

**TUESDAY, DECEMBER 15, 2020  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**COUNCIL PRESENT**

Keith Warren  
Clay Wilson  
Joe Wesson  
Rebecca Johnson  
Melissa Curtis

**STAFF PRESENT**

Chase Winebarger  
Julie A Good  
Terry Taylor

**COUNCIL ABSENT**

Mayor Johnnie Greene

**CALL TO ORDER:** Mayor Pro Tem Keith Warren called the meeting to order at approximately 6:00pm.

**INVOCATION:** Councilman Clay Wilson 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 December 15, 2020 Agenda.

Melissa Curtis made a motion, and Clay Wilson seconded, to adopt the December 15, 2020 Agenda. All were in favor.

**APPROVE NOVEMBER 17, 2020 REGULAR MEETING MINUTES:** Mayor Pro Tem Keith Warren asked for a motion to approve the November 17, 2020 regular meeting minutes.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the November 17, 2020 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.

No one wished to speak

**RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Pro Tem Keith Warren announced Kimala Smith, as the December 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:**

**APPROVE AUDITORS CONTRACT FOR FY 2020-2021:** Mayor Pro Tem Keith Warren stated that the current contract with the Town auditors Lowdermilk, Church & Co., L.L.P. needs to be renewed. The renewal contract will cover the period of July 1, 2020 to June 30, 2021.

Clay Wilson made a motion, and Joe Wesson seconded, to approve a renewal contract with the Town auditors Lowdermilk, Church & Co, L.L.P. in the amount of \$11,600.00 (eleven thousand six hundred dollars) and covering the period of July 1, 2020 to June 30, 2021. All were in favor.

**ADOPT BUDGET WORKSHOP SCHEDULE:** Mayor Pro Tem Keith Warren asked for a motion to adopt the proposed FY 2021-2022 budget workshop schedule.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to adopt the proposed FY 2021-2022 budget workshop schedule. All were in favor.

**PLANNING MATTERS:**

**RE-APPOINTMENT PLANNING BOARD/BOA MEMBERS:** Mayor Pro Tem Keith Warren stated that there are two (2) seats on the Planning Board that expired in October 1, 2020. Steve Duncan and David Powell have both agreed to serve another term.

Rebecca Johnson made a motion, and Clay Wilson seconded, to reappoint Steve Duncan and David Powell to another term on the Planning Board/BOA. All were in favor.

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

No one wished to speak.

**UPDATES:**

**DECEMBER CODE ENFORCEMENT REPORT:** Town Planner Dustin Millsaps stated that there are five (5) code enforcement cases open:

- Carolyn Bray/Robyn Brittan, owner 2570 Baker Circle. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated that he is working with Town Attorney Terry Taylor to abate the 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 he rode by the property and it is still in the same condition and would like to discuss demolition. Town Planner Dustin Millsaps stated that he had been in contact with Town Attorney Terry Taylor and former Town Planner to get all the evidence for this property;
- 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;
- 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.;
- Dale E and Debra Miller, 4434 Jess Dr. Garbage and Rubbish/Property Maintenance. Town Planner Dustin Millsaps stated that a complaint was received on January 28, 2020. Town Planner Dustin Millsaps stated that the complaint addressed two (2) separate properties and possible violations. A NOV letter was sent on February 13, 2020, with a deadline of March 4, 2020 for the Miller property. Town Planner Dustin Millsaps stated that the Miller property is in violation for having high grass/vegetation and junk and garbage located around the property. Town Planner Dustin Millsaps stated another complaint was received on May 7, 2020 and a final letter was sent on May 13, 2020, with a deadline of May 31, 2020. Town Planner Dustin Millsaps stated that on June 1, 2020, staff spoke with Mrs. Miller, who has a medical condition, and she asked for an extension and stated that she is working on getting the property cleaned up. Town Planner Dustin Millsaps stated that on September 10, 2020, a new tenant is cleaning up the property and is  $\frac{3}{4}$  of the way done. Town Planner Dustin Millsaps stated that a final citation was issued on November 2, 2020;
  - Shirley Maxine Bentley, 2265 O J Ln. Junk Vehicle. Town Planner Dustin Millsaps stated that the property does have a junk vehicle on it and a NOV letter was sent on October 8, 2020. Town Planner Dustin Millsaps stated that the property owner has cleaned up the property and removed the junked vehicle. Town Planner Dustin Millsaps stated that property owner has until November 25, 2020 to put underpinning on the property. Town Planner Dustin Millsaps stated that on November 19, 2020 he went to the property and the underpinning is not up. Town Planner Dustin Millsaps stated that on December 1, 2020 he spoke with the property owner and she asked for ten (10) additional days to get her sons to put the underpinning on the mobile home.

No Council action was required.

## **TOWN MANAGER UPDATES:**

- Town Manager Chase Winebarger stated the paving project for Long Bay Dr was completed on December 11, 2020.
- Town Manager Chase Winebarger stated that the grading project at the Marblestone Dr/Stillwater Dr intersection has been started and with weather permitting, should be completed soon. Town Manager Chase Winebarger stated that with work that has been done by the Town at this location, there will possibly be four (4) new houses built at this intersection in 2021.
- Town Manager Chase Winebarger stated that the installation of equipment has commenced at Baird Park, Veterans Park and the Farmers Market Lot. Town Manager Chase Winebarger stated that Public Works staff have ran and buried several lines to keep our cost to a minimum and allow monies to be spent on other things. Town Manager Chase Winebarger stated that there should be new poles at each location and the electrical panel has been set at the Farmers Market Lot. Town Manager Chase Winebarger stated that once the installations are complete, each will have WiFi network, along with security cameras to monitor activity and help ensure safety. Town Manager Chase Winebarger stated that these locations should provide an opportunity for those that do not have internet access at home to safely sit somewhere with access to do school work, fill out job applications, etc, and there will be restrictions on what can be accessed from these locations.
- Town Manager Chase Winebarger stated that the Parks and Recs Director position and the Admin Assistant position have been posted on the Town's website and Facebook page. Town Manager Chase Winebarger stated that he will post it on other sites soon. Town Manager Chase Winebarger stated that he prefers to post locally first the post on outside sources. Town Manager Chase Winebarger stated that he has listed January 4, 2020 as the first review date and both positions should be filled by mid to end of January.
- Town Manager Chase Winebarger stated that the Town had budgeted for additional Christmas lights for the large tree at the Farmers Market Lot, but Town Manager Chase Winebarger stated that he had decided to wait for the extra lights because staff was unsure how long the lot may be without power due to the installation/upgrade on the lot. Town Manager Chase Winebarger stated that he did not want to spend time, money and manpower on lights that no one would get to enjoy.

## **COUNCIL COMMENTS:**

Melissa Curtis wanted to wish everyone a Merry Christmas.

Keith Warren wanted to wish everyone a Merry Christmas and a Happy New Year. Keith Warren also wanted to thank Town Manager Chase Winebarger for the great job he has been doing.

Rebecca Johnson wanted to wish everyone a Merry Christmas.

Joe Wesson wanted to thank everyone for coming and wanted to wish everyone a Merry

Christmas and a Happy New Year. Joe Wesson also wanted to thank Town Manager Chase Winebarger for the great job he was doing.

Clay Wilson wanted to thank everyone for coming and wanted to wish everyone a Merry Christmas.

**CLOSED SESSION: PURSUANT TO N.C.G.S. §143-318.11(a)(3):** Mayor Pro Tem Keith Warren asked for a motion to go into closed session.

Clay Wilson 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 6:17pm. All were in favor.

Clay Wilson made a motion, and Keith Warren seconded, to come out of closed session at approximately 6:31pm. All were in favor.

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

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

The meeting was adjourned at approximately 6:31pm.

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Johnnie Greene, Mayor

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Julie A. Good, Town Clerk