

**TUESDAY, AUGUST 17, 2021  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**COUNCIL PRESENT**

Mayor Johnnie Greene  
Clay Wilson  
Keith Warren  
Rebecca Johnson

**STAFF PRESENT**

Chase Winebarger  
Julie A Good  
Terry Taylor

**COUNCIL ABSENT**

Joe Wesson  
Melissa Curtis

**CALL TO ORDER:** Mayor Johnny Greene called the meeting to order at approximately 6:05pm.

**INVOCATION:** Councilman Clay Wilson gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Johnny Greene led the Pledge of Allegiance.

**ADOPT AGENDA:** Mayor Johnny Greene asked for a motion to adopt the August 17, 2021 Agenda.

Keith Warren made a motion, and Clay Wilson seconded, to adopt the August 17, 2021 Agenda. All were in favor.

**APPROVE JULY 20, 2021 REGULAR MEETING MINUTES:** Mayor Johnny Greene asked for a motion to approve the July 20, 2021 regular meeting minutes.

Rebecca Johnson made a motion, and Clay Wilson seconded, to approve the July 20, 2021 regular meeting minutes. All were in favor.

**APPROVE JULY 20, 2021 CLOSED SESSION MEETING MINUTES:** Mayor Johnnie Greene asked for a motion to approve the July 20, 2021 closed session meeting minutes.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the July 20, 2021 closed session meeting minutes. All were in favor.

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

No one wished to speak.

**RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Johnny Greene announced Harold Ramsey, as the August Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to the current sanitation bill.

No Council action was required.

**FINANCIAL MATTERS:**

**SPECIAL REVENUE FUND BUDGET AMENDMENT:** Mayor Johnnie Greene stated that during the regularly scheduled June 2, 2020, Council Meeting, Council approved a special revenue fund for American Rescue Plan Act (ARPA). The Town of Sawmills received eight hundred twenty-six thousand eight hundred sixty dollars and fifty-two cents (\$826,860.52).

Rebecca Johnson made a motion, and Keith Warren seconded, to approve a budget amendment in the amount of eight hundred twenty-six thousand eight hundred sixty dollars and fifty-two cents (\$826,860.52). All were in favor.

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

Clay Wilson 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.

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

Clay Wilson made a motion, and Keith Warren seconded, to give a donation in the amount of fourteen thousand dollars (\$14,000.00) to the Caldwell County Schools. All were in favor.

**DISCUSSION:**

**FLOCK SAFETY CAMERAS AND BUDGET AMENDMENT:** Mayor Johnnie Greene stated that Town Manager Chase Winebarger and himself had met with a representative with Flock Safety Cameras about purchasing hardware and software solutions for automatic license plate detection through Flock's technology platform and upon detection, the Flock Service creates images and recordings of suspect vehicles and people. Mayor Johnnie Greene stated that the cost would be eleven thousand dollars (\$11,000.00) for four (4) cameras or twenty-two thousand dollars (\$22,000.00) for eight (8) cameras plus costs per year.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve a budget amendment in the amount of thirty thousand dollars (\$30,000.00). All were in favor.

Clay Wilson made a motion, and Rebecca Johnson seconded, to enter into a contract with Flock Safety to purchase eight (8) cameras and all costs associated with the software and hardware annually. All were in favor.

**SAWMILLS ARCHITECTURAL PROPOSAL MASTER PLAN:** Mayor Johnnie Greene stated that CBSA Architects are proposing architectural planning services to provide a comprehensive master plan to identify and locate various facilities within the site.

The base amount of the contract is twenty thousand dollars (\$20,000.00) and will be a mixed fee. The fee shall be adjusted according to any required adjustment in the scope of work. Any such adjustment shall be agreed in writing by both the Town and CBSA Architects.

Rebecca Johnson made a motion, and Clay Wilson seconded, to approve the contract with CBSA Architects for architectural planning services to provide a comprehensive master plan for the base amount of twenty thousand dollars (\$20,000.00). All were in favor.

**PUBLIC COMMENT:** Mayor Johnny Greene 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 four (4) code enforcement cases open:

- Teresa Annas Compton, 4486 Sawmills School Road. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated he received a

- complaint on January 13, 2020. Town Planner Dustin Millsaps stated that a NOV letter was sent out on January 23, 2020 with a deadline of February 10, 2020. Town Planner Dustin Millsaps stated that the trailer is not finished and located on the same property as the Compton house that the Town abated in 2018. Town Planner Dustin Millsaps stated that staff will investigate and work with attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that one (1) of Ms. Compton's sons is scheduled to meet with staff in late February to work towards getting the property in his name and get the property cleaned up. Town Planner Dustin Millsaps stated that staff has is waiting for Ms. Compton's son to schedule a time to come in and speak with staff regarding this property. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and the property is still in same condition with extremely high grass and would recommend demolition. Town Planner Dustin Millsaps stated that he has been in contact with Town Attorney Terry Taylor and former Town Planner to get all the evidence for this property. Town Planner Dustin Millsaps stated that on February 19, 2021, the title search process had been started with Town Attorney Terry Taylor. Town Planner Dustin Millsaps stated that on March 11, 2021, there were three (3) heirs found from the title search process and letters had been sent out to all three (3) heirs. Town Planner Dustin Millsaps stated that as of May 11, 2021, fines have started to occur on this property. Town Planner Dustin Millsaps stated that as of June 10, 2021, all information on this case has been handed over to Town Attorney Terry Taylor to explore all options that are left to close this case;
- Carolyn Bray/Robyn Brittan, 2570 Baker Cir. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated that he was working with Town Attorney Terry Taylor to abate this property. Town Planner Dustin Millsaps also stated that he will treat this as a Junk and Debris and not minimum housing. If so, the Town can proceed to abate after thirty (30) days of notice. Town Planner Dustin Millsaps stated that he got a quote that will demo entire trailer and haul off all debris including our equipment, labor and fees. Town Planner Dustin Millsaps stated that the quote is four thousand one hundred dollars (\$4,100.00). Town Planner Dustin Millsaps stated that on September 10, 2020, the house was still in the same condition and the Town needed to discuss abatement. Town Planner Dustin Millsaps stated that on November 30, 2020, the he had been in contact with Town Attorney Terry Taylor to get all evidence for this property done with previous Town Planner. Town Planner Dustin Millsaps stated that on February 12, 2021, Council instructed Town Planner to table this case until the May 18, 2021, meeting to see where the property ends up. Town Planner Dustin Millsaps stated that on May 7, 2021, he spoke with Attorney Bruce Vanderbloemen, the estate attorney for Carolyn Bray, and was informed that the house has had all the paperwork finished for the property to be sold in a tax sale at the end of May. Town Planner Dustin Millsaps stated that on July 2, 2021 Attorney Bruce Vanderbloeman had assumed rights over the property. Town Planner Dustin Millsaps stated that he went by the property on July 9, 2021 and the property looked to be vacant. Town Planner Dustin Millsaps stated that on August 4, 2021 he received two (2) new complaints on the property;

- Denise Dotson/William S Annas, II, 4095 Gatewood Dr. Abandoned Mobile Home/Minimum Housing. Town Planner Dustin Millsaps stated that a complaint was received on March 5, 2020, and a regular NOV letter and a certified NOV letter was sent on March 5, 2020, with a deadline of March 23, 2020. Town Planner Dustin Millsaps stated that the mobile home has been sprayed painted and has an apparent tenant, however, the water meter has been pulled from the property. Property was cleaned up. However, Mr. Annas informed Town Planner Dustin Millsaps that a new tenant has moved in the mobile home. Town Planner Dustin Millsaps stated that a second NOV letter was sent on May 15, 2020 with a deadline of June 15, 2020 for additional garbage on property. Town Planner Dustin Millsaps stated that staff will investigate and work with Town Attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and all garbage has been picked up, however, the house has multiple windows smashed out which is now a minimum housing violation. Town Planner Dustin Millsaps stated that he spoke with property owner and he plans on removing the trailer on November 5, 2020. Town Planner Dustin Millsaps stated that he spoke to William S Annas, II, the property owner, on November 5, 2020 and his plans are removing the mobile home. Town Planner Dustin Millsaps stated that he tried to get in touch with property owner William S Annas, II four (4) times from November 5, 2020 to November 19, 2020 before he would answer the phone for him again, and Town Planner Dustin Millsaps stated he informed property owner Williams S Annas, II that the Town would have to pursue moving the mobile home or fines would occur for him. Town Planner Dustin Millsaps stated that he talked to property owner William S Annas, II on December 8, 2020 and was informed that the property owner had been in contact with an attorney about removal of the mobile home. Town Planner Dustin Millsaps stated that on January 7, 2021, he spoke with property owner William S Annas, II and the property owner stated that he had not worked with his attorney because his attorney had been quarantined multiple times. Town Planner Dustin Millsaps stated that on 2/7/21 he talked with property owner William S Annas, II, again and Mr. Annas stated that he is still talking to his attorney about getting the issue handled. Town Planner Dustin Millsaps stated that he spoke with property owner William S Annas, II, on 4/13/21 and Mr. Annas stated that he is currently in the process of evicting current tenant so that he can tear the mobile home down. Town Planner Dustin Millsaps stated that on June 10, 2021, he spoke with William S Annas, II, and was informed that the tenant has been evicted and the last day for the tenant to move out is June 11, 2021. Town Planner Dustin Millsaps stated that William S. Annas, II informed him that after the evicted tenants time to leave is up, he will get with his attorney to look at his options with the dilapidated trailer. Town Planner Dustin Millsaps stated that on July 1, 2021 the tenants had officially been evicted and William S Annas, II was talking with his attorney to see what his next steps on for the trailer would be. Town Planner Dustin Millsaps stated that he went by the property on July 9, 2021 and William S Annas, II had started tearing the mobile home down. Town Planner Dustin Millsaps stated that the mobile home has been torn down;

- Glen, Cleo and Doug Sawyer, 4113 Horseshoe Bend Rd. Rubbish. Town Planner Dustin Millsaps stated that he received a complaint regarding tall grass and rubbish and sent a NOV letter on July 2, 2021. Town Planner Dustin Millsaps stated that on July 9, 2021 he went by the property and the problem still persist. Town Planner Dustin Millsaps stated that on July 27, 2021 he went by the property and the grass is mowed.

No Council action was required.

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

- Town Manager Chase Winebarger stated that he had scheduled a lunch meeting with pastors of the local churches. Town Manager Chase Winebarger stated that several cancelled the day of the meeting, but it went good with the pastors that came. Town Manager Chase Winebarger stated that he was going to try to make schedule meetings with the local pastors quarterly to keep everyone informed of what is happening in the Town.
- Town Manager Chase Winebarger stated that he has ordered Town shirts with a new design on them.
- Town Manager Chase Winebarger stated that baseball registrations are underway with sixty-three (63) registrations currently in three (3) 8U & three (3) 10U teams. Town Manager Chase Winebarger stated that there were only forty-eight (48) registrations for spring baseball and that was including an additional age group.
- Town Manager Chase Winebarger stated that kick and wiffle ball did not have enough participation this year. Town Manager Chase Winebarger stated that this year the cost of kick ball and wiffle ball was forty dollars (\$40.00) per person and he would like to change the registration fee to per team next year to see if there is more interest.
- Town Manager Chase Winebarger stated that he has talked to a company in Hickory to help design a new logo for the Town. Town Manager Chase Winebarger stated that when the Town receives the new logo, he would like to talk to South Caldwell High School about a partnership to get the logo out into the Public. Town Manager Chase Winebarger stated that included with the partnership is a full page ad in South Caldwell's sports program; a sign, with the new logo on it, at the football/baseball stadium; a sign, with the new logo on it, at the softball field; a sign, with the new logo on it in the gymnasium; an all sports pass and a reserved spot for football.
- Town Manager Chase Winebarger stated that the newest census information has been released and according to the census the Town has lost two hundred twenty (220) people and forty-one (41) housing units.
- Town Manager Chase Winebarger stated that he had toured the former Kohler & Campbell building located at 4233 US Highway 321A today. Town Manager Chase Winebarger stated that the new owner of the building had contacted him to let him and

informed him that most of the renovations had been completed and that it was ready to be on the market for renters.

- Town Manager Chase Winebarger stated that he had received a call from Chief Lail at Sawmills Volunteer Fire and Rescue asking to borrow our PA System. Town Manager Chase Winebarger stated that there had been discussion in the past about donating the older PA System to Sawmills Volunteer Fire and Rescue and wanted to know what Council's thoughts.

Clay Wilson made a motion, and Rebecca Johnson seconded, to donate the older PA System to Sawmills Volunteer Fire and Rescue. All were in favor.

- Town Manager Chase Winebarger stated that the Town has been approached by Lamar regarding the donation of a scoreboard for the baseball field. The scoreboard its self would be donated but there would be a twenty-five thousand dollar (\$25,000.00) cost associated with scoreboard for installation and setup. Town Manager Chase Winebarger stated that the scoreboard was a sixty thousand dollar (\$60,000.00) scoreboard. Citizen Kelly Price asked Town Manager Chase Winebarger if the sign would be capable of playing movies, and if so, the Town could host movie nights at the park.
- Town Manager Chase Winebarger stated that with the current surge in Covid cases that he would like to know if Council would be opposed to starting Covid measures again at Town Hall. Town Manager Chase Winebarger stated that the Town would require all visitors to wear face masks or coverings and only one (1) person at a time in the lobby.
- Town Manager Chase Winebarger stated that Republic Services had started switching out town cans for Republic cans this week. Town Manager Chase Winebarger stated that all cans should be switched out within the month.
- Town Manager Chase Winebarger stated that with the ARPA money that has been given to the Town, that staff is trying to get confirmation of what the monies can be spent on. Town Manager Chase Winebarger stated that staff would like to do water projects with the monies.

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

Clay Wilson made a motion, and Rebecca Johnson seconded, to go into closed session pursuant to N.C.G.S. § 143.318-11(a)(3) at approximately 6:59pm. All were in favor.

Clay Wilson made a motion, and Rebecca Johnson seconded, to come out of closed session at approximately 7:17pm. All were in favor.

**COUNCIL ADJOURN:** Mayor Johnnie Greene asked for a motion to adjourn.

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

The meeting was adjourned at approximately 7:17pm.

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Johnnie Greene, Mayor

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Julie A. Good, Town Clerk