

**TUESDAY, JANUARY 15, 2019
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Mayor Johnnie Greene
Clay Wilson
Rebecca Johnson
Jeff Wilson

STAFF PRESENT

Christopher Todd
Terry Taylor
Julie A Good

COUNCIL ABSENT

Keith Warren
Joe Norman

CALL TO ORDER: Mayor Johnnie Greene called the meeting to order.

INVOCATION: Zack Bryant gave the invocation.

PLEDGE OF ALLEGIANCE: Michael Walsh and Makinlee Adams from Sawmills Elementary School led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Johnnie Greene asked for a motion to adopt the January 15, 2019 Agenda.

Rebecca Johnson made a motion, and Clay Wilson seconded, to adopt the January 15, 2019 Agenda. All were in favor.

APPROVE DECEMBER 18, 2018 REGULAR MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the December 18, 2018 regular meeting minutes.

Clay Wilson made a motion, and Jeff Wilson seconded, to approve the December 18, 2018 regular meeting minutes. All were in favor.

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

No one wished to speak

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Johnnie Greene announced Mrs. Shirley Walker as the January Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to her sanitation bill.

No Council action was required.

PLANNING MATTERS:

4402 HORSESHOE BEND ROAD ANNEXATION: Town Administrator Christopher Todd stated that the Town of Sawmills had received a petition for Voluntary Annexation from Lori Ann White Summerlin for parcel NCPIN 2756908140.

The Town must hold a public hearing in order to annex the parcel. Staff proposes the public hearing to be set for the next regularly scheduled Town Council meeting on February 19, 2019.

Rebecca Johnson made a motion, and Clay Wilson seconded, to hold a public hearing for the Voluntary Annexation for parcel NCPIN 2756908140 during the next regularly scheduled Town Council meeting on February 19, 2019. All were in favor.

COMPREHENSIVE LAND USE PLAN: Town Administrator Christopher Todd stated that the Comprehensive Land Use Plan (CUP) is an essential tool created through data analysis, community engagement, and policy direction. The purpose of the CUP is to help inform the elected body and staff as to the direction the town is wishing to hear regarding its land use policies, practices, and ordinances. The Sawmills CUP has been created using a citizen committee, the planning board, public survey, staff analysis, and citizen engagement.

The Town of Sawmills has a CUP which was adopted in 2005, and requires an update. These plans should be updated approximately every ten (10) to twenty (20) years based on goals and direction of the Town. The current CUP was reviewed in a different economic time period and additionally the Town's demographics have changed.

The draft CUP has been created with the help of the Western Piedmont Council of Governments and has been reviewed by both the Town Administrator and the Town Attorney.

Clay Wilson made a motion, and Rebecca Johnson seconded, to table the matter until the regularly scheduled February 19, 2019 Council Meeting. All were in favor.

DISCUSSION:

NEW TOWN HALL: Town Administrator Christopher Todd stated that the Town of Sawmills had a new town hall designed in 2008, to be located on the property currently used by the Sawmills Farmers Market. After the design was modified in 2010, an estimated project budget was one million seven hundred six thousand three hundred seventy-four dollars (\$1,706,374.00). There would be approximately an additional three hundred thousand dollars (\$300,000.00) in costs associated with furniture, computers and other internal needs.

The new town hall design included a larger council chambers for public meeting, a drive through window to receive payments, and a community room.

In order to prepare this item for budget discussion, new updated cost estimates would be required. Based on current and similar project costs, staff estimates the total project to currently be between three million dollars (\$3,000,000.00) and three hundred five thousand dollars (\$3,500,000.00). That estimate includes both construction and other needed items.

No Council action was taken.

PUBLIC COMMENT:

No one wished to speak.

JANUARY CODE ENFORCEMENT REPORT: There are five (5) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. Town Planner Becca Bleich stated that the asbestos study has been conducted and asbestos was found on the property. A firm is currently being spoken to with regards to asbestos removal;
- Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner Becca Bleich stated that she spot checked property on June 14, 2018. Still no proper driveway has ever been installed. Town Planner Becca Bleich stated that a letter was sent giving the owner thirty (30) days to install a driveway. The thirty (30) days are up on July 14, 2018, and homeowner will start to accrue fines if not compliant from that date. Town Planner Becca Bleich stated that another letter was sent on August 28, 2018, giving the home owner ten (10) more days. Town Planner Becca Bleich stated that she spot checked the property on September 11 and the homeowner was not in compliance. Town Planner Becca Bleich stated that she spoke with homeowner on September 18, 2018 and homeowner stated that he would have the driveway completed on September 22, 2018. Town Planner Becca Bleich stated that the driveway was not completed until October 4, 2018. Four hundred fifty dollars (\$450.00) have been incurred. Town Planner Becca Bleich stated that Town Attorney Terry Taylor will send a letter and a lien will be filed if fines not paid upon receipt of letter;

- Chaney Carter, owner of 4361 Sawmills School Rd. Overgrown vegetation. Town Planner Becca Bleich stated that a letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner stated that the nuisance was abated by the Town on August 10, 2018. Town Planner Becca Bleich stated that a lien will be placed on the property for the cost of the mowing. Town Planner Becca Bleich stated that a hearing was held on September 6, 2018. The homeowner did not show so the Town can proceed to demolish house;
- Timberline Lumber Company, Inc., owner of 4219 US Highway 321A. Overgrown vegetation. Town Planner Becca Bleich stated that a NOV letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner Becca Bleich stated that an additional letter was sent by Town Attorney Terry Taylor on August 2, 2018, with a deadline of August 17, 2018. Owner has not complied with either NOV letter. Town Planner Becca Bleich stated she was working with Town Attorney Terry Taylor to determine the next steps.
- Herman and Julie Phillips, owner of 4645 Helton Rd. RV on property. Town Planner Becca Bleich stated that a complaint was made on January 3, 2019, spot checked and NOV letter sent out on January 4, 2019. Deadline for removal is January 14, 2019.

No Council action was required.

TOWN ADMINISTRATOR UPDATES: Town Administrator Christopher Todd stated that the DARI asbestos rem oval crew would be at 4476 Sawmills School Road on January 16, 2019, pulling brick off of the home to remove the remainder of the asbestos. The DARI demolition crew will be at the site either January 17, 2019 or January 18, 2019 and the house should be demolished by January 23, 2019.

COUNCIL COMMENT: Mayor Johnnie Greene asked if anyone on the Council had any questions or comments at this time.

Clay Wilson wanted to thank everyone for coming out.

Jeff Wilson wanted to thank everyone for coming out.

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

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