TUESDAY, JUNE 19, 2018
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM

COUNCIL PRESENT
Mayor Johnnie Greene
Clay Wilson
Jeff Wilson
Rebecca Johnson
Joe Norman
Keith Warren

STAFF PRESENT
Christopher Todd
Terry Taylor
Julie A Good

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

INVOCATION: John Jernigan, member of Union Grove Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Johnnie Greene led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Johnnie Greene asked for a motion to adopt the June 19, 2018 Agenda.

Keith Warren made a motion, and Joe Norman seconded, to adopt the June 19, 2018 Agenda. All were in favor.

APPROVE MAY 3, 2018 BUDGET MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the May 3, 2018 budget meeting minutes.

Joe Norman made a motion, and Rebecca Johnson seconded, to approve the May 3, 2018 budget meeting minutes. All were in favor.

APPROVE MAY 15, 2018 REGULAR MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the May 15, 2018 regular meeting minutes.

Keith Warren made a motion, and Joe Norman seconded, to approve the May 15, 2018 regular meeting minutes. All were in favor.

APPROVE MAY 22, 2018 SPECIAL MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the May 22, 2018 special meeting minutes.

Joe Norman made a motion, and Keith Warren seconded, to approve the May 22, 2018 special meeting minutes. All were in favor.

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

Loraine Grogan, owner of Grogan's Small World on Sawmills School Road, wanted to talk about the homeless people in Sawmills. There are squatters and homeless people at three (3) houses around her business and it is making the parents of her children uncomfortable. If the Town does not do something soon she will lose her business.

Donnie Potter, Caldwell County Commissioner and citizen of Sawmills, also wanted to talk about the homeless people in Sawmills and the three (3) homes across from Grogan's Small World and Sawmills Elementary School.

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Johnnie Greene announced Mr. Terry Reinheardt as the June Recycle Rewards winner. A credit of thirty-two dollars ($32.00) will be added to his sanitation bill.

No Council action was required.

PUBLIC HEARING: FY 2018-2019 BUDGET:

OPEN PUBLIC HEARING: Mayor Johnny Greene asked for a motion to open the public hearing.

Joe Norman made a motion, Rebecca Johnson seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Administrator Christopher Todd 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 2018-2019 totals three million two hundred eighty-one thousand seven hundred ninety-four dollars ($3,281,794.00). A few highlights of the proposed budget include no property tax increase; six percent (6%) increase of the sewer rates; decrease in water rates with creation of multi-tiered structure; an appropriation of Water and Sewer Fund reserves will be made this fiscal year; maintains current level of services; maintains current levels of benefits for employees. The Town will also maintain its current levels of service to the citizens.

PUBLIC COMMENT: Mayor Johnny Greene asked if anyone wished to speak on the FY 2018-2019 Budget.

Kelly Price stated that he would have liked to see the water base rate go down instead of the tiered structure. Mr. Price stated that the customers with the average usage will be paying more than the business. Mr. Price also spoke against the sewer rates going up.

CLOSE PUBLIC HEARING: Mayor Johnny Greene asked for a motion to close the public hearing.

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

COUNCIL ACTION: Clay Wilson made a motion, and Joe Norman seconded, to adopt the FY 2018-2019 Budget. All were in favor.

DISCUSSION:

STORMWATER DISCHARGE PROGRAM AGREEMENT: Town Administrator Christopher Todd stated that the current agreement between the City of Lenoir and the Town of Sawmills for the Storm Water Discharge Program needs to be renewed. The renewal Agreement will cover the period of July 1, 2018 to June 30, 2019. The cost the Town will pay the City of Lenoir to continue responsibility of the plan is thirteen thousand one hundred four dollars and ninety-three cents ($13,104.93).

Joe Norman made a motion, and Rebecca Johnson seconded, to adopt the renewal Agreement with the City of Lenoir in the amount of thirteen thousand, one hundred four dollars and ninety-three cents ($13,104.93). All were in favor.

SIXTH AMENDMENT TO TOWN OF SAWMILLS LICENSING AGREEMENT: Town Administrator Christopher Todd stated that the current licensing agreement between the Town of Sawmills and the Sawmills Optimist needs to be renewed. The renewal licensing agreement will cover the period of July 1, 2018 through June 30, 2019.

Jeff Wilson made a motion, and Joe Norman seconded, to adopt the Sixth Amendment to Town of Sawmills Licensing Agreement. All were in favor.

AIA GRANT AND RESOLUTION: Town Administrator Christopher Todd stated that the Town had been awarded an Asset Inventory and Assessment (AIA) Grant through the Department of Environmental Quality (DEQ) to create a GIS for the Town's drinking water infrastructure. This grant would help to with the necessary field work, technical expertise, software, and hardware needed for the system. The Town qualified for ninety-five percent (95%) funding through the DEQ qualifications for the AIA grant. The total cost of the GIS program is expected to be eighty-eight thousand five hundred dollars ($88,500.00) of which

DEQ is offering the Town eighty-four thousand two hundred nine dollars ($84,209.00) in grant funding. The Town would be responsible for the remaining necessary funds.

The Town Council has included the necessary funds for this project in the Fiscal Year 2018-2019 Budget.

This project would be completed with the help of the Western Piedmont Council of Governments.

Clay Wilson made a motion, and Joe Norman seconded, to adopted the Asset Inventory and Assessment (AIA) Grant through the Department of Environmental Quality (DEQ) as written. All were in favor.

PLANNING MATTERS:

ANNUAL PLANNING BOARD REPORT: Town Planner Becca Bleich stated that in the Planning Ordinance Section 151.06 it is stated that: An annual report shall be prepared and submitted to the Town Council by May of each year. The report shall include a comprehensive and detailed review of the activities, problems and actions of the Planning Board as well as any budget requests and/or recommendations.

Town Planner Becca Bleich stated that the Planning Board has met one (1) time from April 2017 to May 2018. Town Planner Becca Bleich also stated that the Planning Board met in February 2018.

Town Planner Becca Bleich stated that the Board of Adjustments had not met between April 2017 and May 2018.

Town Planner Becca Bleich stated that she wrote forty-six (46) zoning permits, approved three (3) subdivisions and provided zoning assistance to over eighty (80) customers, consisting of various prospective buyers, realtors, property owners, developers, and concerned citizens since April 2017.

Town Planner Becca Bleich stated that there were seventeen (17) Code Enforcement cases that have been completed.

No Council action was needed.

PUBLIC COMMENT:

No one wished to speak.

JUNE CODE ENFORCEMENT REPORT: There are eleven (11) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. The Town can move forward with contracting out abatement efforts (demo and removal) and require reimbursement in the form of a lien on the property;
- Carolyn Bray/Robyn Brittian, owner of 2570 Baker Cir. Abandoned mobile home. Town Planner Becca Bleich stated in order to move forward a final Notice of Violation packet from the Town Attorney's office to set a hearing date will be needed before the Town can contract out the abatement efforts (demo and removal) and require reimbursement in the form of a lien on the property;
- John "Jody" McRary and neighbors, Jody Drive. Outdoor storage/junk vehicles in ROW/freight container. This is a non-conforming use, Impressive Auto, encroaching on neighborhood and blocking street for Fire & Rescue/Trash Pick-up. Town Planner Becca Bleich stated that she believes that Town Administrator Christopher Todd and Mr. McRary have agreed on a place for relocating the shipping container. The Town has determined which transport service will be utilized. Town Administrator Christopher Todd will have timeframe for the relocation;
- Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner Becca Bleich stated that she spot checked property on April 4, 2018. There was one car in the cul-de-sac. Still no proper driveway has ever been installed. Town Planner Becca Bleich stated that a letter was sent on April 4, 2018, giving the owner thirty (30) days to install a driveway;
- Janice Griffin, Trustee of Iona Griffin, 2148 Oaktree Ln. Abandoned, partially burned apartment building. Town Planner Becca Bleich stated that the former Town Planner Leslie M. Meadows spoke with lead contractor Lewis Miller, of Lewis Miller Construction on March 8, 2018. Mr. Miller stated that he is still waiting for the report from the structural engineer to determine what's salvageable of what remains of the burnt structure. Once cleared to begin reconstruction, Mr. Miller anticipates six (6) to eight (8) months for completion. Town Planner Becca Bleich will continue to monitor;
- Midland IRA, owner of 5711 Dream View Point. Nonconforming accessory structure. Town Planner Becca Bleich stated that she spot checked property in April. An accessory structure has been placed on the property before the principal structure has been constructed. Letter was sent on May 23, 2018 with a deadline to remove structure by June 7, 2018;
- Jane Greene, owner of 4446 Villa Ln. Outdoor storage encroaching on neighbor. Town Planner Becca Bleich stated that she spot checked the property on April 18, 2018. The brush pile in the rear yard needs to be removed and tarp in the carport needs to be replaced. Town Planner Becca Bleich stated that a letter was sent on April 18, 2018 with a deadline of May 3, 2018. Town Planner Becca Bleich started that she would continue to monitor property and research necessary resolutions;

- Grant and Jamie Mortez, renters of 4515 Betts St. Livestock (goats) in platted subdivision. Town Planner Becca Bleich stated that the complaint was verified and a NOV letter sent to landowner of rental property with a deadline of April 5, 2018. Town Planner Becca Bleich stated that the Town received another complaint on May 29, 2018. Town Planner Becca Bleich stated that another letter was sent on May 29, 2018 with a deadline of June 14, 2018;
- John Wilcox, owner of Janette's Way lot 6. Overgrown vegetation. Town Planner Becca Bleich stated that she spot checked property on April 18, 2018. A NOV letter was sent on April 18, 2018 with a deadline of May 3, 2018;
- Chun Walker, owner of 4125 Shoun Dr. Overgrown vegetation. Town Planner Becca Bleich stated that she spot checked property on May 23, 2018. A NOV letter was sent on May 23, 218 with a deadline of June 7, 2018;
- Deborah Murphy, owner of 5538 Land Harbour Dr. Nonconforming accessory structure. Town Planner Becca Bleich stated that she spot checked the property on May 22, 2018. Town Planner Becca Bleich stated that there is no issue with the accessory structure in question. There is, however, a port-a-potty on the property from construction being done on the house. Town Planner Becca Bleich stated she will continue to monitor the property.

No Council action was required.

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

Jeff Wilson wanted to thank everyone for coming out.

Clay 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 Clay Wilson seconded, to adjourn the meeting. All were in favor.

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Johnnie Greene, Mayor Julie A. Good, Town Clerk