

**TUESDAY, FEBRUARY 16, 2021
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Mayor Johnnie Greene
Clay Wilson
Rebecca Johnson
Melissa Curtis
Keith Warren
Joe Wesson

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor
Wendy Honeycutt
Tanner Greene

CALL TO ORDER: Mayor Johnny Greene called the meeting to order at approximately 6:00pm.

INVOCATION: Mayor Johnny Greene 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 February 16, 2021 Agenda.

Joe Wesson made a motion, and Clay Wilson seconded, to adopt the February 16, 2021 Agenda. All were in favor.

APPROVE JANUARY 19, 2021 REGULAR MEETING MINUTES: Mayor Johnny Greene asked for a motion to approve the January 19, 2021 regular meeting minutes.

Rebecca Johnson made a motion, and Keith Warren seconded, to approve the January 19, 2021 regular meeting minutes. All were in favor.

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

Paul Hatton wanted to thank Council for letting him speak about his water payment problem and gave his sister his remaining time.

Pam Steller (Mr. Hatton's sister) wanted to talk about Mr. Hatton's water payment problem.

RECOGNITIONS:

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

No Council action was required.

PARKS AND RECREATION MATTERS:

RECREATION FEES: Town Manager Chase Winebarger stated that the Town took over the ball programs on January 1, 2021, from the Sawmills Optimist. Since the Town took the programs over in the middle of a Fiscal Year, there are no set fees for any programs. Town Manager Chase Winebarger stated that Town Parks and Recreation Director Tanner Greene has contacted local municipalities for their fee structure for their sports programs, and would suggest that the Town set the participation fee at forty dollars (\$40.00) for all sports programs until a detailed fee schedule can be adopted.

Rebecca Johnson made a motion, and Keith Warren seconded, to set all sports participation fees at forty dollars (\$40.00). All were in favor.

PLANNING MATTERS:

2570 BAKER CIRCLE: Town Planner Dustin Millsaps stated that the property at 2570 Baker Circle has been on the code enforcement report for well over a year. Town Planner Dustin Millsaps stated that there two (2) major issues with this property. First, there is a dilapidated trailer that has been stripped of all metal on the outside, windows and doors. Town Planner Dustin Millsaps stated that there are various animals living in the trailer and anyone can walk freely in between the joist in and back out of the house. Town Planner Dustin Millsaps stated the second problem is that there is a carport attached to the brick home that has fallen down and is a hazard to anyone walking around the property. Town Planner Dustin Millsaps stated that there are two (2) liens that are known on the property: a Medicare lien and a credit card lien. Town Planner Dustin Millsaps stated that if the Town abates the property, there is a good chance that no money will be recouped because of the prior liens.

Joe Wesson made a motion, and Keith Warren seconded, to table this matter until the May 18, 2021 regularly scheduled Council meeting. All were in favor.

4486 SAWMILLS SCHOOL ROAD: Town Planner Dustin Millsaps stated that on April 16, 2019, the Town removed a dilapidated house and placed a lien on the property at 4486 Sawmills School Road. Town Planner Dustin Millsaps stated that after the dilapidated brick home was removed the Town received another complaint regarding a mobile home on the back of this property that was not mentioned in the original complaint. Town Planner Dustin Millsaps stated that the mobile home has never been lived in, but it is home to wild dogs. Town Planner Dustin Millsaps stated that a title search could be done and then abate the

mobile home.

Town Planner Dustin Millsaps stated he would get with Town Attorney Terry Taylor and get a title search and contact the owner and send a violation letter.

No Council action was needed at this time.

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

No one wished to speak.

UPDATES:

FEBRUARY CODE ENFORCEMENT REPORT: Town Planner Dustin Millsaps stated that there are four (4) 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. 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;
 - 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. Town Planner Dustin Millsaps stated that a final notice was issued on February 4, 2021 to the updated address of the property owner. Town Planner Dustin Millsaps stated that once he sent the letter to the correct address of the property owner, the property was cleaned up by the weekend. Town Planner Dustin Millsaps stated that the code enforcement case is now closed.

No Council action was required.

TOWN MANAGER UPDATES:

- Town Manager Chase Winebarger introduced Wendy Honeycutt as the new Town Administrative Assistant and Tanner Greene as the new Parks and Recreation Director.
- Town Manager Chase Winebarger stated that the article about the cameras at the Town's Municipal Parks came out in the Lenoir News Topic and also on the News Topic's Facebook page. Town Manager Chase Winebarger stated that he was trying to find a company who could give a set number of log ins for each participate. Town Manager Chase Winebarger stated that the camera view is on the field only. Town Attorney Terry Taylor stated that the Town will need to adopt a surveillance policy for the cameras. Town Attorney Terry Taylor also stated that the cameras are not public record and can only be subpoenaed and reviewed by law enforcement or Town staff.

COUNCIL COMMENTS:

Melissa Curtis wanted to thank everyone for coming out.

Keith Warren wanted to thank everyone for coming out.

Rebecca Johnson wanted to thank everyone for coming out.

Joe Wesson welcomed new employees Wendy Honeycutt and Tanner Greene.

Mayor Johnnie Greene wanted to thank everyone for coming out.

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.

Joe Wesson 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 6:39pm. All were in favor.

Rebecca Johnson made a motion, and Clay Wilson seconded, to come out of closed session at approximately 7:03pm. All were in favor.

VETERANS PARK PAVING: After coming out of closed session, Town Manager Chase Winebarger stated that during the budget retreat Council had discussed that in the agreement with Duke Power, the Council had agreed to build an additional parking lot at Veterans Park. Town Manager Chase Winebarger stated that he had spoken to Todd Poteet, of West Consultants, and Mr. Poteet had informed Town Manager Chase Winebarger that it would save the Town money if the project could go out to bid now. Town Manager Chase Winebarger stated that Mr. Poteet informed him that paving costs are down by fifty (50%) percent right now and that could possibly save the Town sixty-five thousand dollars (\$65,000.00) to eighty-five thousand dollars (\$85,000.00) on this project. Town Manager Chase Winebarger stated that the Town could transfer the money from the Fund Balance and do the project now while paving costs are down.

Town Manager Chase Winebarger also stated that since the Town is putting in the new parking lot, it would be beneficial to put lights Veterans Park to be able to utilize the park's ball fields at night like Baird Park, instead of just during daylight hours. Town Manager Chase Winebarger stated that the project could go to bid with the parking lot and save money.

Town Manager Chase Winebarger stated that Council would need to decide if they want to go ahead with the project in the FY 2020-2021 year or wait until the FY 2021-2022 year and if they would like to do the project with or without lights.

Council informed Town Manager Chase Winebarger that they would like to know how big the parking lot had to be and the approximate cost with and without lights. Town Manager Chase Winebarger stated that he would have more information for them at the March 4, 2021, budget meeting.

ACCOUNT 0179 PAUL HATTON: Mayor Johnnie Greene stated that Council should discuss account 0179 Paul Hatton. Mr. Hatton and his sister, Pam Steller, came to Council during Public Comment to talk about Mr. Hatton's payment being applied to the wrong account and Mr. Hatton's water being disconnected.

Town Manager Chase Winebarger stated that he had offered Mr. Hatton a three (3) month credit, but that Ms. Steller refused the offer. Town Manager Chase Winebarger stated that he could not offer anything higher without Council consent.

Melissa Curtis made a motion, and Keith Warren seconded, to give Mr. Hatton one hundred eighty dollars (\$180.00) credit on his utility bill and Mr. Hatton would need to sign a release. The motion carried four (4) to one (1) with Clay Wilson being the only opposed.

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

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

The meeting was adjourned at approximately 7:27pm.

Johnnie Greene, Mayor

Julie A. Good, Town Clerk