

**TUESDAY, MAY 18, 2021  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**COUNCIL PRESENT**

Mayor Johnnie Greene  
Clay Wilson  
Melissa Curtis  
Rebecca Johnson  
Keith Warren

**STAFF PRESENT**

Chase Winebarger  
Julie A Good  
Terry Taylor

**COUNCIL ABSENT**

Joe Wesson

**CALL TO ORDER:** Mayor Johnny Greene called the meeting to order at approximately 6:12pm.

**INVOCATION:** Mayor Johnny Greene gave the invocation.

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

**ADOPT AGENDA:** Mayor Johnny Greene asked for a motion to adopt the May 18, 2021 Agenda.

Melissa Curtis made a motion, and Rebecca Johnson seconded, to adopt the May 18, 2021 Agenda. All were in favor.

**APPROVE APRIL 20, 2021 REGULAR MEETING MINUTES:** Mayor Johnny Greene asked for a motion to approve the April 20, 2021 regular meeting minutes.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to approve the April 20, 2021 regular meeting minutes. All were in favor.

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

Jo Ann Miller came and thanked the Council for the generous donation that was given to the American Legion Post 392.

## **RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Johnny Greene announced Steven Dezio, as the May Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to the current sanitation bill.

No Council action was required.

## **FINANCIAL MATTERS:**

### **PRESENTATION OF FY 2021-2022 BUDGET AND CALL FOR PUBLIC HEARING:**

Town Manager Chase Winebarger presented to Council a proposed budget for Fiscal Year 2021-2022. 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 2021-2022 totals four million three hundred nineteen thousand three hundred fourteen dollars (\$4,319,314.00). 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; no appropriation from fund balance despite drastic reductions in revenues due to COVID-19; maintains current levels of services to citizens. Council must hold a public hearing on June 15, 2021, to adopt the budget.

Clay Wilson made a motion, and Rebecca Johnson seconded, to hold a public hearing on June 15, 2021, at 6:00pm, to adopt the budget for FY 2021-2022. All were in favor.

**RESOLUTION APPROVING ACCEPTANCE OF ALLOCATION UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 TO A UNIT OF GOVERNMENT IN NORTH CAROLINA PURSUANT TO G.S. 160A-17.1:** Mayor Johnnie Greene stated that pursuant to North Carolina General Statute § 160A-17.1(a), the governing body of any city or county is hereby authorized to make contracts for and to accept grants-in-aid and loans from the Federal and State Governments upon such terms and conditions as the governmental unit deems wise, with or without consideration.

Clay Wilson made a motion, and Rebecca Johnson seconded, to adopt the Resolution Approving Acceptance of Allocation under the American Rescue Plan Act of 2021 to a Unit of Government in North Carolina pursuant to G.S. 160A-17.1 as drafted. All were in favor.

## **PLANNING MATTERS:**

**CALL FOR PUBLIC HEARING: ANNEXATION 3186 DRY PONDS ROAD:** Mayor Johnnie Greene stated that the Town of Sawmills had received a petition for Voluntary Annexation from Blake M. Herman and Brittany M. Crowe for one (1) parcel (NCPIN-2765953281).

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 June 15, 2021.

Clay Wilson made a motion, and Rebecca Johnson seconded, to hold a public hearing for the Voluntary Annexation for parcel NCPIN-2765953281 during the next regularly scheduled Town Council meeting on June 15, 2021. All were in favor.

**CALL FOR PUBLIC HEARING: TOWN OF SAWMILLS BICYCLE AND PEDESTRIAN PLAN:** Brian Horton, Transportation Planning Manager with the Western Piedmont Council of Governments, presented Council with a draft of the Town of Sawmills Bicycle and Pedestrian Plan. Brian Horton informed Council that a Public Hearing would need to be held to adopt the Town of Sawmills Bicycle and Pedestrian Plan.

Clay Wilson made a motion, and Keith Warren seconded, to hold a public hearing for the adoption of the Town of Sawmills Bicycle and Pedestrian Plan during the next regularly scheduled Town Council meeting on June 15, 2021. All were in favor.

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

No one wished to speak.

#### **UPDATES:**

**MAY CODE ENFORCEMENT REPORT:** Town Planner Dustin Millsaps stated that there are three (3) code enforcement cases open:

- Teresa Annas Compton, 4486 Sawmills School Road. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated he received a complaint on January 13, 2020. Town Planner Dustin Millsaps stated that a NOV letter was sent out on January 23, 2020 with a deadline of February 10, 2020. Town Planner Dustin Millsaps stated that the trailer is not finished and located on the same property as the Compton house that the Town abated in 2018. Town Planner Dustin Millsaps stated that staff will investigate and work with attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that one (1) of Ms. Compton's sons is scheduled to meet with staff in late February to work towards getting the property in his name and get the property cleaned up. Town Planner Dustin Millsaps stated that staff has is waiting for Ms. Compton's son to schedule a time to come in and speak with staff regarding this property. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and the property is still in same condition with extremely high grass and would recommend demolition. Town Planner Dustin Millsaps stated that he has been in contact with Town Attorney Terry Taylor and former Town Planner to get all the evidence for this property. Town Planner

Dustin Millsaps stated that on February 19, 2021, the title search process had been started with Town Attorney Terry Taylor. Town Planner Dustin Millsaps stated that on March 11, 2021, there were three (3) heirs found from the title search process and letters had been sent out to all three (3) heirs. Town Planner Dustin Millsaps stated that as of May 11, 2021, fines have started to occur on this property;

- Carolyn Bray/Robyn Brittan, 2570 Baker Cir. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated that he was working with Town Attorney Terry Taylor to abate this property. Town Planner Dustin Millsaps also stated that he will treat this as a Junk and Debris and not minimum housing. If so, the Town can proceed to abate after thirty (30) days of notice. Town Planner Dustin Millsaps stated that he got a quote that will demo entire trailer and haul off all debris including our equipment, labor and fees. Town Planner Dustin Millsaps stated that the quote is four thousand one hundred dollars (\$4,100.00). Town Planner Dustin Millsaps stated that on September 10, 2020, the house was still in the same condition and the Town needed to discuss abatement. Town Planner Dustin Millsaps stated that on November 30, 2020, the he had been in contact with Town Attorney Terry Taylor to get all evidence for this property done with previous Town Planner. Town Planner Dustin Millsaps stated that on February 12, 2021, Council instructed Town Planner to table this case until the May 18, 2021, meeting to see where the property ends up. Town Planner Dustin Millsaps stated that on May 7, 2021, he spoke with Attorney Bruce Vanderbloemen, the estate attorney for Carolyn Bray, and was informed that the house has had all the paperwork finished for the property to be sold in a tax sale at the end of May;
- Denise Dotson/William S Annas, II, 4095 Gatewood Dr. Abandoned Mobile Home/Minimum Housing. Town Planner Dustin Millsaps stated that a complaint was received on March 5, 2020, and a regular NOV letter and a certified NOV letter was sent on March 5, 2020, with a deadline of March 23, 2020. Town Planner Dustin Millsaps stated that the mobile home has been sprayed painted and has an apparent tenant, however, the water meter has been pulled from the property. Property was cleaned up. However, Mr. Annas informed Town Planner Dustin Millsaps that a new tenant has moved in the mobile home. Town Planner Dustin Millsaps stated that a second NOV letter was sent on May 15, 2020 with a deadline of June 15, 2020 for additional garbage on property. Town Planner Dustin Millsaps stated that staff will investigate and work with Town Attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and all garbage has been picked up, however, the house has multiple windows smashed out which is now a minimum housing violation. Town Planner Dustin Millsaps stated that he spoke with property owner and he plans on removing the trailer on November 5, 2020. Town Planner Dustin Millsaps stated that he spoke to William S Annas, II, the property owner, on November 5, 2020 and his plans are removing the mobile home. Town Planner Dustin Millsaps stated that he tried to get in touch with property owner William S Annas, II four (4) times from November 5, 2020 to November 19, 2020 before he would answer the phone for him again, and Town Planner Dustin Millsaps stated he informed property owner Williams S Annas, II that

the Town would have to pursue moving the mobile home or fines would occur for him. Town Planner Dustin Millsaps stated that he talked to property owner William S Annas, II on December 8, 2020 and was informed that the property owner had been in contact with an attorney about removal of the mobile home. Town Planner Dustin Millsaps stated that on January 7, 2021, he spoke with property owner William S Annas, II and the property owner stated that he had not worked with his attorney because his attorney had been quarantined multiple times. Town Planner Dustin Millsaps stated that on 2/7/21 he talked with property owner William S Annas, II, again and Mr. Annas stated that he is still talking to his attorney about getting the issue handled. Town Planner Dustin Millsaps stated that he spoke with property owner William S Annas, II, on 4/13/21 and Mr. Annas stated that he is currently in the process of evicting current tenant so that he can tear the mobile home down.

No Council action was required.

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

- Town Manager Chase Winebarger stated that he just wanted to update Council regarding the Brush/Pickup policy that went into effect on March 16, 2021. Town Manager Chase Winebarger stated that from January 1, 2021 to March 16, 2021 there were 363 trash workorder pickups and from March 17, 2021 until May 6, 2021 there were 82 trash workorder pickups. Town Manager Chase Winebarger also stated that from January 1, 2021 to March 16, 2021 there were 178 brush workorder pickups and from March 17, 2021 until May 6, 2021 there were 76 brush workorder pickups. Town Manager Chase Winebarger stated that the new policy was working in the way that Council had intended.
- Town Manager Chase Winebarger stated that our recreation program was in full stream. Town Manager Chase Winebarger stated that the parking lot at the park is full almost every night. Town Winebarger Chase Winebarger stated that the ball tournaments that have been going on at the park have been successful and that there will be another ball tournament the weekend of May 22, 2021.
- Town Manager Chase Winebarger stated that there will be a car cruise-in on May 22, 2021 at Baird Park beginning at 4:00pm after the ball tournament. Town Manager Chase Winebarger also stated that if the cruise-in is successful that it may start happening on a regular basis.

#### **COUNCIL COMMENTS:**

Melissa Curtis wanted everyone to know that she appreciated them coming out to the meeting.

Keith Warren wanted everyone to know he appreciated them coming out and to come to the cruise-in Saturday, May 22, 2021 beginning at 4:00pm at Baird Park.

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

Mayor Johnnie Greene wanted everyone to know he appreciated them coming out to the meeting.

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

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

The meeting was adjourned at approximately 7:06pm.

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Johnnie Greene, Mayor

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Julie A. Good, Town Clerk