

**TUESDAY, AUGUST 16, 2022  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**OATH OF OFFICE FOR NEW COUNCIL MEMBERS:** Town Clerk Julie A. Good administered the Oath of Office to incoming appointed Mayor, Keith Warren and incoming appointed Council Member, Bobby Mosteller.

**COUNCIL PRESENT**

Mayor Keith Warren  
Melissa Curtis  
Rebecca Johnson  
Joe Wesson  
Bobby Mosteller

**STAFF PRESENT**

Chase Winebarger  
Julie A Good  
Terry Taylor

**COUNCIL ABSENT**

Mayor Pro Tem Clay Wilson

**CALL TO ORDER:** Mayor Keith Warren called the meeting to order at approximately 6:04pm.

**INVOCATION:** Pastor Ed Warren gave the invocation.

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

**ADOPT AGENDA:** Mayor Keith Warren asked for a motion to adopt the August 16, 2022 Agenda.

Joe Wesson made a motion, and Rebecca Johnson seconded, to adopt the August 16, 2022 Agenda. All were in favor.

**APPROVE JULY 19, 2022 REGULAR MEETING MINUTES:** Mayor Keith Warren asked for a motion to approve the July 19, 2022 regular meeting minutes.

Joe Wesson made a motion, and Melissa Curtis seconded, to approve the July 19, 2022 regular meeting minutes. All were in favor.

**APPROVE JULY 19, 2022 CLOSED SESSION MEETING MINUTES:** Mayor Keith Warren asked for a motion to approve the July 19, 2022 closed session meeting minutes.

Melissa Curtis made a motion, and Joe Wesson seconded, to approve the July 19, 2022 closed session meeting minutes. All were in favor.

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

No one wished to speak.

**RECOGNITIONS:**

**AUGUST RECYCLE REWARDS WINNER:** Mayor Keith Warren announced Gwendolyn Watson as the August Recycle Rewards Winner. A credit of forty dollars (\$40.00) will be added to the current sanitation bill.

No Council action was required.

**PLANNING:**

**CALL FOR PUBLIC HEARING ON REZONING FOR PIN 2766819383:** Town Planner Dustin Millsaps stated that the property at pin 2766819383 is zoned General Manufacturing and has been such for more than sixth (60) days. Town Planner Dustin Millsaps stated that the owner would like to have the property rezoned to R-15 and build stick built homes on the lot to rent. Town Planner Dustin Millsaps stated that the Sawmills Planning Board had voted unanimously to recommend this rezoning.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to call a Public Hearing during the next regularly scheduled Council meeting on Tuesday, September 20, 2022, at 6:00pm for Rezoning Pin 2766819383 from General Manufacturing to R-15. All were in favor.

**FINANCE:**

**CALDWELL COUNTY SCHOOL DONATION REQUEST:** Mayor Keith Warren stated that the Caldwell County Schools had requested a donation in the amount of fourteen thousand dollars (\$14,000.00).

Melissa Curtis made a motion, and Joe Wesson seconded, to give a donation in the amount of fourteen thousand dollars (\$14,000.00) to the Caldwell County Schools. All were in favor.

**DISABLED AMERICAN VETERANS CHAPTER 6 DONATION REQUEST:** Mayor Keith Warren stated that the Disabled American Veterans Chapter 6 had requested a donation in the amount of two hundred dollars (\$200.00).

Melissa Curtis made a motion, and Rebecca Johnson seconded, to give a donation in the amount of two hundred dollars (\$200.00) to the Disabled American Veterans Chapter 6. All were in favor.

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

No one wished to speak.

#### **UPDATES:**

**AUGUST CODE ENFORCEMENT REPORT:** Town Planner Dustin Millsaps stated that there are thirteen (13) code enforcement cases open:

- Robert E. McCrary and Vivian H Hughes, Pin 2776033610, Abandoned Manufactured Home. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent for an abandoned manufactured home located on the property, with a deadline to have the property cleaned of September 21, 2022;
- Robert E McCrary and Vivian H Hughes, 4340 Trojan Ln, Junk/Rubbish and Minimum Housing Standards. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent for minimum housing standards on the property due to people living in a garage and multiple tents throughout the property. Town Planner Dustin Millsaps stated that the property owners have a deadline of September 21, 2022, to have the property in compliance;
- Troy W Yount Jr and Maxie F Yount, Pin 2776047612, Junk/Rubbish and Minimum Housing Standards. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent for junk scattered throughout the property with abandoned cars and manufactured homes. Town Planner Dustin Millsaps stated that there is also minimum housing standards due to the dilapidated homes on the property. Town Planner Dustin Millsaps stated that the property owners have a deadline of September 21, 2022, to have the property in compliance;
- Troy W Yount Jr and Maxie F Yount, 4311 Trojan Ln, Junk/Rubbish and Minimum Housing Standards. Town Planner Dustin Millsaps stated on July 21, 2022, a NOV letter was sent for junk scattered throughout the property with abandoned cars and manufactured homes. Town Planner Dustin Millsaps stated that there is also minimum housing standards due to the dilapidated homes on the property. Town Planner Dustin Millsaps stated that the property owners have a deadline of September 21, 2022, to have the property in compliance;
- Gladys Greene, 2624 Mission Road, Rubbish. Town Planner Dustin Millsaps stated that on February 24, 2022, a NOV letter was sent for rubbish. Town Planner Dustin

Millsaps stated that he went by the property on March 22, 2022 and the property has started to be cleaned up;

- Parker Cox, 2527 Sigmon Dr, Rubbish. Town Planner Dustin Millsaps stated that on November 23, 2021, a NOV letter was sent. Town Planner Dustin Millsaps stated that as of December 3, 2021, the it has started to be cleaned, but there is still a substantial amount of rubbish remaining. Town Planner Dustin Millsaps stated that the property has been cleaned a little, but not enough to make a difference. Town Planner Dustin Millsaps stated the a final letter will be issued. Town Planner Dustin Millsaps stated that he went by the property on March 8, 2022 and nothing has changed. Town Planner Dustin Millsaps stated that he went by the property on May 11, 2022 and the property is almost perfect;
- Gary Hicks, 2520 Sigmon Dr, Rubbish. Town Planner Dustin Millsaps stated that on November 23, 2021, a NOV letter was sent fpr dilapidated amd structures on the property. Town Planner Dustin Millsaps stated that the NOV letter was returned to the Town on November 27, 2021. Town Planner Dustin Millsaps stated that he is trying to find different avenues to get the NOV letter to the right person. Town Planner Dustin Millsaps stated that he went by the property on March 8, 2022 and the property seems to be abandoned. Town Planner Dustin Millsaps stated that on May 11, 2022, the property is abandoned. Town Planner Dustin Millsaps stated on June 15, 2022, this property needs to be turned over to attorney for abatement;
- Linda G. Wartko, 5299 Lakewood Dr., Rubbish. Town Planner Dustin Millsaps stated that on October 29, 2021, he received a complaint for stacks of newspapers and junk piled up around the yard. Town Planner Dustin Millsaps stated that he went by the home and observed numerous debris from the road in front, on the sides and all around the home and sent a NOV letter out. Town Planner Dustin Millsaps stated that he went to the address on November 9, 2021 and there has been no progress on the issues. Town Planner Dustin Millsaps stated that he went by the property on December 3, 2021, and the problem still persists, if not worse, and it sees that the newspapers have been covered with newspapers and leaves. Town Planner Dustin Millsaps stated that as of February 8, 2022 the newspapers have been moved to the back of the house and a pile at the street. Town Planner Dustin Millsaps that a final letter will be issued. Town Planner Dustin Millsaps stated that he went by the property on March 8, 2022 and there has been no change. Town Planner Dustin Millsaps stated that he went by the property on March 22, 2022 and the property owner has somewhat started cleaning the newspapers up. Town Planner Dustin Millsaps stated that he went by the property on May 11, 2022 and the property looks to be abandoned. Town Planner Dustin Millsaps stated that on June 15, 2022, he is waiting on the status of this home;
- Eloise Baker C/O Robert M Baker, 4564 Sawmills Sch Rd, Abandoned Manufactured Home/Rubbish. Town Planner Dustin Millsaps stated that a NOV letter was sent on June 15, 2022, with a deadline of July 16, 2022. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;
- Shelley W. and Roger D. Johnson, 4678 Rockview Pl, Abandoned Manufactured Home/Rubbish. Town Planner Dustin Millsaps stated that on June 15, 2022, a NOV letter was sent for rubbish around the home and very tall grass. Town Planner Dustin

Millsaps stated that there was a deadline of July 16, 2022. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;

- Casey Wallace, 3950-6 Walters Cir, Rubbish/Junk. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent to the owner for two (2) abandoned cars with junk materials, with a deadline of September 21, 2022, to have property in compliance. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;
- Casey Wallace, 3950-1 Walters Cir, Rubbish/Junk. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent to the owner for rubbish around the property with an abandoned car in the front yard, with a deadline of September 21, 2022, to have the property in compliance. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;
- Donald E Pollock, 4555 Kane Cir, Rubbish/Junk. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent to the owner for rubbish materials in the yard, with a deadline of September 21, 2022, to have the property in compliance. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved.

No Council action was required.

**TOWN MANAGER UPDATES:** Town Manager Chase Winebarger had the following updates:

- Town Manager Chase Winebarger stated that he held a Pastors Meeting on August 10, 2022. Town Manager Chase Winebarger stated that he is planning to have the Pastors Meeting quarterly. Town Manager Chase Winebarger stated that all the Pastors were interested in taking part in the Halloween Trunk or Treat and the Christmas Tree Lightening.
- Town Manager Chase Winebarger stated that on August 22, 2022, at Mt. Zin Baptist Church, the NCDOT is having a meeting for the Cahah Mountain Road DOT project. Town Manager Chase Winebarger stated that from 2:30pm to 3:30pm the meeting is open to elected officials and from 4:00pm to 7:00pm the meeting is open for public comment. Town Manager Chase Winebarger stated that he was going to try to be there for the entire meeting if any elected officials would like to come to familiarize themselves with the project.
- Town Manager Chase Winebarger stated that the BRIC grant was supposed to have been awarded in June, but has not been awarded yet. Town Manager Chase Winebarger stated that while he was gone to class, Ben Willis from the WPCOG, informed him that Mr. Willis had received an email stating that the Town had made it to the final review.
- Town Manager Chase Winebarger stated that he had spoke to Alison Adams, who is over the Planning/Code Enforcement at the WPCOG, regarding the current contract

the Town is in with the WPCOG for Planning and Code Enforcement. Ms. Adams would like to split the contract to individual Planning and Code Enforcement contracts. Town Manager Chase Winebarger stated that Town Planner Dustin Millsaps would continue doing Planning for the Town on an as needed basis and Ms. Adams would send a Code Enforcement Agent from the WPCOG to handle all code enforcement cases. Town Manager Chase Winebarger stated that the cost would remain the same for the duration of the current contract.

- Town Manager Chase Winebarger stated that the Town normally has the Veterans Memorial Celebration on the Saturday after Veterans Day, however, Town Manager Chase Winebarger stated that other Veterans Celebrations in the County have moved to the day before Veterans Day. Town Manager Chase Winebarger stated that he would like for Council to think about moving the Town's Veterans Memorial Celebration to the day before Veterans Day so that Sawmills Elementary School students can be more involved with the celebration. Council wanted to keep the Veterans Memorial Celebration on the Saturday after Veterans Day.
- Town Manager Chase Winebarger stated that the new Christmas decorations have been ordered and will should be up before the Christmas Tree lightening on November 19<sup>th</sup>. Town Manager Chase Winebarger stated that there will be a eighteen inch (18') ornament with rope lights to light the path to the ornament and it will be placed where pictures can be made. Town Manager Chase Winebarger also stated that staff is trying to get poles covered with lights all the way to Sawmills Hardware this year. Town Manager Chase Winebarger stated that staff was trying to find a way to put lights on Cajah Mountain Road and Mission Road, but there are no poles until you get to Mt. Zion Church on Cajah Mountain Road and Ardmore Drive on Mission Road, so the only way that lights can go in those directions is to either put poles up or have a gap between the lights.
- Town Manager Chase Winebarger stated that the Town of Sawmills has a new Industrial Park: Evergreene Industrial Park. Town Manager Chase Winebarger stated that Caldwell County had purchased the thirty (30) plus acre property off Helton Road and plans to build four (4) fifty thousand (50,000) square foot buildings (which can be expanded) and one (1) thirty (30) square foot building divided into six (6) five (5) thousand square foot units inside.
- Town Manager Chase Winebarger stated that he had received a call from a customer at the end of Edgewood Drive regarding closing a portion of Edgewood Drive where Oaktree Lane cuts through. Town Manager Chase Winebarger stated that there is only approximately .37 miles that is Town maintained and the rest of Edgewood Drive and all of Oaktree Lane are private streets. Town Manager Chase Winebarger stated that he informed the customer that this would be a civil matter.
- Town Manager Chase Winebarger stated that the last four (4) Flock cameras were slated to be installed this week, however, there have been some questions about the Greenwood Terrace placement and that staff was working with the company regarding those issues.
- Town Manager Chase Winebarger stated that the paperwork was being finalized on the new Baird Park lights and, hopefully, installation would begin soon.

- Town Manager Chase Winebarger stated that surveying has begun on the new Town Hall/Baird Park site and that grading and building is still on schedule to go out to bid in the October time frame.
- Town Manager Chase Winebarger stated that the new Public Works building is almost ready to move into. Town Manager Chase Winebarger stated that staff is working to finish the project with the monies available, but that staff may have to come back to Council if there are any problems.
- Town Manager Chase Winebarger stated that Trunk or Treat will be at Baird Park on Monday, October 31 this year and he would let Council know of the time so that anyone that wishes to can participate.

### **COUNCIL COMMENTS:**

Melissa Curtis wanted to congratulate Keith Warren on being appointed Mayor and wanted to welcome Bobby Mosteller to the Council.

Bobby Mosteller stated that he looked forward to working with everyone and that he looked forward to working for the citizens of the Town of Sawmills.

Joe Wesson wanted to congratulate Keith Warren on being appointed Mayor and stated that he looked forward to working with Bobby Mosteller. Joe Wesson thanked Council for keeping the Veterans Memorial Celebration on Saturday. Joe Wesson wanted to thank Preach Ed Warren for coming out and doing the invocation. Joe Wesson stated that he appreciated everyone coming out to the meeting. Joe Wesson stated that he wanted to thank staff for all that they do for the Town.

Mayor Keith Warren stated that he appreciated his wife, granddaughter, sister, and mother coming out. Mayor Keith Warren wanted to thank his uncle Preacher Ed Warren for coming out and doing the invocation. Mayor Keith Warren stated that he will continue to pray for the Town of Sawmills and the people that live in and work for the Town of Sawmills.

**CLOSED SESSION PURSUANT TO N.C.G.S. §143.318-11(A)(3):** Mayor Keith Warren asked for a motion to go into closed session.

Rebecca Johnson made a motion, and Joe Wesson seconded, to go into closed session pursuant to N.C.G.S. § 143.318-11(a)(3) at approximately 6:53pm. All were in favor.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to come out of closed session at approximately 8:35pm. All were in favor.

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

Rebecca Johnson made a motion, and Melissa Curtis seconded, to adjourn the meeting. All were in favor.

The meeting was adjourned at approximately 8:35pm.

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Keith Warren, Mayor

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Julie A. Good, Town Clerk