

**TUESDAY, DECEMBER 20, 2016
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Joe Wesson
Gerelene Blevins
Keith Warren
Reed Lingerfelt
Jeff Wilson
Joe Norman

STAFF PRESENT

Christopher Todd
Terry Taylor
Julie A Good

CALL TO ORDER: Mayor Joe Wesson called the meeting to order.

INVOCATION: Pastor Glen Walker gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Joe Wesson led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Joe Wesson asked for a motion to adopt the December 20, 2016 Agenda with the addition of Agenda Item 9B. 1240 Cahah Mountain Road Annexation.

Reid Lingerfelt made a motion, and Joe Norman seconded, to adopt the December 20, 2016 Agenda with the addition of Agenda Item 9B. 1240 Cahah Mountain Road Annexation. All were in favor.

APPROVE NOVEMBER 15, 2016 REGULAR MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the November 15, 2016 regular meeting minutes.

Keith Warren made a motion, and Gerelene Blevins seconded, to approve the November 15, 2016 regular meeting minutes. All were in favor.

PUBLIC COMMENT: Mayor Joe Wesson asked if anyone had any questions or comments at this time.

No one wished to speak.

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Joe Wesson announced Mrs. Dianna Blanton, as the December Recycle Rewards winner. A credit of twenty-eight dollars (\$28.00) will be

added to her sanitation bill.

No Council action was required.

FINANCIAL MATTERS:

FY 2015-2016 AUDIT PRESENTATION: James Lowdermilk, with Lowdermilk, Church & Co., L.L.P., presented the Towns FY 2015-2016 audit to Council.

Mr. Lowdermilk stated that the Town received an unqualified audit and commended staff and Council on their efforts to maintain a strong fund balance.

No Council action was required.

ADOPT BUDGET WORKSHOP SCHEDULE: Mayor Joe Wesson asked for a motion to adopt the proposed FY 2017-2018 budget workshop schedule.

Joe Norman made a motion, and Reid Lingerfelt seconded, to adopt the proposed FY 2017-2018 budget workshop schedule. All were in favor.

DESIGNATE DEPOSITORIES: Town Administrator stated that the following institutions needed to be recognized, by Council, as official depositories for the Town of Sawmills for calendar year 2017:

<u>Financial Institution:</u>	<u>Type of Account(s):</u>
First Citizens Bank NA	Checking, Payroll, Investments
Capital Bank (fka/CommunityOne Bank)	Investments
NC Cash Management Trust (NCCMT)	Investments

Joe Norman made a motion, and Keith Warren seconded, to designate First Citizens Bank, Capital Bank (fka CommunityOne Bank) and NC Cash Management Trust (NCCMT) as depositories. All were in favor.

DISCUSSION:

MAYFIELD DRIVE SEWER PROJECT: Town Administrator Christopher Todd stated that the Council included within the FY 2016/2017 budget one hundred seventy-six thousand dollars (\$176,000.000) for the Mayfield Drive Sewer Extension project. The funds were intended to increase sewer service to Mayfield Drive and create a line which could be used for further extensions. As staff was preparing for this project, it was made evident that a waterline would need to be relocated in order to best complete the sewer line extension.

The relocation of the waterline will result in an increase of the cost to complete the project to an estimated total of three hundred fifteen thousand seven hundred ninety-four dollars (\$315,794.000), which includes both the water relocation and the sewer extension.

Also within the FY 2016/2017 budget, Council had included one hundred eighteen thousand seven hundred fifty dollars (\$118,750.00) for a waterline replacement on Maggie Lane and Gatewood Drive. These projects were next on the Capital Improvement Plan and that is the primary reason they were prioritized for this fiscal year.

After reviewing the budget, there would be sufficient funds available to complete the Mayfield Drive projects, if Council was to decide to re-appropriate the funds for the Maggie Lane Gatewood Drive waterline project to Mayfield Drive. This would mean the Council would not need to transfer funds from the general account to cover the cost of the Mayfield Drive project. The remaining difference of twenty-one thousand forty-four dollars (\$21,044.00) would be able to be appropriated from other line items within the budget.

Gerelene Blevins made a motion, and Joe Norman seconded, to re-appropriate the one hundred eighteen thousand seven hundred fifty dollars (\$118,750.00) funds for the Maggie Lane and Gatewood Drive project to the Mayfield Drive project, and approve staff moving forward with the Mayfield Drive water and sewer project.

1240 CAJAH MOUNTAIN ROAD ANNEXATION: Town Administrator Christopher Todd stated that the property owner of 1240 Cajah Mountain Road (Cajah's Mountain Quick Mart) has petitioned for a satellite annexation to be part of the Town of Hudson. 1240 Cajah Mountain Road does not fall within the statutory jurisdiction of the Town of Hudson to allow for voluntary satellite annexation. The property is located with the statutory jurisdiction of the Town of Sawmills as part of the Extraterritorial Zoning Jurisdiction.

In order for the Town of Hudson to annex this property there must be an agreement with the Town of Sawmills, stating Sawmills would allow the property to be annexed to Hudson.

A draft agreement and presentation will be available during the regularly scheduled January 2017 Town Council Meeting.

No Council action was required.

UPDATES:

DECEMBER CODE ENFORCEMENT REPORT: Town Planner Leslie M. Meadows stated that there are thirteen (13) code enforcement cases open:

- Caldwell Ready Mix Concrete is the owner of an abandoned mobile home and abandoned concrete factory. Town Planner Leslie M. Meadows, PER Council suggestion, has been trying to contact Wes Triplett to set an official completion date. Wes Triplett has not returned any calls. Last message was left on December 6, 2016;

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. Town Planner Leslie M. Meadows, per Council suggestion, sent out a certified letter on November 17, 2016. No confirmation of certified delivery or contact from owner before December 6, 2016;
- Charles Hagaman, owner of 1940 Leah Drive #4. Town Planner Leslie M. Meadows spoke with MHP Manager Tim Hart on December 6, 2016 and was informed that demolition and removal of the mobile home has begun and will be removed by the December 20, 2016 deadline;
- Terry Rowe, owner of 4016 and 4017 Cloninger Way. Town Planner Leslie M. Meadows spoke with owner on December 6, 2016. Owner informed Town Planner Leslie M. Meadows that he was waiting on a second estimate for demolition from JK Grading, Jeff Kerley of Hickory, along with Harry Hatcher's estimate. Owner refuses to start demolition without cost comparison and hopes to have structures down by the end of the year;
- Randall Hamby at 3632 Coble Dairy Road. Town Planner Leslie M. Meadows met with contractor Mike Willis on site on December 8, 2016. The security fence is installed and they have measured for sixty-two (62) new trees which will hopefully be planted within the month;
- WNC Properties, LLC owner of 4209 Creekview Pl. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- David Graham (Landlord) owner of 4176 US Highway 321A. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- Casey Lynn Wallace, owner of 3950-1 Walters MHP Drive. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- Tasco Properties owner of 2155 White Pine Dr #13. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- Carolyn Bray, owner of 2570 Baker Cir. Abandoned mobile home. Town Planner Leslie M. Meadows spoke with contact on this case Amber Shumate (adopted son's daughter) on December 6, 2016. Town Planner Leslie M. Meadows was told that the mobile home in question belongs to owner's niece, Robin Brittan. Town Planner Leslie M. Meadows is trying to contact Mrs. Brittan and will contact the family further in January;
- Andrew Dehart, owner 4036 US Highway 321A. High grass and junked vehicles. Town Planner Leslie M. Meadows spoke to local contact, Leslie Kenworthy. Extension was given until December 20, 2016. Town Planner Leslie M. Meadows

- did a spot check on the property on December 8, 2016. Two (2) junked tractor trailer cabs have been removed, trailers and high grass/weeds still remain;
- Mike and Katie Mast, owner 4347 and 4351 Sawmills School Road. Abandoned/dilapidated homes and solid waste. Town Planner Leslie M. Meadows stated that improvements have been made to landscaping and removal of solid waste/outdoor storage. Case is closed ;
 - Cheney Carter, owner 4361 Sawmills School Road. Abandoned/dilapidated home. Town Planner Leslie M. Meadows stated that there was no change in the property as of December 8, 2016 and there has been no response from the November deadline.

No Council action was required.

CALANDER UPDATES: Town Administrator Christopher Todd stated that the following are the 2017 Holiday Closings and 2017 Disconnect Dates for Council's information:

2017 Holiday Closings

New Years	Monday January 2
Martin Luther King Day	Monday January 16
Good Friday	Friday April 14
Memorial Day	Monday May 29
4th of July	Tuesday July 4
Labor Day	Monday September 4
Veterans Day	Monday November 13
Thanksgiving	Thursday and Friday November 23 and 24
Christmas	Monday, Tuesday and Wednesday December 25, 26 and 27

2017 Disconnects

December 2016	Wednesday January 4
January	Tuesday January 31
February	Tuesday February 28
March	Monday April 3
April	Monday May 1
May	Wednesday May 31
June	Wednesday July 5
July	Monday July 31
August	Thursday August 31
September	Monday October 2
October	Tuesday October 31
November	Thursday November 30
December	Wednesday January 3

No Council action was required.

COUNCIL COMMENT:

Mayor Joe Wesson asked if anyone on the Council had any questions or comments at this time.

Joe Norman stated that it seemed like yesterday we were just talking about 2016. Joe Norman stated that the Town has had a good year; we have paved streets and doing water and sewer line projects.

Keith Warren stated that it had been a good year. Keith Warren wanted to wish everyone a Merry Christmas.

Gerelene Blevins stated that it had been a good year. Gerelene Blevins also stated that she was glad the Town was looking into the code enforcement in Sawmills. Gerelene Blevins wanted to wish everyone a Merry Christmas and a Happy New Year.

Jeff Wilson wanted to wish everyone a Merry Christmas.

Reed Lingerfelt stated that this year has gone by fast; he had enjoyed working with everyone and looked forward to the coming year. Reid Lingerfelt stated he hoped everyone had a safe ride home and have a Merry Christmas.

Mayor Joe Wesson stated that he though the audit went well and wanted to commend staff for the good job. Mayor Joe Wesson stated that the Town is moving forward and being efficient and he looks forward to good things in next year's budget. Mayor Joe Wesson wanted to wish everyone a Merry Christmas.

COUNCIL ADJOURN: Mayor Joe Wesson asked for a motion to adjourn.

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

Joe Wesson, Mayor

Julie A. Good, Town Clerk