

**TUESDAY, NOVEMBER 21, 2017
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Mayor Joe Wesson
Gerelene Blevins
Keith Warren
Jeff Wilson
Reed Lingerfelt
Joe Norman

STAFF PRESENT

Christopher Todd
Terry Taylor
Julie A Good

CALL TO ORDER: Mayor Joe Wesson called the meeting to order.

INVOCATION: Associate Pastor Randy McCall gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Joe Wesson led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Joe Wesson asked for a motion to adopt the November 21, 2017 Agenda.

Reed Lingerfelt made a motion, and Keith Warren seconded, to adopt the November 21, 2017 Agenda. All were in favor.

APPROVE OCTOBER 17, 2017 REGULAR MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the October 17, 2017 regular meeting minutes.

Joe Norman made a motion, and Gerelene Blevins seconded, to approve the October 17, 2017 regular meeting minutes. All were in favor.

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

John McRary spoke about his Notice of Violation letter sent to him by Town Planner Leslie M. Meadows.

Michael Waksunski stated that he had gotten a Petition to ask the Town of Sawmills to take over Chandler Place and wanted to ask the Council to at least help the residents of Chandler Place to pave the entrance coming off of Helton Road onto Chandler Place.

Sue Hall spoke about code enforcement.

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Joe Wesson announced Ms. Claudia Ward-Eller as the November Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to her sanitation bill.

No Council action was required.

DISCUSSION:

PUBLIC HEARING: ANNEXATION:

OPEN PUBLIC HEARING: Mayor Joe Wesson asked for a motion to open the public hearing.

Joe Norman made a motion, and Reed Lingerfelt seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Administrator Christopher Todd stated that the Town of Sawmills had received a petition for Voluntary Annexation from Benny and Jennifer Townsend for one (1) parcel (NCPIN-2755994368). Additionally, a petition has been received for Alice and Paul Wright for one (1) parcel (NCPIN-2755995990).

PUBLIC COMMENT: Mayor Joe Wesson asked if anyone wished to speak on the voluntary annexation.

No one wished to speak

CLOSE PUBLIC HEARING: Mayor Joe Wesson asked for a motion to close the public hearing.

Keith Warren made a motion, and Joe Norman seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Joe Norman made a motion, and Reed Lingerfelt seconded, to adopt

the Annexation Ordinance for Benny and Jennifer Townsend for one (1) parcel (NCPIN-2755994368) to be effective November 21, 2017. The vote passed 4 to 1 with Jeff Wilson being the only Council Member opposed.

Joe Norman made a motion, and Reed Lingerfelt seconded, to adopt the Annexation Ordinance for Alice and Paul Wright for one (1) parcel (NCPIN-2755995990) to be effective November 21, 2017. The vote passed 4 to 1 with Jeff Wilson being the only Council Member opposed.

FINANCIAL MATTERS:

EMPLOYEE LONGEVITY PAY: Town Administrator Christopher Todd stated that the Town of Sawmills has an employee longevity pay plan that has been historically paid out during the first pay period in December.

Jeff Wilson made a motion, and Keith Warren seconded, to issue longevity paychecks to Town employees paid out the first pay period in December. All were in favor.

CALDWELL COUNTY VETERANS HONOR GUARD DONATION REQUEST: Mayor Joe Wesson stated that the Caldwell County Veterans Honor Guard, Inc., requested a donation in the amount of one hundred dollars (\$100.00).

Joe Norman made a motion, and Jeff Wilson seconded, to give a donation in the amount of one hundred dollars (\$100.00) to Caldwell County Veterans Honor Guard, Inc. All were in favor.

CALDWELL COUNTY DONATION REQUEST: Mayor Joe Wesson stated that the Town had received a request from Caldwell County Schools for a donation in the amount of fourteen thousand dollars (\$14,000.00).

Keith Warren made a motion, and Joe Norman seconded, to give a donation in the amount of fourteen thousand dollars (\$14,000.00) to Caldwell County Schools. All were in favor.

APPROVE AUDITORS CONTRACT FOR FY 2017-2018: Mayor Joe Wesson stated that the current contract with the Town auditors Lowdermilk, Church & Co., L.L.P. needs to be renewed. The renewal contract will cover the period of July 1, 2017 to June 30, 2018.

Reed Lingerfelt made a motion, and Joe Norman seconded, to approve a renewal contract with the Town auditors Lowdermilk, Church & Co, L.L.P. in the amount of \$11,100.00 (eleven thousand one hundred dollars) and covering the period of July 1, 2017 to June 30, 2018. All were in favor.

DISCUSSION:

SAWMILLS FIRE DEPARTMENT WATER BILL: Mayor Joe Wesson stated that the Sawmills Fire Department has requested that the Town Council formally address their November 2017 water and sewer bill because of a leaking commode. 59,000 (fifty-nine thousand) gallons of water passed through the meter during the month of October and the Sawmills Fire Department typically uses between 3,000 (three thousand) gallons and 5,000 (five thousand) gallons. Due to the unusually high usage, Town staff flagged the meter to be reread and Public Works Director Ronnie Coffey reread the meter on October 25, 2017. Public Works Director Ronnie Coffey noticed the meter was running, which indicated something was going on in the building, and spoke with a fireman that was on duty. Public Works Director Ronnie Coffey and the fireman found a running commode inside the building and turned the water off to that commode. Public Works Director Ronnie Coffey went back and read the meter later the day of October 25, 2017, after the commode was fixed and the meter was no longer running.

The staff's interpretation of the Town's Utility Billing Policy is that commode leaks are ineligible for a water or sewer credit. The policy currently states that, "The Town will adjust water and sewer use on bills in case of hidden underground leaks in service lines located between the meter and the house and busted or leaking pipes inside the home."

No Council action was taken.

SAWMILLS WATER AND SEWER RATE STRUCTURE: Mayor Joe Wesson stated that the Sawmills Town Council has had requests by citizens to discuss the water and sewer rate structure. Mayor Joe Wesson also stated that the water and sewer rate structure is discussed during the budget process and would propose that Council allow public discussion of the water and sewer rates, among other issues, during the January "Coffee with the Council" meeting.

No Council action was taken.

PLANNING MATTERS:

PLANNING BOARD VACANCEY: Mayor Joe Wesson stated that the Planning Board currently has a vacant "ETJ" position due to Clyde Miller being annexed into the Town limits. There are no applications on file for the Planning Board. The Town is currently looking for a resident of the ETJ to serve on the Planning Board.

No Council action was taken.

RE-APPOINTMENT OF PLANNING BOARD MEMBERS: Mayor Joe Wesson stated that the term of appointment for Planning Board members, Kelly Price and Ryan Wilson (ETJ)

expired on September 1, 2017. Both members are willing to serve another 2 (two) year term.

Reed Lingerfelt made a motion, and Keith Warren seconded, to re-appoint Kelly Price and Ryan Wilson (ETJ) to the Planning Board. All were in favor.

UPDATES:

NOVEMBER CODE ENFORCEMENT REPORT: Town Planner Leslie M. Meadows stated that there are ten (10) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. Resent all documentation in form of nuisance code notice of violation (vs minimum housing) on October 17, 2017. Deadline to respond and arrange hearing is November 2, 2017. No response, certified mail returned to sender, never claimed. Will move forward with implementing code by setting a hearing date, and try to make Ms. Compton aware;
- WNC Properties, LLC owner of 4209 Creekview Pl. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- David Graham (Landlord) owner of 4176 US Highway 321A. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- Carolyn Bray/Robyn Brittan, owner of 2570 Baker Cir. Abandoned mobile home. Town Planner Leslie M. Meadows spot checked on October 30, 2017. No further response from Ms. Brittan. Town Administrator Christopher Todd is working with Caldwell County Environmental Health to investigate open well/septic tank;
- Andrew Dehart, owner 4036 US Highway 321A. High grass and junked vehicles. High grass/weeds still need to be tended. Town Planner Leslie M. Meadows spot checked the site on final warning deadline of October 24, 2017. Vegetation around building foundation and up walls has been removed. Case Closed;
- 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. Need to remove/replace non-conforming storage container. Town Planner Leslie M. Meadows stated that she spot checked on November 9, 2017, for removal of freight container. No change, took photographic documentation. Daily fines begin from final deadline date of November 9, 2017, or Town can remove at owner’s expense;
- Sasser Family, LLC, owner 2526 Meadows Park Lane. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;

- Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner Leslie M. Meadows stated that she spot checked property on November 9, 2017 for establishment of proper driveway. No change, took photographic documentation of tagged vehicles in cul-de-sac. Daily fines to begin from final deadline date of November 9, 2017, or Town can install driveway at owner's expense. "No Parking" signs can now be posted;
- Steve Killian, owner of 4801 Helton Rd. Outdoor storage/trash/junk. Town Planner Leslie M. Meadows stated that she verified the complaint on September 28, 2017 and sent notice of violation letter on October 3, 2017, with a deadline of October 19, 2017. Town Planner Leslie M. Meadows stated she spot checked the property on October 24, 2017. The porch is still being used for storage but large solid waste items are removed from lawn (exercise equipment, appliances, junk car). Case closed;
- Janice Griffin, Trustee of Iona Griffin, 2148 Oaktree Ln. Abandoned, partially burned apartment building. Town Planner Leslie M. Meadows stated that she received a response from Janice Griffin's attorney on October 26, 2017, which states that a construction crew has been contacted to assess the damage, tear down if necessary, and rebuild. Town Planner Leslie M. Meadows stated that she met with Caldwell County Building Inspector Mark Annas onsite on October 31, 2017. Town Planner Leslie M. Meadows has Caldwell County Building Inspector Mark Annas' report and will be sending a second notice of violation letter to include his findings, requesting that all grade level windows be boarded up in the meantime. Town Planner Leslie M. Meadows also stated that she will request updates on demo/rebuild from Ms. Griffin's attorney.

No Council action was required.

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

Joe Norman wanted to thank everyone for coming and the Council will address any issues as they come up.

Keith Warren wanted to thank everyone for coming and wanted to wish everyone a Happy Thanksgiving and wanted hoped to see everyone at the Christmas Tree Lighting and Christmas Parade.

Gerelene Blevins stated that she was glad everyone came out. Gerelene Blevins also stated that she hoped to see everyone at the Christmas Tree Lighting and Christmas Parade.

Jeff Wilson wanted to tell everyone Happy Thanksgiving and wanted to congratulate everyone who won the election.

Reed Lingerfelt wanted to thank everyone for coming out and hoped everyone had a safe trip home. Reed Lingerfelt also stated that he wanted to congratulate everyone who won the election and his only regret was he couldn't have done more for the Town.

Mayor Joe Wesson wanted to thank everyone for coming out. Mayor Joe Wesson also wanted to congratulate everyone who won the election.

Mayor Joe Wesson made several announcements:

The Sawmills Christmas Tree Lighting will be on Thursday, November 30, 2017 beginning at 6:30pm in the Farmers Market Field.

The Sawmills Christmas Parade will be on Saturday, December 2, 2017 beginning at 10:00am.

The Staff Christmas Party will be on Friday, December 8, 2017 beginning at 6:30pm at the Granite Falls Rotary Building.

COUNCIL ADJOURN: Mayor Joe Wesson asked for a motion to adjourn.

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

Joe Wesson, Mayor

Julie A. Good, Town Clerk