

**TUESDAY, JUNE 18, 2024
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00PM**

COUNCIL PRESENT

Melissa Curtis, Mayor Pro Tem
Clay Wilson
Bobby Mosteller
Rebecca Johnson
Melissa Curtis

STAFF PRESENT

Chase Winebarger
Julie A Good
Paul Culpepper

COUNCIL ABSENT

Mayor Keith Warren
Joe Wesson

CALL TO ORDER: Mayor Pro Tem Melissa Curtis called the meeting to order at approximately 6:03pm.

INVOCATION: Pastor Danny Wright gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Melissa Curtis led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Pro Tem Melissa Curtis asked for a motion to adopt the June 18, 2024 Agenda.

Bobby Mosteller made a motion, and Clay Wilson seconded, to adopt the June 18, 2024 Agenda. All were in favor.

APPROVE MAY 21, 2024 REGULAR MEETING MINUTES: Mayor Pro Tem Melissa Curtis asked for a motion to approve the May 21, 2024 regular meeting minutes.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the May 21, 2024 regular meeting minutes. All were in favor.

PUBLIC COMMENT: Mayor Pro Tem Melissa Curtis asked if anyone had any questions or comments at this time.

No one wished to speak.

PUBLIC HEARING: FY 2024/2025 BUDGET

OPEN PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to open the public hearing.

Clay Wilson made a motion, and Bobby Mosteller seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Manager Chase Winebarger stated that the budget is balanced as required by the NC Local Government Budget and Fiscal Control Act. The Town's overall budget for FY 2024-2025 totals four million five hundred three thousand eight hundred sixty-seven dollars (\$4,503,867.00). A few highlights of the proposed budget include no property tax increase; two-point five percent (2.5%) increase in water and sewer rates; no increase in sanitation fees; maintains current levels of services to citizens.

PUBLIC COMMENT: No one wished to speak.

CLOSE PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to close the public hearing.

Clay Wilson made a motion, and Rebecca Johnson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Clay Wilson made a motion, and Melissa Curtis seconded, to adopt the FY 2024/2025 Budget, the FY 2024/2025 Budget Ordinance and the FY 2024/2025 Fee Schedule. All were in favor.

PUBLIC HEARING: VOLUNTARY ANNEXATION FOR PARCEL NCPIN 2776185163 AND NC PIN 2776179748

OPEN PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to open the public hearing.

Clay Wilson made a motion, and Bobby Mosteller seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Mayor Pro Tem Melissa Curtis stated that the Town of Sawmills had received a petition for Voluntary Annexation from Ruth K.

Bolick Property, LLC, address of 4016 Lower Cedar Valley Road, specifically identified at NCPIN: 2776185163 consisting of 16.43 acres and Voluntary Annexation from Mark H. Terry, and wife, Heidi H. Terry, address of 4054 Lower Cedar Valley Road, specifically identified at NCPIN: 2776179748 consisting of 7.11 acres. Mayor Pro Tem Melissa Curtis stated that the property to be annexed was in the Town of Hudson ETJ, and the Town of Hudson and the Town of Sawmills have entered into an Annexation Agreement whereby the Town of Hudson would not seek to voluntarily annex the parcel located at the intersection of Lower Cedar Valley Road and Hickory Boulevard, address of 4016 Lower Cedar Valley Road.

PUBLIC COMMENT: No one wished to speak.

CLOSE PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to close the public hearing.

Clay Wilson made a motion, and Rebecca Johnson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Clay Wilson made a motion, and Rebecca Johnson seconded to adopt the Annexation Ordinance for Ruth K. Bolick Property, LLC, address of 4016 Lower Cedar Valley Road, specifically identified at NCPIN: 2776185163 consisting of 16.43 acres and Voluntary Annexation from Mark H. Terry, and wife, Heidi H. Terry, address of 4054 Lower Cedar Valley Road, specifically identified at NCPIN: 2776179748 consisting of 7.11 acres to be effective June 18, 2024. All were in favor.

RECOGNITIONS:

JUNE RECYCLE REWARDS WINNER: Mayor Pro Tem Melissa Curtis announced Scott Barry as the June Recycle Rewards Winner. A credit of forty dollars (\$40.00) will be added to the current sanitation bill.

No Council action was required.

PLANNING:

CALL FOR PUBLIC HEARING FOR TEXT AMENDMENT FOR NONCONFORMING MANUFACTURED HOME PARKS: Town Planner Dustin Millsaps stated that this text amendment is to include language that specifies stricter guidelines for nonconforming manufactured home parks. The additional language affects the conditions required if nonconforming manufactured home parks are looking to replace or add additional manufactured homes to lots or numbered spaces that have been unused and vacant for one hundred eighty (180) days or more. This text amendment will help bring

nonconforming manufactured home parks into compliance if they wish to expand.

Town Planner Dustin Millsaps stated that Town Council must hold a public hearing for all text amendments. Staff proposes the public hearing be set for the next regularly scheduled Town Council meeting on July 16, 2024.

Bobby Mosteller made a motion, and Rebecca Johnson seconded, to hold a public hearing for the text amendment for nonconforming manufactured home parks during the next regularly scheduled Town Council meeting on July 16, 2024. All were in favor.

CALL FOR PUBLIC HEARING FOR TEXT AMENDMENT FOR ACCESSORY BUILDING LOCATION ON LAKEFRONT LOTS: Town Planner Dustin Millsaps stated that this text amendment will bring nonconforming accessory structures into compliance that are located on lakefront property.

Town Planner Dustin Millsaps stated that Town Council must hold a public hearing for all text amendments. Staff proposes the public hearing be set for the next regularly scheduled Town Council meeting on July 16, 2024.

Rebecca Johnson made a motion, and Clay Wilson seconded, to hold a public hearing for the text amendment for accessory building location on lakefront lots during the next regularly scheduled Town Council meeting on July 16, 2024. All were in favor.

PUBLIC COMMENT: Mayor Pro Tem Melissa Curtis asked if anyone had any questions or comments at this time.

No one wished to speak.

UPDATES:

JUNE CODE ENFORCEMENT REPORT: Town Code Enforcement Officer Curt Willis stated that there are six (6) code enforcement cases that are open.

No Council action was required.

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

- Town Manager Chase Winebarger stated that in February of 2023, Council voted to approve the amended Caldwell County Animal Control Ordinances so that Caldwell

County Animal Control can enforce ordinances in the Town of Sawmills. Town Manager Chase Winebarger stated that during the May 13, 2024, Caldwell County Board of Commissioners further amended the Caldwell County Animal Control Ordinances and sent a Resolution to be approved by the Town of Sawmills Council.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the Resolution for the amendment to the Caldwell County Animal Control Ordinances as written. All were in favor.

COUNCIL COMMENTS:

Melissa Curtis wanted to thank everyone for coming to the meeting.

Rebecca Johnson wanted to thank everyone for coming to the meeting.

Bobby Mosteller wanted to thank everyone for coming to the meeting.

Clay Wilson wanted to thank everyone for coming to the meeting.

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

Clay Wilson made a motion, and Bobby Mosteller seconded, to go into closed session pursuant to N.C.G.S. § 143.318-11(a)(3) at approximately 6:20pm. All were in favor.

Rebecca Johnson made a motion, and Clay Wilson seconded, to come out of closed session at approximately 6:41pm. All were in favor.

COUNCIL ADJOURN: Mayor Pro Tem Melissa Curtis 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 6:42pm.

Keith Warren, Mayor

Julie A. Good, Town Clerk