

**TUESDAY, MARCH 18, 2025
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00PM**

COUNCIL PRESENT

Mayor Keith Warren
Clay Wilson
Rebecca Johnson
Melissa Curtis

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor
Dustin Millsaps

COUNCIL ABSENT

Joe Wesson
Bobby Mosteller

CALL TO ORDER: Mayor Keith Warren called the meeting to order at approximately 6:03pm.

INVOCATION: Councilman Clay Wilson gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Keith Warren led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Keith Warren asked for a motion to adopt the March 18, 2025, Agenda.

Clay Wilson made a motion, and Melissa Curtis seconded, to adopt the March 18, 2025, Agenda. All were in favor.

APPROVE FEBRUARY 18, 2025, REGULAR MEETING MINUTES: Mayor Keith Warren asked for a motion to approve the February 18, 2025, regular meeting minutes.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the February 18, 2025, regular meeting minutes. All were in favor.

APPROVE PURCHASE OF MILL DRIVE PROPERTY: Mayor Keith Warren stated that for the Town of Sawmills to take over Mill Drive, a cul-de-sac will need to be built at the bottom of the road on the property of Leonard Bumgarner. Mayor Keith Warren stated that the cul-de-sac will take most of the lot owned by Leonard Bumgarner, and that once the cul-de-sac is built, the lot will not be able to be used for anything further. Mayor Keith Warren stated that the Town offered Leonard Bumgarner ten thousand three hundred dollars (\$10,300.00), which is the tax value, of the lot, and the offer was accepted, and a purchase

contract has been drawn up and signed by Leonard Bumgarner, and his wife, Anna Bumgarner.

Clay Wilson made a motion, and Rebecca Johnson second, to approve the purchase contract between the Town of Sawmills and Leonard and Anna Bumgarner in the amount of ten thousand three hundred dollars (\$10,300.00), for the purchase of an empty lot on the bottom of Mill Drive for the purposed of a cul-de-sac. All were in favor.

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

No one wished to speak.

PUBLIC HEARING: TEXT AMENDMENT:

OPEN PUBLIC HEARING: Mayor Keith Warren asked for a motion to open the public hearing.

Melissa Curtis made a motion, and Rebecca Johnson seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Planning Director Dustin Millsaps stated that the Town of Sawmills has recently expanded its planning capabilities by introducing a full-time Planning and GIS Director position. As part of this enhancement, a comprehensive review of our ordinances was initiated to ensure more clarity, consistency, and accuracy, while also refining the language, addressing any inconsistencies, and incorporating necessary updates. These updates and revisions are crucial to the day-to-day functions for the Planning and GIS Department but also bring some clarity to the ordinance. Planning Board recommend these changes to Chapter 151: Planning to Council on February 11, 2025.

PUBLIC COMMENT: No one wished to speak.

CLOSE PUBLIC HEARING: Mayor Keith Warren 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 approve the Chapter 151: Planning text amendment as written. All were in favor.

RECOGNITIONS:

MARCH RECYCLE REWARDS WINNER: Mayor Keith Warren announced Christopher Poteat as the March Recycle Rewards Winner. A credit of forty dollars (\$40.00) will be added to the current sanitation bill.

No Council action was required.

DISCUSSION:

STRAW POLE VOTE FOR MILL DRIVE IMPROVEMENT PROJECT: Mayor Keith Warren stated that on February 21, 2025, Town Manager Chase Winebarger spoke with him regarding the Mill Drive Improvement Project. Mayor Keith Warren spoke with Council on February 21, 2025, regarding proceeding with a bid of four hundred nineteen thousand two hundred dollars (\$419,200.00) from Locke-Lane Construction, Inc. so that the Mill Drive Project, and a vote was taken by straw vote on February 21, 2025 as follows:

Melissa Curtis, at 2:59pm, voted in the affirmative;
Clay Wilson, at 2:46pm, voted in the affirmative;
Bobby Mosteller, at 2:52pm, voted in the affirmative;
Rebecca Johnson, at 2:55pm, voted in the affirmative; and
Joe Wesson, at 6:22pm, voted in the affirmative.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the bid of four hundred nineteen thousand two hundred dollars (\$419,200.00) from Locke-Lane Construction, Inc., for the Mill Drive Improvement Project. All were in favor.

ORDINANCE DIRECTING TOWN OFFICIALS TO DEMOLISH THE PROPERTY HEREIN DESCRIBED AS AN IMMINENT DANGER TO THE PUBLIC AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED: Mayor Keith Warren stated that Town Code Enforcement Officer Curt Willis has served the Owner(s) of 4126 Shoun Drive regarding the minimum housing complaints. Mayor Keith Warren stated that Town Code Enforcement Officer Curt Willis has drafted an Ordinance Directing Town Officials to Vacate and Close 4126 Shoun Drive As An Imminent Danger To The Public And Directing That A Notice Be Placed Thereon That The Same May Not Be Occupied.

Clay Wilson made a motion, and Melissa Curtis seconded, to approve the Ordinance Directing Town Officials to Vacate and Close 4126 Shoun Drive As An Imminent Danger To The Public And Directing That A Notice Be Placed Thereon That The Same May Not Be Occupied as written. All were in favor.

PUBLIC COMMENT: Mayor Keith Warren asked if anyone had any questions or comments

at this time.

No one wished to speak.

UPDATES:

MARCH CODE ENFORCEMENT REPORT: Town Code Enforcement Officer Curt Willis stated that there are two (2) 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 an email was sent out approximately three (3) weeks ago from the North Carolina League of Municipalities informing its members that the North Carolina League of Municipalities will no longer be offering medical, vision and dental insurance effective June 30, 2025. Town Manager Chase Winebarger stated that since receiving that email, that himself and Finance Officer Kelly Melton have been meeting with other insurance brokers to find insurance for Town staff and have signed with Mark III. Town Manager Chase Winebarger stated that he will have the total cost for the insurance in the budget.
- Town Manager Chase Winebarger stated that West Consultants is waiting on paperwork from Locke-Lane Construction, LLC, and as soon as the paperwork is received, that construction will begin on Mill Drive.
- Town Manager Chase Winebarger stated that Finance Officer Kelly Melton and himself have been having regularly bi-weekly meetings with CBSA Architects regarding the Town Hall project, and that progress is being made.
- Town Manager Chase Winebarger stated that staff is still working with FEMA regarding the Veterans Park cleanup project due to Hurricane Helene. Town Manager Chase Winebarger stated that he is still being reassured that the project will be one hundred percent (100%) reimbursed by either FEMA or the State of North Carolina, or a combination of both. Town Manager Chase Winebarger stated that the cost of the cleanup project is going to be approximately three million dollars (\$3,000,000.00) and will need to be completed in sections, with some sections having to be put out to bid. Town Manager Chase Winebarger stated that the walking trail around Veterans Park is still closed until the cleanup is complete.
- Town Manager Chase Winebarger stated that the Public Works Director Steve Coonse and West Consultants are reviewing the plans for the 321A Waterline Project and should the go out to bid in May.

- Town Manager Chase Winebarger stated that the indoor facility is close to being completed and Parks and Recreation Director Tanner Greene hopes to have it open in April.
- Town Manager Chase Winebarger stated that three hundred and thirty-nine (339) children have signed up to play spring sports at the Town of Sawmills.
- Town Manager Chase Winebarger stated that the Town of Sawmills Easter Egg Hunt will be held on April 17, 2025, beginning at 6:00pm at Veterans Park.
- Town Manager Chase Winebarger stated that Spring in the Park at Baird Park on May 10, 2025, from 3:00pm until 9:00pm.
- Town Manager Chase Winebarger stated that the Sawmills Timber Kings will be having a Fan Fest and Exhibition game at Veterans Park on May 17, 2025.
- Town Manager Chase Winebarger stated that the Sawmills Timber Kings will be hosting a Sawmills Recreation Kids Night on May 24, 2025. Town Manager Chase Winebarger stated that all children wearing their Sawmills Recreation Jerseys will get into the game for free.
- Town Manager Chase Winebarger stated that Special Olympics games will be held at South Caldwell High School on April 11, 2025. Town Manager Chase Winebarger stated that Special Olympic coordinators are looking for volunteers to help with the event. Town Manager Chase Winebarger stated that he will let staff volunteer if they are interested.

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

Clay Wilson 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 6:28pm. All were in favor.

Melissa Curtis made a motion, and Rebecca Johnson seconded, to come out of closed session at approximately 7:06pm. All were in favor.

COUNCIL ADJOURN: Mayor Keith Warren asked for a motion to adjourn.

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

The meeting was adjourned at approximately 7:06pm.