

**TUESDAY, OCTOBER 16, 2018
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

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

STAFF PRESENT

Christopher Todd
Terry Taylor
Julie A Good

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

INVOCATION: Neil Annas gave the invocation.

PLEDGE OF ALLEGIANCE: Landon Hines and Ashton Woodruff from Sawmills Elementary School led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Johnnie Greene asked for a motion to adopt the October 16, 2018 Agenda.

Keith Warren made a motion, and Joe Norman seconded, to adopt the October 16, 2018 Agenda. All were in favor.

APPROVE SEPTEMBER 18, 2018 REGULAR MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the September 18, 2018 regular meeting minutes.

Joe Norman made a motion, and Rebecca Johnson seconded, to approve the September 18, 2018 regular meeting minutes. All were in favor.

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

Deputy Jon Hawn, Sawmills Elementary School Resource Officer, wanted to thank the Council and Town for all the support for him and for Sawmills Elementary School.

RECOGNITIONS:

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

No Council action was required.

FINANCIAL MATTERS:

GRANITE FALLS MIDDLE ATHLETIC CLUB DONATION REQUEST: Mayor Johnnie Greene stated that the Granite Falls Athletic Club had requested a donation in the amount of one hundred fifty dollars (\$150.00).

Joe Norman made a motion, and Keith Warren seconded, to give a donation in the amount of one hundred fifty dollars (\$150.00) to Granite Falls Middle Athletic Club. Jeff Wilson and Rebecca Johnson were in favor. Clay Wilson opposed.

SOUTH CALDWELL SPARTAN ATHLETIC CLUB DONATION REQUEST: Mayor Johnnie Greene stated that the South Caldwell Spartan Athletic Club had requested a donation in the amount of one hundred fifty dollars (\$150.00).

Jeff Wilson made a motion, and Joe Norman seconded, to give a donation in the amount of one hundred fifty dollars (\$150.00) to the South Caldwell Spartan Athletic Club. All were in favor.

SAWMILLS ELEMENTARY SCHOOL PTA DONATION REQUEST: Mayor Johnnie Greene stated that the Sawmills Elementary School PTA had requested a donation in the amount of two hundred dollars (\$200.00).

Clay Wilson made a motion, and Jeff Wilson seconded, to give a donation in the amount of two hundred dollars (\$200.00) to the Sawmills Elementary School PTA. All were in favor.

DISCUSSION:

TIMBERLINE LUMBER COMPANY PROPERTY: Town Administrator Christopher Todd stated that the Town Council, during their regularly scheduled September meeting, directed Town staff to investigate methods to resolve nuisance and public safety issues related to a property owned by the Timberline Lumber Company, LLC.

The property has not been significantly occupied by any commercial or industrial use in over a decade, and has minimal maintenance work done to the structure. Due to this, the property

has been a re-occurring nuisance issue for the Town. Additionally, as the property has generally remained empty it has been a hot spot for different criminal activity. Both the nuisance issues and related criminal issues have been increasing over the last two (2) years, as there have been no active uses of the property.

Currently, the property is three (3) years (2016, 2017, 2018) delinquent with property taxes, resulting in a total of four thousand four hundred fifteen dollars and forty cents (\$4,415.40) owed to the Town of Sawmills and twenty-two thousand four hundred thirty-nine dollars and thirty-two cents (\$22,439.32) currently to all taxing agencies.

There are multiple options to address the concerns:

- Tax Foreclosure;
- Traditional Nuisance Abatement;
- Private Redevelopment; and
- Town site Control

Joe Norman made a motion, and Keith Warren seconded, to have Town Attorney Terry Taylor move ahead with the process of tax foreclosure. All were in favor.

SAWMILLS MUNICIPAL PARK LIGHTING: Town Administrator Christopher Todd stated that the fiscal year 2017/2018 budget included seventy thousand dollars (\$70,000.00) for repairs to the Sawmills Municipal Park lighting. The original budget was to replace the wooden poles on the large baseball field with metal poles. The poles need repair due to age, insects, and animals causing damage to the poles. During that time period the cost of the project exceeded the budgeted figure.

After further investigating, staff would recommend a complete update to the current lighting system. This is due to the age of the system, continued maintenance costs, and overall state of the system. The proposal would be to update the system with metal poles and LED lighting, replacing all current ballfield and walking trail lighting.

The replacement and repair work has been quoted by Musco, a lighting solutions company. The total replacement and repair costs are estimated to be four hundred sixty-nine thousand dollars (\$469,000.00). This costs includes the replacement of all wooden poles, the installation of LED lighting on all Town lights, and includes a twenty-five (25) year maintenance contract. The maintenance contract would cover all typical wear and aging of the system. Possible additional costs would be incurred if the system is placed in rocky or hard to dig soils.

Joe Norman made a motion, and Keith Warren seconded, for staff to proceed with the project and a budget amendment in the amount of four hundred sixty-nine thousand dollars (\$469,000.00) for the regular scheduled November meeting. All were in favor.

PUBLIC COMMENT:

No one wished to speak.

OCTOBER CODE ENFORCEMENT REPORT: There are twelve (12) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. Town Planner Becca Bleich stated that there was a hearing held on September 6, 2018. Owner did not show. Town can proceed with abatement;
- Carolyn Bray/Robyn Brittan, owner of abandoned mobile home located at 2570 Baker Circle. Town Planner Becca Bleich stated that an Attorney has been appointed to the estate and Terry Taylor with work with attorney;
- Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner Becca Bleich stated that she spot checked property on June 14, 2018. Still no proper driveway has ever been installed. Town Planner Becca Bleich stated that a letter was sent giving the owner thirty (30) days to install a driveway. The thirty (30) days are up on July 14, 2018, and homeowner will start to accrue fines if not compliant from that date. Town Planner Becca Bleich stated that another letter was sent on August 28, 2018, giving the home owner ten (10) more days. Town Planner Becca Bleich stated that she spot checked the property on September 11 and the homeowner was not in compliance. Town Planner Becca Bleich stated that she spoke with homeowner on September 18, 2018 and homeowner stated that he would have the driveway completed on September 22, 2018. Town Planner Becca Bleich stated that the driveway was not completed until October 4, 2018. Four hundred fifty dollars (\$450.00) have been incurred. Town Planner Becca Bleich stated that she sent a invoice and letter to homeowner on October 9, 2018;
- 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;
- Sandra Parlier, daughter of the owner of 4380 Sawmills School Rd. Overgrown vegetation. Sandra contacted Town Planner Becca Bleich requesting extension on foreclosure process. Town Planner Becca Bleich stated that a letter was sent on August 7, 2018, explaining the foreclosure process was initiated by Caldwell County but the nuisance violations would need to be abated within fifteen (15) days. Deadline is August 22, 2018. The owner did not comply and another letter outlining fees was sent with a deadline of September 21, 2018;
- Chaney Carter, owner of 4361 Sawmills School Rd. Overgrown vegetation. Town Planner Becca Bleich stated that a letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner stated that the nuisance was abated by the Town on August 10, 2018. Town Planner Becca Bleich stated that a lien will be placed on the property for the cost of the mowing. Town Planner Becca Bleich stated that a hearing was held on September 6, 2018. The homeowner did not show so the Town can proceed to demolish house;

- Timberline Lumber Company, Inc., owner of 4219 US Highway 321A. Overgrown vegetation. Town Planner Becca Bleich stated that a NOV letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner Becca Bleich also stated that an additional letter was sent by Town Attorney Terry Taylor on August 2, 2018 with a deadline of August 17, 2018. The owner did not comply. Town Planner Becca Bleich stated that she is working with Town Attorney Terry Taylor to determine what steps to take next;
- Robert Hollar, owner of 2615 Mission Rd. Overgrown vegetation. Town Planner Becca Bleich stated that there was vegetation on the fence encroaching onto the neighbor's property. Town Planner Becca Bleich stated that a letter was sent on July 24, 2018, with a deadline of August 8, 2018. Town Planner Becca Bleich stated that she missed a call from the property owner requesting clarification and she called back and left a voicemail explaining the issue. Town Planner Becca Bleich stated that she has spoken with a business representative and a contractor has been hired to abate the issue. Town Planner Becca Bleich stated that she will continue to monitor;
- Buck Poe, 4042 Clyde Drive. High Grass. Town Planner Becca Bleich stated that a letter was sent on September 6, 2018 with a deadline of September 16, 2018. Town Planner Becca Bleich stated that she sent a second letter on September 20, 2018. Mr. Poe did mow the grass after incurring a fifty dollar (\$50.00) fine. Mr. Poe has paid his fines;
- Gregory Williams. High Grass. Town Planner Becca Bleich stated that she sent a NOV letter on September 20, 2018;
- Mark Kiser. Vegetative Buffer. Town Planner Becca Bleich stated that she sent a NOV letter on September 20, 2018 and again on October 2, 2018, stating the need to increase the vegetative buffer in the rear of the property;
- Bobby Prestwood. Rubbish, High Grass. Town Planner Becca Bleich stated that a NOV letter was sent on September 23, 2018.

No Council action was required.

PLANNING QUARTERLY REPORT: Town Planner Becca Bleich stated that during the 2018 3rd Quarter she has:

- Completed edits on the Sawmills Comprehensive Plan;
- Administered sixteen (16) zoning permits;
- Reviewed three (3) subdivisions;
- Answered various planning/zoning citizen questions;
- Accompanied Town Administrator and County Inspector to inspect two (2) dilapidated houses;
- Worked with Town Administrator and Town Attorney to abate nuisance violations;
- Re-wrote the nuisance letter to include the stricter fee schedule; and
- Began work to map out and take pictures of vacant/dilapidated homes.

No Council action was required.

TOWN ADMINISTRATOR UPDATES: Town Administrator Christopher Todd stated that two (2) houses have been demolished on Sawmills School Road.

Town Administrator Christopher Todd stated that the Town is working on the demolition of the Compton Property on Sawmills School Road. Town Administrator Christopher Todd stated that the Town received a report back that there was asbestos in a wall. Town Administrator Christopher Todd stated that the Town is now asking for quotes for asbestos removal and demolition.

Mayor Johnnie Greene announced that the Sawmills Fire and Rescue 60th Anniversary Celebration will be held on October 21, 2018 from 3:00pm to 5:00pm.

The Town of Sawmills Veteran's Celebration will be held on November 10, 2018, at Veterans Park beginning at 10:30am.

The Town of Sawmills Fall Festival will be on October 26, 2018, at Baird Park from 12:00pm to 7:00 pm.

The Sawmills Elementary School Fall Festival will be on October 27, 2018, from 5:00pm to 8:00 pm.

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

Mayor Johnnie Greene stated that he appreciated everyone coming out and Deputy Jon Hawn for what he does for the community and the County.

Keith Warren wanted to thank everyone for coming out.

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

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

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