



Town of Sedalia Town Council Meeting

7pm – August 4, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

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 Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve the minutes from the July 7, 2025 Town Council meeting was made by Mayor Morgan. Councilwoman Jones raised question regarding if minutes for July 7th included the asbestos abatement paperwork deadline of September 1, 2025 for the live burning of 6117 Burlington Road on October 11, 2025. Motion made to note minutes regarding these dates if they were not already included. Seconded by Mayor Pro Tem Faison. Motion carried.

C. REPORTS/DISCUSSIONS

I. Code Enforcement Report by ACE Code Enforcement.

Derek Mabe of Alliance Code Enforcement provided the report. Derek noted that June's report is redundant with July's, so to save the council's time, he would read only July's report.

6270 Burlington Rd – Opened 11/13/23 – Minimum housing and nuisance/junk pile. Junk pile was removed. – Minimum Housing Ordinance for the town to abate was submitted and approved. The fire department will do a controlled burn. Grass still needs to be cut until then.

6124 Burlington Rd – Opened 12/11/23 – Minimum housing and nuisance/junk pile. It was noted there were also delinquent taxes on this property for 2023 and 2024. Owner

did not show at prior hearings. – New property owner. Notices now being directed to the new property owner, Bethany Community Church of Sedalia. Grass has been cut.

6020 Blue Lantern Rd – Opened 02/12/24 – Minimum housing and junk pile. Some improvements made but not completed. Prior hearings missed – Structure remains in violation. Final order sent out and posted.

204 Martingale Rd – Opened 07/01/24 – Nuisance junk pile/junked vehicles. Two cases have been opened for repeated nuisance violations within the last 12 months. Hearings scheduled, but owners did not show. – Finding of Fact order posted July 21, 2025. The owners were given 15 days for trash to be removed. Administrator Dungee added that she had sent them a notice about the repeat offender process.

6124 Burlington Rd – Opened 07/22/24 – Nuisance ordinance violation fallen tree. The tree was cut up but not removed from the property. Grass and weeds have grown up around it. – Grass has been cut. Not closed yet due to tree.

6307 Jennie Dr – Opened 08/13/24 – Nuisance violation junked vehicles and overgrown lot. One vehicle removed; one vehicle remains. The lot was mowed. Owner has not made contact or attended the hearing. – Finding of Fact Order and Tow Notice posted on 28th. They have 15 days to remove the remaining vehicle.

6210 Riverview Dr – Opened 09/10/24 – Nuisance violation disabled trailer. Grass and weeds have grown around the trailer. – Trailer has been covered with a small cover, possibly abating the trailer part of the case. Grass and weeds still unaddressed.

6003 Rolling Acres – Opened 09/10/24 – Nuisance violation junk pile. Notice of Violation sent to the owner. – Case previously placed on hold. Former owners deceased. No new info as of this report. The Council agreed that enough time has been given and the hold can be removed; ACE will reach out.

654 Sedalia Rd – Opened 09/10/24 – Nuisance violation junk pile. Owner did not attend the hearing. A Finding of Fact Order was sent and posted. Owner indicated the property is cleaned up and that he planned to fence in the entire property.

623 Morgan Summers Rd – Opened 09/17/24 – Nuisance violation open storage items, indoor furniture outdoors along with other miscellaneous items. A Finding of Fact Order was sent and posted on the 28th.

6137 Blue Lantern Rd – Opened 09/17/24 – Nuisance/junk vehicles on property. Spoke with the owner and permitted an extension in time to resolve, but no improvement. A Finding of Fact Order and Tow Notice was sent and posted, they have 15 days from the 28th to resolve it.

1119 Palmer Farm Rd – Opened 10/15/24 – Nuisance violation multiple junk piles and a nuisance/junk vehicle being used for storage. Owner did not attend prior hearing. – A Finding of Fact Order and Tow Notice was sent and posted.

401 Sedalia Rd – Opened 10/15/24 – Nuisance violation open storage items on the bed of a truck. Owner did not attend prior hearing. – Property was sold to a new owner that does not reside at the address. A Notice of Violation was sent to the new owner.

203 Dansby Rd – Opened 10/15/24 – Nuisance violation junk vehicle that appears to be disabled. Notice of Violation sent. – A Finding of Fact Order and Tow Notice was sent and posted. – Wheels placed back on vehicle. Vehicle functional, case abated and closed.

6117 Burlington Rd – Opened 01/27/25 – Nuisance violation minimum housing, broken/rotten wood on parts of the home, open storage debris on the lawn. – Case put on hold by the Town. Administrator Dungee noted the grass is being kept cut and the structure is scheduled for a live controlled burn in October. – No new info otherwise.

6146 Blue Lantern Rd – Opened 01/27/25 – Nuisance violation minimum housing, structural damage. Structure is unsecured. Interior exposed to outside elements resulting in possible further decay and fire hazard. – DCC for demolition applied for.

6209 Burlington Rd – Opened 01/27/25 – Nuisance violation minimum housing including broken/missing gutters, exposed wood on eaves etc. An accessory structure appears to be dilapidated and near collapse. A hearing was scheduled and the owner attended, progress has been made.

6229 Burlington Rd – Opened 01/27/25 – Nuisance violation junked vehicle and an abundance of open storage items on the property. Notice of Violation was sent. Progress made and then stalled. Hearing set for 8/4/25, owner did not attend.

6210 Riverview Dr – Opened 02/23/25 – Nuisance violation junked vehicle. Notice of Violation was sent. A small car cover has been placed on the vehicle, Derek will ask the owner if they can get a larger cover. The case is now abated.

809 Rockhurst Dr – Opened 02/23/25 – Nuisance junk vehicle with tarp, open storage and miscellaneous items located outside. Owner did not show at prior hearing. A Finding of Fact Order and Tow Notice sent and posted on 28th, they have 15 days from then to resolve it.

654 Sedalia Rd – Opened 02/23/25 – Nuisance violation disabled vehicles including campers, a boat, and passenger vehicles. Minor progress made, 30 day extension given. All vehicles functional and registered. Junk in rear of vehicle still visible.

401 Sedalia Rd – Opened 05/01/25 – Nuisance violation junk vehicle under open carport with flat tire, expired registration and sitting for an extended period of time. – Hearing scheduled 8/4, owner did not show. Moving to Finding of Fact and Tow Notice.

502 Three Cedars Ln – Opened 05/12/25 – Nuisance violation junk pile under open carport. – Progress made. Junk removed. Abated and closed.

205 Grand Oaks Dr – Opened 05/12/25 – Nuisance violation junk pile under detached carport. – Hearing 8/4, owner did not appear.

213 Grand Oaks Dr – Opened 05/12/25 – Nuisance violation of junk pile throughout property. – Contact made over phone, owner indicated they would clean it up.

6260 Burlington Rd – Opened 06/24/25 – Overgrown lot that exceeds the allowed height. Overgrowth cut and case is abated and closed.

6259 Burlington Rd – Opened 06/24/25 – Overgrown lot that exceeds the allowed height. Overgrowth cut and case is abated and closed.

6255 Burlington Rd – Opened 06/24/25 – Overgrown lot that exceeds the allowed height. No update, Derek will check personally.

202 Dansby Dr – Opened 06/24/25 – Overgrown lot that exceeds the allowed height. Overgrowth cut and case is abated and closed.

5901 Stewart Bend Dr – Opened 07/07/25 – Nuisance violation junk vehicle being used for storage. Notice of Violation sent, will be checked this week.

5906 Stewart Bend Dr – Opened 07/07/25 – Nuisance violation junk vehicle under open carport and junk pile/storage in rear. Notice of violation sent. Will be checked this week.

304 Martingale Dr – Opened 07/07/25 – Nuisance violation junk vehicle. Notice of Violation sent. Will be checked this week.

5913 Stewart Bend Rd – Opened 07/07/25 – Nuisance violation junk vehicle. Notice of Violation sent. Will be checked this week.

5902 Blue Lantern Rd – Opened 07/07/25 – Nuisance violation junk vehicle. Notice of Violation sent. Will be checked this week.

II. NCBEMO Conference Update

The conference was attended by Mayor Morgan, Mayor Pro Tem Faison, Councilwoman Jones, and Councilwoman Wrenwick. Mayor Pro Tem Faison, spoke about the opening of the conference by Greensboro Mayor Nancy Vaughan. Self care tips were given in regards to safety, support systems, setting boundaries, conflict management, and setting expectations, that she found beneficial.

Councilwoman Jones spoke about how the Commit to Civility program run by the NC League of Municipalities is a something that everyone participates in, that she felt was very well put together, and that there are certifications offered for that program.

Councilwoman Wrenwick spoke about how the League of Municipalities spoke about how they had anticipated topics at the conference to be centered around housing and land use, Municipal Extraterritorial Jurisdiction (ETJ), and pension reform. Instead, the legislature had focused on culture war issues such as national immigration, LGBTQ, constitutional carry, and anti-DEI issues. The GOP legislature appeared more interested in passing bills that would do things such as outlawing the use of funds for DEI programs. Or a strange special interest bill called “For Shrimp and Hemp.” (House Bill 442) There state legislature remains divided with a budget stalemate, teacher and state employee pay, scope of tax cuts, and the impact of “One Big Beautiful Bill” on North Carolina. She felt disheartened after that session by how little of the state legislature had anything to do with the concerns of North Carolina, including subjects like hurricane relief. Instead they were bringing up old topics such as video terminal gambling machines in the state House and Senate. She advised that we needed to stay aware of what the state legislature was prioritizing.

III. Vote on the Revised Sedalia Collector Street Plan

Mayor Morgan read in a recommendation from the Planning Board on the Sedalia Thoroughfare and Collector Street Plan. .

The Metropolitan Planning Organization (MPO) made revisions to the Sedalia Thoroughfare and Collector Street Plan, based on discussion that took place during the Sedalia Planning Board meeting on May 15, 2025, where a presentation was given by Lydia McIntyre, DOT/MPO Engineering Supervisor. She explained the most recent changes made and gathered input from the board on what they would prefer concerning future growth and development of the town.

The Sedalia Planning Board later agreed and accepted revisions to the Thoroughfare and Collector Street Map. The Sedalia Planning Board makes an official recommendation to the Sedalia Town Council for approval of said map, given that the division did adhere to the majority of the requested revisions, to satisfy the needs and desires of the town's future growth.

A typo was found with Rockhurst "Dive" as opposed to "Drive" by Councilwoman Wrenwick. Some discussion about collector roads and the relation to Blue Lantern Road. Planning Board Chair Jay Riehle emphasized that the plan only occurs if development occurs. Councilwoman Wrenwick made a motion to approve the revised plan. Councilwoman Jones seconded it. Motion approved unanimously.

IV. Vote on a Park Shelter Contractor

Councilman Sharpe summarized the council's visits to various parks and discussions with contractors. They came to the conclusion that Carolina Recreation & Design would be their vendor of choice. Though close, the council wanted to use the quote they were given to make some changes before proceeding. Changes sought included a metal roof as opposed to shingles and post width. Councilman Sharpe discussed the importance of the design of the main structure as it would be the first thing seen as someone drives in to the park as well as a dominant element, visually. He wanted to get a quote for a gothic arch style design of the pavilion.

Councilman Sharpe had not received a new quote until 5:27 pm today. He went over the contents of the email from the sales representative from Carolina Recreation & Design. There was some confusion with how the representative understood the council's request. The pricing in this most recent email did not include freight or tax. Councilman Sharpe made an estimate on what the freight cost and taxes would be based on how they were calculated in the older quote. Based on his math, the gothic arch pavilion would be \$105,000. This would be around \$30,000 more than the thinner post, asphalt shingle roofed pavilion.

Question from Planning Board Chair Jay Riehle about what the budget is for the park, is it only from a grant, and what happens if the project runs over the budget. Councilwoman Wrenwick stated that she believes the budget is \$843,000. Riehle asked if there was a spreadsheet or similar to track what expenses have been made already and will be made. Wrenwick said that a spreadsheet does exist as it needs to be and has been tracked for the grant. Planning Board Member Tyler Thomas asks if the ground has been graded, surveyed, and priced for a contractor to do that as well as make necessary changes ahead of building a structure. Thomas emphasized that the cost for preparing the site could be as much or more than the building of structures, bathrooms, and so on. Thomas said that they needed to check with Carolina Recreation & Design, as they may not do that work in addition to building, so it cannot be assumed that one contractor will do all of it. Riehle emphasized that we needed pricing for the whole scope of the project so that way overruns are avoided.

Mayor Pro Tem Faison said that the prices we were quoted on the shelters were good until September 10th. Tyler asked if there had been any communication like an "Intent to Award" to Carolina Recreation & Design, which could possibly help secure the prices they have already quoted. Town Administrator Dungee added that the grant funding required the town show diligence in shopping for contractors and show quotes from a number of vendors as a requirement in the procurement process with grant funds.

Discussion between Council and Planning Board about slab depths, post widths, engineer recommendations, and the differences between footings, slabs, etc. Town Administrator Dungee emphasized that a priority list was needed, as an example, are paths the top priority before shelters; what are the absolutely must-haves. Dungee also brought up how these things don't need to be done all at once. Perhaps playground pieces come later, but the main shelter is in this round. Riehle emphasized again the need for a more specified plan and budget to accurately pick what work will be done or what will be purchased. Wrenwick reminds everyone that this is the largest budget the town has worked with, so some of these processes will be new for Sedalia. To Dungee's point about building in stages, Wrenwick brings up that earlier versions included a pond that was ultimately cut. Sharpe reminded everyone that "Carolina" was chosen due to being local, having references, and being able to do all the portions that have been requested so far. Sharpe expressed desire to have complete quotes by the next meeting.

Councilman Sharpe brings up that he is open to handing off communicating with the vendor(s) with anyone who would like to do so. Sharpe expresses that he is not the project manager, and that there are people better suited to asking construction and engineering questions.

Planning Board Chair Riehle asks if Paul Kron could take this on. Kron/Foothills Planning + Design created the Community Park Master Plan and would have the relevant knowledge and experience on the scope of the project. He did the grading, elevation, and so on.

Discussion resumes about who the vendor will be. Riehle emphasizes how the project has to be specified or narrowed down as some of the estimates they've received have varied by as much as \$200,000. Wrenwick agrees that the quotes will continue to be varied as we compare apples to oranges rather than apples to apples, regarding things like what park shelters are offered by different vendors. Sharpe, and then later Mayor Morgan express that a primary vendor should be decided on first and then figure out what will be done after that.

Admin Dungee, and later Riehle say that Paul Kron should be asked to attend every meeting where the park is a subject of discussion. Planning Board Vice Chair Jeffries asks if Paul Kron should choose the contractor/vendor for the project.

(After the meeting, a review was done of the contract with Paul Kron, and the scope of his contract includes tasks assigned that associate him as the project manager for the Community Park project.)

IV. Introduction of the Town Clerk New Hire

Clerk Drew Clark introduced himself. Is content to being called "Clerk Clark," "Clerk Drew," or any variation that people are comfortable with. He previously worked in museums in various roles, and his experience is mostly with non-profits. He is currently living in Winston-Salem, but has lived previously in Georgia, Maryland, and Pennsylvania.

D. CITIZENS COMMENTS

Councilwoman Wrenwick said that she was stopped on the way to the meeting by a citizen concerned over a person claiming to be from AT&T who has been in the neighborhood for several days. Mayor Pro Tem Faison said that she thought it was unfortunate that multiple sheriffs had been called on him. He has provided identification to sheriffs. Officer Lolar was identified by the sheriff's office as who spoke with him.

(As of 8/6 he appears to still be in the neighborhood going door to door)

Phillipe White over Zoom said that the work discussed regarding the Park Project is all work that has been done by his son. He was not audible to the room (technical difficulties), he expressed that he would call Councilman Sharpe the following day.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on Thursday, August 21, 2025
- The next Town Council Agenda meeting will be held on Monday, August 25, 2025
- The next Town Council meeting will be held on Monday, September 8, 2025

Meeting adjourned.

Submitted By:



Drew Clark, Town Clerk

9/8/25

Date

Approved By:



Howard Morgan, Mayor

(SEAL)

