



**Town of Sedalia
Agenda Meeting**
7pm – October 27, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Agenda Meeting was called to order at 7:01 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 Councilwoman Jones, seconded by Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve the minutes from the September 29th, 2025 Agenda Meeting was made with the note of corrections having been made the day of the meeting (primarily concerning names and titles), by Mayor Pro Tem Faison, seconded by Councilwoman Jones. Motion carried.

C. MOTION to approve the 2026 Public Meeting Schedule was made by Councilwoman Wrenwick after the council confirmed some dates and planning such as conferences with NCLM and NCBEMO. Seconded by Councilman Sharpe. Motion carried.

D. MOTION to approve the 2024-25 Budget Amendment, was made by Councilwoman Wrenwick, but was ultimately moved to the Town Council Meeting on November 3rd, 2025. The budget amendment looked okay to the councilmembers, but as a group they all wanted to see more detail regarding changes and explanations.

E. Guests / Reports / Discussions

I. Campaign Speeches

Councilwoman Ophelia Jones, who is running for a 5th term on Sedalia's Town Council gave a speech emphasizing the improvements made over the course of the town's history and during her time as Councilwoman. She expressed a desire to

continue to bring similar improvements, an example being the addition of trash and recycling services and the work done to stop illegal dumping and unsafe trash burning.

She detailed her personal history; born in Greensboro (as there was no hospital in the immediate area), she lived in Sedalia until the 3rd grade, attending Sedalia Elementary School (as did her children and grandchildren). She pointed out that she made a conscious decision to move back to Sedalia from out of state. She was a part of the advisory committee assembled for renovating the school as it grew and has held offices with the PTA, McLeansville Middle School, and Eastern Guilford High School. Additionally, her father was a graduate of the Palmer Memorial Institute, and Councilwoman Jones has been involved in several projects with PMI in its current form as the Charlotte Hawkins Brown Museum.

Councilwoman Jones spoke about her husband, children, and grandchildren. She defined citizenship as the choosing to be a part of a group and voluntarily sacrificing for that group. As an example, she used the council, where out of the five, one or two may not agree with a decision, but they enact the council's decisions as a group for the betterment of the town. Lastly, she went into what she viewed as the primary issues facing Sedalia. Firstly was code enforcement, though there have been improvements, there were still property owners neglecting the ordinances and how that can effect themselves and others. Secondly, the town needs to stay aware of developments at Sedalia's borders. If not managed correctly, the town will be encroached upon. Finally, land use plans. She expressed the importance of monitoring zoning and planning to do their best to keep the character of Sedalia while it grows.

She ended by reciting "Myself" a poem from 1910 by Edgar Albert Guest.

Councilwoman & Finance Officer Shinita Wrenwick is running for reelection to the council. Born in Winston- Salem, she describes herself as a "newbie" to Sedalia having *only* moved to Sedalia in 2005. She spoke about how while attending college, driving from Winston-Salem to Raleigh, she would see signs for Sedalia and always wondered what the town was like; and now it is her home. She currently works for the NC Department of Health, serves as a trustee of Elon Baptist Church, and has served as a council person and finance officer of the Sedalia Town Council since 2013.

She described herself as frugal and expressed that she knows residents want a Finance Officer who will know where every penny is going. She assured the audience that they could count on there never being fraud in the Sedalia Town Council as she said "I am not going to jail for any of y'all." Additionally, as required by law, she is bonded by the local government association.

Her vision for Sedalia is that it maintains the same neighborhood feel that it had when she moved here. To her, a core aspect of that is neighborliness. As an example, she had a medical emergency at one point and needed daily IVs administered by a nurse. She called Town Hall to ask if the town had nurses who could help. In contrast, it's not realistic to contact a larger municipality's town or city hall and just ask if they know any nurses around who could help. It is important to her that the town continue to foster that attitude where people know and care about their neighbors.

Councilwoman Wrenwick said that she was also running to see projects like the park and Downtown Sedalia through to completion.

II. Pedestrian Safety Call for Projects

Administrator Dungee summarized an NCDOT call for Pedestrian Safety Projects. She had been made aware of the call via the Piedmont Triad Regional Council. The intended recipients are smaller rural areas. Possible projects could be sidewalks, crosswalks, pedestrian islands, and so on. It would be a great opportunity for Sedalia, and additionally it does not require fund matching.

Ahead of an information meeting, Administrator Dungee looked into the eligibility map and discovered that Sedalia was lumped in with Greensboro, making Sedalia ineligible. Disappointed, she reached out to NCDOT and was told that the map was based on federally defined boundaries (UZAs). Shortly after an update came through with a different map. In this map, part of Sedalia is included, because that portion is being lumped in with Burlington's UZA. The eligible area is in the northern part of town near Eastern Guilford High School.

She was assured that even if this call for projects did not work out, there would be future opportunities like this with different eligibility requirements. The likelihood of future opportunities was based on the fact that NCDOT receives a large amount of funds for Tas (Transportation Alternatives) and VRUs (Vulnerable Road Users).

For Sedalia, this seemed like a great chance to work on aspects of the Sedalia Park project. In this particular case, a sidewalk along Blue Lantern Road leading to the park site; this portion potentially being from Three Cedars Lane to Dansby Drive. Additionally, this would cover part of Phase 2 of Sedalia's Bicycle and Pedestrian Plan that was adopted in 2015. That plan has been on hold due to the potential widening or bypassing of US 70. Regarding the Pedestrian Safety grant, the deadline to submit is November 14th. Funds need to be allocated by June. Councilwoman Wrenwick commented that the NCDOT had misspelled the name "Bogues" on the map. Councilwoman Jones asked about where the first grant money went for sidewalks. Administrator Dungee answered that that grant was used to create the Sedalia Bicycle & Pedestrian Comprehensive Plan.

III. Monthly Finance Report

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

- OSBM Grant: \$25,194.90
- Powell Bill Fund: \$155,673.60
- Guilford County ARP Fund: \$59,959.02
- Savings Account: \$278,786.22
- Checking Account: \$83,554.21
- Money Market: \$206,489.05

Administrator Dungee commented that the Scope of Work for the OSBM Grant had previously only been for a Water and Sewer Feasibility Study. Now it can be used for a variety of needs, including things relating to the Park project, attorney services, consultation, engineering services, and payroll.

IV. Planning Board Meeting Update

Planning Board Chair Riehle summarized the Planning Board's October 16th meeting. They welcomed Regina Williams Davis to the Planning Board and provided her with her materials. They discussed what if any restrictions or regulations governed the naming of new streets. This was done in preparation of naming future streets within the Downtown Sedalia project or other developments.

As far as they could find, there were no issues with the town naming streets whatever they wished. The most that occurs is that the county will check for "duplicate" names. It was not specified how broad the duplicate search applies, but it's assumed they only check for duplicates within the same municipality.

The Planning Board also discussed identifying road repairs within Sedalia. As previously discussed, it could potentially save the town funds to coordinate those repairs to take place along with the paving that will take place with the park project.

Lastly they assigned themselves homework of watching a portion of a video covering aspects of planning and zoning and how planning boards are involved in that.

F. CITIZENS COMMENTS

- Shinita Wrenwick of 6201 Bogues Way, over the weekend (possibly 1 or 2 am on Sunday followed by another at 8 am) there was a loud boom or booms. Chair Riehle added that he heard two about 10 minutes apart. Riehle described the sound and volume as being cannon-like (not that it was a cannon).
- Robert Jones of 6508 Rolling Acres Drive, asked if there was anyone who could provide information about what the seniors in town should do regarding what is happening to Medicaid as well as what will potentially happen to it. Councilwoman Wrenwick and Mayor Pro Tem Faison both added that as government employees, that they have seen their benefit costs dramatically increase. Chair Riehle added that it would good to let people know that their open enrollment paperwork was starting to arrive by mail.

Robert Jones said that this issue was going to get worse based on what is happening federally. Councilwoman Wrenwick added that they needed to start allowing online service as the Social Service offices are being closed down. Mayor Pro Tem Faison and Mayor Morgan both said it was difficult to get an appointment, adding to the frustration as people were being required to go in person, not over the phone. Mayor

Pro Tem Faison helpfully added that she advised people go right in rather than make an appointment as they will serve walk-ins.

Robert Jones asked about voting and early voting. He was unhappy that PMI was not a location for the upcoming municipal election as it normally would be for a general election.

- Jessie Walker of 665 Sedalia Road, wanted to see speed limits addressed and enforced. In general this needs done, but especially in light of a park coming to the town and general growth, there will likely be both more pedestrians and drivers. He felt that it is only a matter of time until there is a fatality with how people speed around the curves in town. Robert Jones expressed how much can be done by one unified voice calling and being persistent. Urged people to stay on DOT to get this done. Mayor Morgan spoke about how unsafe Sedalia Road and Burlington Road can get around rush hour.
- Maggie Day of 604 Morgan-Summers Road, asked via the Zoom Chat for the town to address Duke Energy to make sure they cut trees back before winter to prevent any mishaps of iced over trees damaging powerlines. Secondly, she asked if there was anything the town would do to assist those who may be cut off from government assistance/services. Mayor Morgan said that it was largely on the town to do pre-emptive tree trimming like that. Duke typically is going to do that work when installing new lines.

Mayor Pro Tem Faison remarked that the town has never been asked about assistance for those who may lose access to a federal program. Administrator Dungee agreed and added that the town's budget, which is of course much smaller than a federal program, still thought it would be a good idea to start thinking about this now as no one expected for the town government to be put in this position. Chair Riehle asked about local food banks and suggested that the town could start consolidating contact info for resources so it could all be found in one place. Vice Chair Jeffries agreed, adding that perhaps the town could contact the school to see what resources they were aware of. Additionally, perhaps the town could include this info in the next newsletter. Councilwoman Wrenwick added that she knew churches like Elon First Baptist does food drives. She is also a member of their benevolence committee, and has a list of various Guilford and Alamance County resources. Councilwoman Jones suggested it should all be put together in one packet that can be handed out, which was agreed to by others in the room.

Robert Jones brought up that people already donate to organizations like Goodwill. With that in mind, could the residents not instead donate to a local organization for distribution among the community. Pastor Winstead of Bethany Community Church said that the church was working to try and start a program like that. On top of that, he added that he also had a list of organizations that he would be happy to pass along to the town. Mayor Morgan offered that the town could potentially host or store

items at Town Hall to help with this effort, though others in the room advised that the Town Hall shed was quite full.

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 Town Council meeting will be held on November 3rd, 2025.
- The next Planning Board meeting will be held on November 20th, 2025.
- The next Agenda meeting will be held on November 24th, 2025.
- The Senior Luncheon will be held December 3rd, 2025 at Kimball Hall.

Meeting adjourned at 8:10pm

Submitted By:



Drew Clark, Town Clerk

11/25/2025

Date

Approved By:



Howard Morgan, Mayor

