TUESDAY, MAY 15, 2018
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM

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

STAFF PRESENT
Christopher Todd
Terry Taylor
Julie A Good

COUNCIL ABSENT
Keith Warren

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

INVOCATION: Jeff Lambert, Director of Ministries, 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 May 15, 2018 Agenda.

Joe Norman made a motion, and Rebecca Johnson seconded, to adopt the May 15, 2018 Agenda. All were in favor.

APPROVE APRIL 17, 2018 REGULAR MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the April 17, 2018 regular meeting minutes.

Jeff Wilson made a motion, and Joe Norman seconded, to approve the April 17, 2018 regular meeting minutes. All were in favor.

APPROVE APRIL 17, 2018 CLOSED SESSION MINUTES: Mayor Johnnie Greene asked for a motion to approve the April 17, 2018 closed session minutes.

Joe Norman made a motion, and Rebecca Johnson seconded, to approve the April 17, 2018 closed session minutes. All were in favor.

APPROVE APRIL 30, 2018 SPECIAL MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the April 30, 2018 special meeting minutes.

Joe Norman made a motion, and Clay Wilson seconded, to approve the April 30, 2018 special meeting minutes. 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.

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

Ronnie Austen, owner of 1887 Kensway Dr., wanted to speak to Council about an ongoing problem with a renter at 1884 Kensway Dr., which is the home across the street from him.

RECOGNITIONS:

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

No Council action was required.

FINANCIAL:

PRESENTATION OF FY 2018-2019 BUDGET AND CALL FOR PUBLIC HEARING: Town Administrator Christopher Todd presented to Council a proposed budget for Fiscal Year 2018-2019. 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. Council must hold a public hearing on June 19, 2018, to adopt the budget.

Joe Norman made a motion, and Jeff Wilson seconded, to hold a public hearing on June 19, 2018, to adopt the budget for FY 2018-2019. All were in favor.

WPCOG PLANNER/CODE ENFORCEMENT OFFICER AGREEMENT: Mayor Johnnie Greene stated that the current contract with the Western Piedmont Council of Governments (WPCOG) for planning services will expire on June 30, 2018 and will need to

be renewed. The renewal of the services would be for twenty-three thousand twenty dollars ($23,020.00).

Jeff Wilson made a motion, and Joe Norman seconded, to accept the contract with the WPCOG for a total of twenty-three thousand twenty dollars ($23,020.00). All were in favor.

BUDGET ORDINANCE AMENDMENT: Town Administrator Christopher Todd stated that during the May 3, 2018 budget meeting council had discussed a budget ordinance amendment for FY 2017-2018. The amendment increases eighty-six thousand dollars ($86,000.00) to the Capital Improvement Project Fund and decreases eighty-six thousand dollars ($86,000.00) from the Utility Fund to cover expenses for future projects.

Clay Wilson made a motion, and Jeff Wilson seconded, to approve the budget ordinance amendment in the amount of eighty-six thousand dollars ($86,000.00) to the Capital Improvement Project Fund and decreases eighty-six thousand dollars ($86,000.00) from the Utility Fund to cover expenses for future projects. All were in favor.

PLANNING MATTERS:

BOARD OF ADJUSTMENT MEMBER APPOINTMENTS: Town Administrator Christopher Todd stated that there are two (2) seats on the Board of Adjustment Committee that expire June of this year. Todd Hess, a regular Board of Adjustment member, has agreed to serve another term, Jane Church, a regular ETJ Board of Adjustment member has declined to serve.

Also, with the election of Mayor Johnnie Greene, there is an empty alternate in-town seat on the Board of Adjustment.

We have an application from Reed Lingerflet to serve on the Board of Adjustment.

Jeff Wilson made a motion, and Joe Norman seconded, to reappoint Todd Hess to the Board of Adjustment Committee and to appoint Reed Lingerfelt as an in-town alternate on the Board of Adjustment Committee. All were in favor.

PUBLIC COMMENT:

No one wished to speak.

UPDATES:

CALL OF SPECIAL MEETING:

Joe Norman made a motion, and Jeff Wilson seconded, that the Town of Sawmills will hold a special meeting on Tuesday, May 22, 2018 at 6:00pm located in the Sawmills Town Council Chambers. The purpose of the meeting will be to discuss and vote to decide if the Town Council wishes to proceed with the proposed Virginia Acres sewer project, and to recommend any necessary amendments to the draft Fiscal Year 2018/2019 budget regarding necessary funds for the project. All were in favor.

APRIL CODE ENFORCEMENT REPORT: There are nine (9) 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;
- Brittany Dills, owner of 4680 Sawmills School Road. Overgrown vegetation. This property was mowed without intervention from the Town. Case closed;

- 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;
- 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.

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.

Joe Norman wanted to thank everyone for coming out and hoped everyone had a safe trip home.

Rebecca Johnson wanted to thank everyone for coming out.

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

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

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Johnnie Greene, Mayor Julie A. Good, Town Clerk