

**TUESDAY, AUGUST 15, 2017
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Gerelene Blevins
Keith Warren
Jeff Wilson
Joe Norman
Reed Lingerfelt

STAFF PRESENT

Christopher Todd
Terry Taylor
Julie A Good

COUNCIL ABSENT

Mayor Joe Wesson

CALL TO ORDER: Mayor Pro Tem Keith Warren called the meeting to order.

INVOCATION: Eddie Tapper gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Keith Warren led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Pro Tem Keith Warren asked for a motion to adopt the August 15, 2017 Agenda.

Gerelene Blevins made a motion, and Reed Lingerfelt seconded, to adopt the August 15, 2017 Agenda. All were in favor.

APPROVE JULY 18, 2017 REGULAR MEETING MINUTES: Mayor Pro Tem Keith Warren asked for a motion to approve the July 18, 2017 regular meeting minutes.

Reed Lingerfelt made a motion, and Joe Norman seconded, to approve the July 18, 2017 regular meeting minutes. All were in favor.

PUBLIC COMMENT: Mayor Pro Tem Keith Warren asked if anyone had any questions or comments at this time.

Rick Stewart spoke against the alcohol referendum

Ron Burgett spoke against the alcohol referendum

David Powell spoke regarding the water rate increase and against the alcohol referendum

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Pro Tem Keith Warren announced Mr. James Fox as the August Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to his sanitation bill.

No Council action was required.

PUBLIC HEARING: ANNEXATION:

OPEN PUBLIC HEARING: Mayor Pro Tem Keith Warren asked for a motion to open the public hearing.

Joe Norman made a motion, and Reed Lingerfelt seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Administrator Christopher Todd stated that the Town of Sawmills has received a petition for Voluntary Annexation from Clyde and Jo Ann Miller for two (2) parcels (NCPIN 2756809280 and 2756902113).

PUBLIC COMMENT: Mayor Pro Tem Keith Warren asked if anyone wished to speak on the voluntary annexation.

No one wished to speak

CLOSE PUBLIC HEARING: Mayor Pro Tem Keith Warren asked for a motion to close the public hearing.

Joe Norman made a motion, and Gerelene Blevins seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Joe Norman made a motion, and Gerelene Blevins seconded, to adopt the Annexation Ordinance to be effective August 18, 2017. The vote passed 4 to 1 with Jeff Wilson being the only Council Member opposed.

Reed Lingerfelt made a motion, and Joe Norman seconded, to adopt the Annexation Resolution. The vote passed 4 to 1 with Jeff Wilson being the only Council Member opposed.

FINANCIAL MATTERS:**HORSESHOE BEND WATERLINE REPLACEMENT AND EXTENSION PROJECT**

BIDS: Town Administrator Christopher Todd stated that the bid opening for the Horseshoe Bend waterline and extension project occurred on August 8, 2017. Three (3) bids were received:

Wesson Septic Tank Service	\$286,938.10
Bell Construction Co., Inc.	\$287,954.35
Iron Mountain Construction Co., Inc.	\$254,904.00

Joe Norman made a motion, and Reed Lingerfelt seconded, to award the bid to Iron Mountain Construction Co., Inc., in the amount of two hundred fifty-four thousand nine hundred four dollars (\$254, 904.00). The vote passed 4 to 1 with Jeff Wilson being the only Council Member opposed.

HUNTERS PATH, OXFORD DRIVE AND WITHERS DRIVE STREET PROJECT

BIDS: Town Administrator Christopher Todd stated that the bid opening for the Hunters Path, Oxford Drive and Withers Drive street projects occurred on August 8, 2017. Two (2) bids were received:

Evans Construction	\$243,406.95
JT Russell and Sons, Inc.	\$266,100.00

The Town budgeted a total of one hundred seventy-two thousand dollars (\$172,000.00) for the paving projects.

Gerelene Blevins made a motion, and Joe Norman seconded, to award Evans Construction the paving project in the amount of one hundred seventy-two thousand dollars (\$172,000.00) to only do the Hunters Path paving project at this time. All were in favor.

DISCUSSION:

LEGISLATIVE UPDATE 2017: Town Administrator Christopher Todd attended a local government legislative update on July 25, 2017. This update was given by the UNC School of Government in order to update local governments on change and proposals made during 2017 by the North Carolina Legislature. Town Administrator Christopher Todd went over some of the updates with Council.

No Council action was required.

PARKING AND TRAFFIC TOWN ORDINANCE PROPOSAL: Town Administrator Christopher Todd stated that the Town of Sawmills staff has been aware of areas around the Town, including but not limited to Cherokee Court, where the use of public right of way for

parking has encumbered the use of the right of way. Staff wishes to propose an ordinance to address parking and rights of way within the town limits. Town Administrator Christopher Todd has worked with Town Attorney Terry Taylor to draft a proposed ordinance which is believed to better define the most appropriate use of public right of ways. The proposed ordinance will be put on September's Council meeting.

No Council action was required.

UPDATES:

AUGUST CODE ENFORCEMENT REPORT: Town Planner Leslie M. Meadows stated that there are seventeen (17) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. A letter to initiate a hearing and possible demolition to be sent from Town Attorney Terry Taylor's office. Town Attorney Terry Taylor found that this property is currently tied up in possible foreclosure. Efforts are postponed until the outcome of foreclosure is learned;
- WNC Properties, LLC owner of 4209 Creekview Pl. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- David Graham (Landlord) owner of 4176 US Highway 321A. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- Casey Lynn Wallace, owner of 3950-1 Walters MHP Drive. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- Dwayne and Bridget Mann, owner of 4353 Eli Lane/Fancy Place. Garbage, trash, refuse complaint. Town Planner Leslie M. Meadows stated that she spot checked the site on July 11, 2017 and obvious clearing and clean-up were in progress. Town Planner Leslie M. Meadows stated that there is a skid-steer and dumpster container onsite. Town Planner Leslie M. Meadows stated that she will continue to monitor and work with landowner as long as progress is being made;
- Carolyn Bray, owner of 2570 Baker Cir. Abandoned mobile home. There has been no reply and no change in the status of this case;
- Andrew Dehart, owner 4036 US Highway 321A. High grass and junked vehicles. High grass/weeds still need to be tended. Town Planner Leslie M. Meadows spot checked the site on August 1, 2017, and all the trailers have been removed, but the

- saplings and vines are still there. Town Planner Leslie M. Meadows will continue to monitor;
- Cheney Carter, owner of 4361 Sawmills School Road. Abandoned/dilapidated home. Town Planner Leslie M. Meadows stated that a letter to initiate hearing and possible repair and/or demolition to be sent from Town Attorney Terry Taylor's office. Town Planner Leslie M. Meadows stated that landowner called on July 6, 2017, and stated that she was planning on trying to repair the home. The landowner arranged mowing and yardwork that was completed on July 11, 2017 and is working with Town staff so that contractors can access property. This property has been cleaned up and has been posted for sale;
 - Donna Clontz, owner of 2453 Granville Drive. High Grass. Town Planner Leslie M. Meadows stated that a Notice of Violation letter was sent to absentee owner (Reno, NV) and current resident on July 7, 2017 with a deadline of July 25, 2017. Yard was mowed, case closed;
 - John "Jody" McRary and neighbors, Jody Drive. Outdoor storage/junk vehicles in ROW/freight container. This is a non-conforming use, Impressive Auto, encroaching on neighborhood and blocking street for Fire & Rescue/Trash Pick-up. Need to remove/replace non-conforming storage container. Sent initial outdoor storage NOV letter to Mr. McRary on July 25, 2017 with a deadline of August 9, 2017. Will send second round of letters to all neighbors, and a NPV letter to Mr. McRary concerning storage container;
 - Gena Edwards and Buster Price, owners of 4492 Mayfield Drive. Outdoor storage, junk vehicles and pool complaint. Town Planner Leslie M. Meadows spot checked on August 1, 2017 and spoke to landowner onsite. Pool is treated and open for the season. Landowner continues to rebuild truck in front yard and advises he should have it running soon. Case closed;
 - Patrick Alexander Lee, owner of 1948 Bucks Drive. High grass/weeds/junk vehicle. Town Planner Leslie M. Meadows stated that she spot checked this property on July 11, 2017. Town Planner Leslie M. Meadows stated that she sent a notice of violation letter on July 13, 2017 with a deadline of July 31, 2017. Landowner mowed yard. Case closed;
 - Arnold Wilson, owner of 1769 Cajah Mountain Road. Outdoor storage and junk vehicles. Town Planner Leslie M. Meadows stated that she spot checked this property on July 11, 2017. Town Planner Leslie M. Meadows stated there are less vehicles, more cleared open space within the yard, but all seems to have been moved to perimeter of property. Town Planner Leslie M. Meadows stated she has left messages for landowner and tenant with no response. Town Planner Leslie M. Meadows will continue to monitor;
 - Sasser Family, LLC, owner 2526 Meadows Park Lane. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
 - Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner Leslie M. Meadows stated that she resent the notice of violation letter via certified

mail on July 13, 2017, with a deadline of July 31, 2017. The certified letter came back in mail not signed for;

- Brittany Noelle Dills, owner 4680 Sawmills School Road. High Grass. Town Planner Leslie M. Meadows verified complaint on July 20, 2017 and sent a NOV letter on July 25, 2017 with a deadline of August 9, 2017. Landowner mowed yard. Case closed;
- Timberline Lumber Co., Inc., 4233 US Highway 321A. Overgrown, high grass/weeds. Town Planner Leslie M. Meadows verified complaint on July 20, 2017 and sent a NOV letter on July 25, 2017 with a deadline of August 9, 2017. Town Planner Leslie M. Meadows stated that the lender, Summit Investments, contacted her on August 1, 2017. The lender will tend to landscaping within the next two (2) weeks. Town Planner Leslie M. Meadows will continue to monitor.

No Council action was required.

COUNCIL COMMENT: Mayor Pro Tem Keith Warren asked if anyone on the Council had any questions or comments at this time.

Joe Norman wanted to thank everyone for coming and hoped everyone had a safe trip home.

Keith Warren stated that it had been a wild night and wanted to thank everyone for coming out. Keith Warren stated that the meeting had been an experience and hoped everyone had a good night.

Gerelene Blevins wanted to thank everyone for coming out. Gerelene Blevins stated that she had been approached by several people in the community and wanted to have a special meeting for people to come out and speak about the alcohol referendum.

Gerelene Blevins made a motion, and Reed Lingerfelt seconded, to hold a special meeting at Sawmills Elementary School on Tuesday, August 22, 2017, at 6:00pm, for people to speak on alcohol. The vote passed 3 to 2 with Councilmen Joe Norman and Jeff Wilson being opposed.

Jeff Wilson wanted to thank everyone for coming out and hoped everyone had a safe trip home.

Reed Lingerfelt wanted to thank everyone for coming out and hoped everyone had a safe trip home.

CLOSED SESSION: PERSONNEL MATTERS: Mayor Pro Tem Keith Warren asked for a motion to go into closed session.

Reed Lingerfelt made a motion, and Gerelene Blevins seconded, to go into Closed Session at 7:16 pm. All were in favor.

Joe Norman made a motion, and Gerelene Blevins seconded, to come out of Closed Session at 7:42 pm. All were in favor.

COUNCIL ADJOURN: Mayor Pro Tem Keith Warren asked for a motion to adjourn.

Joe Norman made a motion, and Jeff Wilson seconded, to adjourn the meeting. All were in favor.

Joe Wesson, Mayor

Julie A. Good, Town Clerk