

August 1, 2000  
MINUTES OF MEETING

COUNCIL PRESENT

Max Andrews  
Joe Helton  
Bobby Austin  
Gerelene Blevins  
Bill Ramsey  
David Stamey

STAFF PRESENT

Paul Culpeper  
Deanna Rios  
Mark Bloomer  
Wanda Reid

***CALL TO ORDER***-Mayor Max Andrews called the meeting to order and welcomed all guests.

***INVOCATION***-Invocation was given by Joe Helton.

***ADOPT AGENDA***-David Stamey made the motion to adopt the agenda. Bill Ramsey seconded. All were in favor.

***APPROVE REGULAR MINUTES***-Gerelene Blevins made the motion to approve the regular minutes of July 18th, 2000. Bill Ramsey seconded, with all in favor.

***APPROVE SPECIAL MEETING***-On a motion made by David Stamey, seconded by Joe Helton, Council voted to approve the special minutes of July 24th, 2000.

***SEWER JET TAXES***-Interim Town Administrator Deanna Rios informed Council that the taxes on the permanent tag for the sewer jet were not refundable. Gerelene Blevins made the motion to approve the purchase of the permanent tag. Bobby Austin seconded. Vote unanimous.

***SEWER BILLING ADJUSTMENT***-Ms. Rios presented Council with a procedure for adjusting the sewer portion of a customer's water bill when the customer waters a lawn or garden or filling swimming pools. Bobby Austin made the motion to approve the sewer billing adjustments. Bill Ramsey seconded. All were in favor.

***SAWMILLS ELEMENTARY SCHOOL PUMP STATION***-Interim Administrator Deanna Rios informed Council that Town Engineers have recommended moving the pump station and adding two feet to the top of the station to avoid any flooding. Bill Ramsey made the motion to approve this recommendation. Gerelene Blevins seconded. All were in favor.

***SAWMILLS ETJ***-Last meeting Council had asked the attorney if the town could give up some parts of Sawmill's ETJ. After some discussion, David Stamey made the motion to have a land study done, then meet and discuss with Council and the Planning Board of what they wanted to do and then present this to the people in that area. Bobby Austin seconded, with all in favor.

***ADOPT A GROSS RECEIPTS TAX***-Ms. Rios informed Council that Caldwell County had approved a 1½% gross receipts tax for short-term lease or rental property. An ordinance is required to implement this tax, and a written agreement between the Town and the County would also be necessary if the Town wanted to implement this tax. Bill Ramsey made the motion to implement this tax and adopt an ordinance and make it effective as of this date. Bobby Austin seconded. Voting for this motion: Bill Ramsey, Bobby Austin and David Stamey; voting against: Gerelene Blevins and Joe Helton.

***INSTALL TRAFFIC SIGNS***-Ms. W. W. Barker has requested the Town to look into installing some traffic signs on the dirt road connecting Benfield Drive and Arcona Leather. On a motion made by David Stamey, seconded by Gerelene Blevins, Council voted to have the Street Committee check into this and report back to the Board.

***"INTERLOCAL COOPERATION"***-Ms. Rios informed Council the Interlocal Risk Financing Fund of North Carolina has asked the board to approve an amendment to reorganize the Fund to operate according to G. S. 160A-460 through 464. This will allow the Fund to operate as an "Interlocal Cooperation" and avoid some additional reporting requirements. On a motion made by David Stamey, seconded by Bobby Austin, Council voted to approve the amendment.

***PUBLIC HEARING ON PROPOSED CHANGES TO NONCONFORMING USE ORDINANCE***-Town Planner Mark Bloomer related to Council the changes shown in the agenda packet would allow stick built homes and single wide mobile homes that are located on lots that are zoned Highway Business, General Manufacturing or R-20 to be replaced.

***OPEN PUBLIC HEARING***-David Stamey made the motion to open the public hearing. Gerelene Blevins seconded. All were in favor.

**COMMENT FOR OR AGAINST**-No one spoke against the proposed changes to Nonconforming Use Ordinance. Clyde Miller said he thought the changes were a good idea.

**CLOSE PUBLIC HEARING**-On a motion made by Gerelene Blevins, seconded by Bill Ramsey, Council voted to close the public hearing.

**APPROVE PROPOSED CHANGES TO NONCONFORMING USE ORDINANCE**-After some discussion, on a motion made by David Stamey, seconded by Bobby Austin, Council voted to approve the Nonconforming Use Ordinance.

**ALLOW MANUFACTURED HOMES ON LOTS FOR FAMILY MEMBERS**-Council directed Staff to draft an ordinance that would allow people to place manufactured homes on their property for family members when one of the family members is sick or there is a case of hardship. David Stamey requested staff to research deleting the time limit.

**CALL PUBLIC HEARING TO ALLOW MANUFACTURED HOMES ON LOTS FOR FAMILY MEMBERS.** -On a motion made by Gerelene Blevins, seconded by Bill Ramsey, Council voted to call a Public Hearing for August 15, 2000 at 6:00 PM, to get the public's input on this.

**CHANGE TO SUBDIVISION ORDINANCE**-Mr. Bloomer informed Council that staff had drafted a policy that would allow people to subdivide their property without having the entire tract surveyed. On a motion made by Joe Helton, seconded by David Stamey, Council voted to adopt the policy presented by staff.

**CHANGE TO ZONING ORDINANCE**-Town Planner informed Council that Mt. Zion Church and the Sawmills Fire Department had to get their properties rezoned because they wanted to put up appropriately sized ground signs. He suggested that this zoning ordinance needed to be changed. Bill Ramsey made the motion to give this item to the Planning Board to check into. Gerelene Blevins seconded. All were in favor.

***CHANGE TO ORDINANCE CONCERNING PLATS OF MINOR SUBDIVISIONS***-Mark Bloomer related the Subdivision Administrator holds on to the final plat of a Minor Subdivision for at least 20 days before bringing the plat to the Planning Board. He suggested that the number of days should be reduced. On a motion made by Bobby Austin, seconded by Bill Ramsey, Council voted to have the Planning Board look into this since the plats should be able to come before the Planning Board immediately.

#### **OTHER BUSINESS**

- ◆ Mayor Max Andrews informed Council the County Manager wanted to meet with him for discussion of Sawmills and the County going together and come up with a way to service the residents of Free Mason Road with water.
- ◆ Interim Town Administrator Deanna Rios related to Council the price of extending the Stamey Road 6" waterline down Mayfield Drive would be approximately \$7,671.50.

***MOTION TO EXTEND WATERLINE***-Bill Ramsey made the motion to extend the 6" waterline from Stamey Road to Mayfield Drive. David Stamey seconded. Vote unanimous.

- ◆ Ms. Rios reminded Council of the North Carolina League of Municipalities Annual Conference to be held in Fayetteville, NC, on October 15-17, 2000.
- ◆ Ms. Rios reminded Council it had been put into this year's budget to get a cleaning service to clean Town Hall. On a motion made by David Stamey, seconded by Gerelene Blevins, Council voted to advertise for this service.

***STREET PAVING***-Mayor Pro-tem Joe Helton informed Council the Street Committee has determined that Keith Avenue, Oxford Drive, Mindy Drive and Acorn Avenue needed to be resurfaced. On a motion made by Joe Helton, seconded by Bill Ramsey, Council voted to advertise for estimates on getting these streets paved.

***CALL FOR PUBLIC HEARING ON ZONING ORDINANCE***-Town Planner Mark Bloomer requested Council to call a public hearing on rezoning Benny Townsend's property this meeting, so he can take this to the Planning Board at their meeting next week. Bobby Austin made the motion to call a Public Hearing

to rezone Benny Townsend's property for August 15<sup>th</sup>, at 6:00 PM. Bill Ramsey seconded. All were in favor.

***SIDEWALK ENAHANCEMENT AGREEMENT***-Councilman David Stamey stated that on the Sidewalk Enhancement Agreement the name Helena Street needed to be changed to US Hwy 321-A. On a motion made by David Stamey, seconded by Bill Ramsey, Council voted to change the name back to US Hwy 321-A.

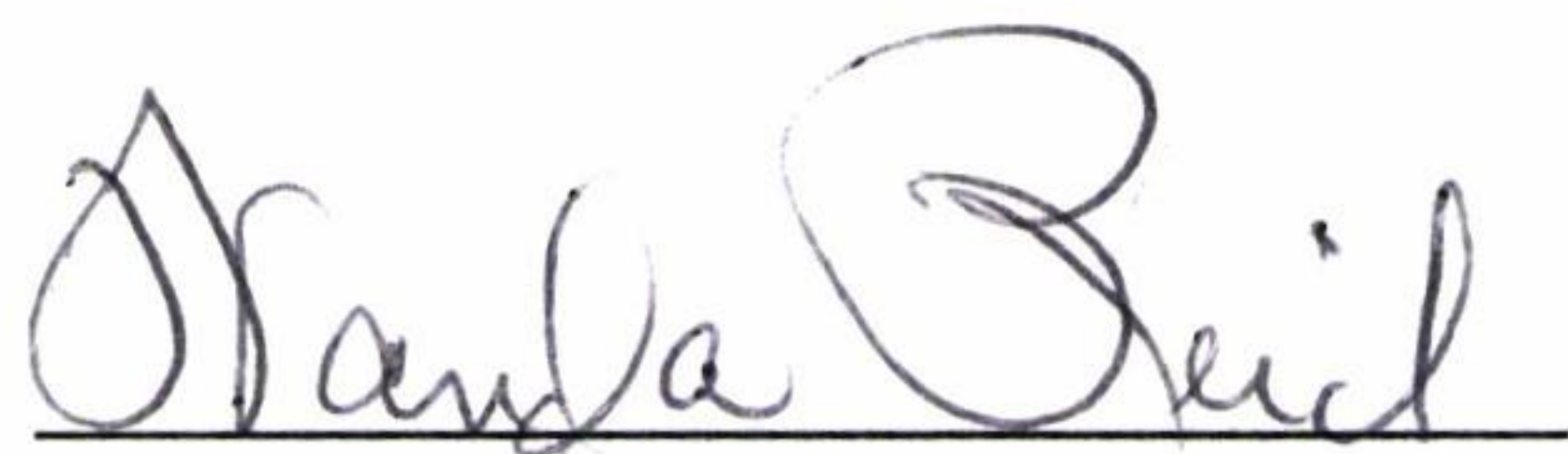
***PETITION FOR SEWER ON GREENWOOD TERRACE***- Councilman David Stamey presented a petition for sewer service signed by residents on Greenwood Terrace.

***STENCH FROM DAIRY FARM***-Councilor David Stamey related he had been confronted about the stench from the dairy farm. He said he had informed the persons the dairy farm was grandfathered in and nothing could be done about this.

***CLOSED SESSION***-On a motion made by David Stamey, seconded by Gerelene Blevins, Council voted to go into closed session at 7:25 PM.

Bill Ramsey made the motion to come out of closed session at 7:40 PM. David Stamey seconded. Vote unanimous.

***ADJOURN***-Gerelene Blevins made the motion to adjourn. Bobby Austin seconded, with all in favor.



Wanda Reid, Town Clerk



Max Andrews, Mayor