and property owner will work together to rezone three of Maynard's properties being 6006 Blue Lantern Rd (120231), 6004 Blue Lantern (120219) and 5910 Blue Lantern (120229) to the Agriculture District accepting the store on lot 5910 Blue Lantern Rd. The Parties will work together to conditionally zone the store, appurtenances, and parking lot to a suitable commercial zoning district. The application fee has been paid. Livestock on all 3 properties may be located inside the building setbacks except as provided in 1) above.

4) The Town will dismiss the code enforcement case after the zoning is amended per 3) above.

5) Maynard will dismiss the appeal to the Board of Adjustment after the zoning is amended and the pending petition to rezone 6006 Blue Lantern Road.

6) This proposal will be presented to the Town Council for ratification no later than the regularly scheduled meeting on December 1, 2025. Mr. Morgan and Ms. Jones will recommend approval of this agreement to the full Town Council.

7) The signatories have the authority to sign on behalf of the respective parties.

It was apparent that when it was all said and done, neither side was completely happy, but it was something both sides could agree to settle with. The settlement must now be voted on by the Town's governing body.

SEDALIA WATER & SEWER UPDATE

Dec. 1, 2025

As most of you know, the Town has been in the process of working through the draft Interlocal Agreement with the City of Greensboro for the extension of water and sewer services. The Town Administrator has been in conversation with Attorney Al Andrews, who has been contracted to assist the Town with the development of the future Town Center. We now have a bit more clarity on certain sections of the agreement.

- Defining a section of the Sedalia draft Interlocal Agreement, the Minimum Annual Bill Amounts Table found on page 19, under the initial project construction cost, Sedalia would refer to the column showing \$2-\$4 million. Sedalia's financial obligation will be a minimum of around \$4,000 annually. The town will only need to pay the city when/if the collected amount is less than \$4000. The annual minimum payment is not due until after a full year of water/sewer service before the deduction for all customer water/sewer bill payments. Anything collected less than \$4000 will be paid by the town to make up the difference. The city will own and maintain the system, and the town is paying the city for providing the service.
- The town is solely liable for planning, designing, staff time, acquisition and condemnation, and engineering. The city can provide engineering services if needed, but they are currently way behind right now, so they will look at their capacity to see if they are able to fit this project in. If they aren't able to in a timely manner, the town will need to look at outside engineering companies.

- The stipulation for 30% commercial or institutional development in the Town Center was put in place because of the city's mixed-use definition in their comprehensive plan. Since then, Sedalia has also adopted a compatible definition in its Land Use Plan. This doesn't not mean we must base this on the square footage horizontally, so the development can be built vertically and still satisfy that stipulation.

Potential Development

- As a side note, the Town recently learned about some land that is currently under contract to be development. This land is on the corner of Sedalia Road and Bethel Church Road, just outside of the town's boundaries . At this point, our understanding is, if possible, they are interested in requesting that Sedalia annex this area, which is about 142 acres in total. Following is a conceptual plan consisting of 120 townhomes and 274 single family homes. This design is not final; it is just a conceptual plan.
- Attorney Andrews explained that there may not be a provision in the adopted resolution with the city which allows the town to annex and provide extended utility services from the city. He will look into this more to get a better understanding. One thing for sure is if this does work out in the towns favor, it would involve a great deal of planning due to the increased population over time, but it would indeed bring forth additional operating revenue for the town and to be able to provide more amenities for the town.