

**TUESDAY, SEPTEMBER 15, 2020
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Mayor Johnnie Greene
Clay Wilson
Melissa Curtis
Joe Wesson
Rebecca Johnson

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor

COUNCIL ABSENT

Keith Warren

CALL TO ORDER: Mayor Johnnie Greene called the meeting to order at approximately 6:02pm.

INVOCATION: Mayor Johnnie Greene 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 September 15, 2020 agenda, with an amendment, adding line item 7C, Budget Ordinance Amendment.

Rebecca Johnson made a motion, and Clay Wilson seconded, to adopt the amended September 15, 2020 Agenda. All were in favor.

APPROVE AUGUST 18, 2020 REGULAR MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 18, 2020 regular meeting minutes.

Melissa Curtis made a motion, and Clay Wilson seconded, to approve the August 18, 2020 regular meeting minutes. All were in favor.

APPROVE AUGUST 18, 2020 CLOSED SESSION MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 18, 2020 closed session minutes.

Rebecca Curtis made a motion, and Joe Wesson seconded, to approve the August 18, 2020 closed session minutes. All were in favor.

PUBLIC COMMENT: Mayor Johnnie Greene asked if anyone had any questions or

comments at this time.

Gloria Cline, 1991 Stamey Road, spoke regarding her code enforcement case.

Mary O'Brian, 2644 Mission Road, spoke regarding her utility bill.

FINANCIAL MATTERS:

DISABLED AMERICAN VETERANS CHAPTER 6 DONATION REQUEST: Mayor Johnnie Greene stated that the Disabled American Veterans Chapter 6 had requested a donation in the amount of fifty dollars (\$50.00).

Joe Wesson made a motion, and Melissa Curtis seconded, to give a donation in the amount of one hundred dollars (\$100.00) to the Disabled American Veterans Chapter 6. All were in favor.

SAWMILLS FIRE AND RESCUE DONATION REQUEST: Mayor Johnnie Greene stated that during the May 17, 2016 Council meeting, a resolution was passed to set aside a week in September as Sawmills Volunteer Fire and Rescue Appreciation Week. As a way to continue to show the Town's support, a donation is recommended for the Sawmills Volunteer Fire and Rescue Department.

Joe Wesson made a motion, and Melissa Curtis seconded, to give a donation in the amount of five hundred dollars (\$500.00) to the Sawmills Volunteer Fire and Rescue Department. All were in favor.

BUDGET ORDINANCE AMENDMENT: Mayor Johnnie Greene stated that on June 2, 2020, Town Manager Chase Winebarger spoke with him regarding CARES Funding-COVID-19. By establishing a special revenue fund, all transactions in regards to revenue and expenditures related to COVID-19, will be accounted for and reportable to all agencies involved. Mayor Johnnie Greene stated that he spoke with Council on June 2, 2020, regarding creating a special revenue fund and a vote was taken by straw vote on June 2, 2020, as follows:

Melissa Curtis, at 8:42pm, voted in the affirmative;
Clay Wilson, at 8:44pm, voted in the affirmative;
Keith Warren, at 8:47pm, voted in the affirmative;
Rebecca Johnson, at 8:49pm, voted in the affirmative;
Joe Wesson, at 8:52pm, voted in the affirmative.

Mayor Johnnie Greene stated that with establishing the special revenue fund a budget amendment would need to be made for CARES Funding-COVID-19..

Clay Wilson made a motion, and Melissa Curtis seconded, to approve the budget amendment for CARES Funding-COVID-19. All were in favor.

DISCUSSION:

MOUNT ZION SANITATION AGREEMENT: Mayor Johnnie Greene stated that during Council's February 10, 2010 meeting, in exchange for signing an easement, Mount Zion Baptist Church asked the Town to agree to reduce their monthly sanitation charge by not charging the parsonage (which, until 2018, was the Church daycare and parsonage together) and the music building instead of a lump sum payment of two thousand dollars (\$2,000.00), which the Town was ready to offer Mount Zion Baptist Church for the easement.

When the Town changed its sanitation policy and sanitation fees, Mount Zion called into question this agreement. As of August 31, 2020, the daycare/parsonage account should have been charged one thousand nine hundred fifty-one dollars (\$1,951.00) in sanitation fees and the music director account should have been charged eight hundred seventy-eight dollars (\$878.00) in sanitation fees for a total of two thousand eight hundred twenty-nine dollars (\$2,829.00) that Mount Zion has not been charged.

Clay Wilson made a motion, and Joe Wesson seconded, to start charging the daycare account and music director acct sanitation fees starting March 2021. All were in favor.

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

No one wished to speak.

UPDATES:

SEPTEMBER CODE ENFORCEMENT REPORT: Town Planner Dustin Millsaps stated that there are ten (10) code enforcement cases open:

- Carolyn Bray/Robyn Brittan, owner 2570 Baker Circle. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated that he is working with Town Attorney Terry Taylor to abate the 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 he rode by the property and it is still in the same condition and would like to discuss demolition;
- 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;
- Dale E and Debra Miller, 4434 Jess Dr. Garbage and Rubbish/Property Maintenance. Town Planner Dustin Millsaps stated that a complaint was received on January 28, 2020. Town Planner Dustin Millsaps stated that the complaint addressed two (2) separate properties and possible violations. A NOV letter was sent on February 13, 2020, with a deadline of March 4, 2020 for the Miller property. Town Planner Dustin Millsaps stated that the Miller property is in violation for having high grass/vegetation and junk and garbage located around the property. Town Planner Dustin Millsaps stated another complaint was received on May 7, 2020 and a final letter was sent on May 13, 2020, with a deadline of May 31, 2020. Town Planner Dustin Millsaps stated that on June 1, 2020, staff spoke with Mrs. Miller, who has a medical condition, and she asked for an extension and stated that she is working on getting the property cleaned up. Town Planner Dustin Millsaps stated that on September 10, 2020, a new tenant is cleaning up the property and is $\frac{3}{4}$ of the way done. Town Planner Dustin Millsaps stated that he will issue a final citation;
 - 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;
 - Steve and Mary Hand, 2511 Baker Cir. Garbage and Rubbish/Property Maintenance. Town Planner Dustin Millsaps stated that a complaint was received on April 20, 2020. Town Planner Dustin Millsaps stated that the complaint states that the property is overgrown and consist of junk vehicles. Town Planner Dustin Millsaps stated that a regular letter was sent on April 23, 2020, with a deadline of May 15, 2020. Town Planner Dustin Millsaps stated that staff will investigate further. Town Planner Dustin Millsaps stated that he had contacted the property owner and the junk has been

- removed, but the junk vehicle still remains. Town Planner Dustin Millsaps stated he will keep a check on this;
- Deaton Robin and Denise Holler, 4689 Greenwood Terrace. Rubbish/High Grass. Town Planner Dustin Millsaps stated that he received two (2) complaints about this property on August 11, 2020. Town Planner Dustin Millsaps stated that a NOV letter was sent to the property owner. Town Planner Dustin Millsaps stated that on August 20, 2020 the grass was mowed;
 - Ronald B and Cynthia H Herman, 4126 Shoun Dr. Accessory Structures, Residential and 154.30 Minimum Requirement of Dwelling. Town Planner Dustin Millsaps stated that he received a complaint that someone was living in a shed behind a rental property. Town Planner Dustin Millsaps stated that the property owner and property tenants were sent a NOV letter. Town Planner Dustin Millsaps stated that he was informed that the tenant in the shed has now moved out and the shed had been repossessed. Town Planner Dustin Millsaps stated that he is trying to verify the information to see if it is true. Town Planner Dustin Millsaps stated that on August 22, 2020 he went by the property and the building has been removed, but all the contents of the building were laying on the property and a new complaint has been filed for the trash;
 - Ronald B and Cynthia H Herman, 1991 Stamey Rd. Accessory Structure, Residential and 154.30 Minimum Requirement of Dwelling. Town Planner Dustin Millsaps stated that on August 23, 2020 the property tenant asked for an extra trash can for the property. Town Planner Dustin Millsaps stated that when the call was taking place the tenant said they needed an extra trash can “because we share water from the mobile home to my camper, but we have too much trash for one can.” Town Planner Dustin Millsaps stated that he sent a NOV letter on August 27, 2020. Town Planner Dustin Millsaps stated that he went by the property on September 9, 2020 and the camper was gone;
 - Ronald B and Cynthia H Herman, 4126 Shoun Dr. Garbage and Rubbish/Property Maintenance. Town Planner Dustin Millsaps stated that he went by the property on August 25, 2020 and to follow up on another complaint on the property and noticed a large amount of garbage and rubbish on the property from a storage building that had been removed. Town Planner Dustin Millsaps stated that a NOV letter was sent on August 27, 2020. Town Planner Dustin Millsaps stated that he went by the property on September 9, 2020 and the property has been cleaned;
 - Brittany Noelle Dills, 4680 Sawmills School Rd. Rubbish/Grass. Town Planner Dustin Millsaps stated that he received a complaint on September 1, 2020 for rubbish and high grass and a NOV letter was sent out the same day. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and the grass had been mowed.

No Council action was required.

TOWN MANAGER UPDATES:

- Town Manager Chase Winebarger stated that disconnects for nonpayment of current utility bills resumed on September 1, 2020. Town Manager Chase Winebarger stated that this was the first time since March that the Town has disconnected utility bills due to nonpayment;
- Town Manager Chase Winebarger stated that late fees or fees for online payments have not been reinstated yet. Town Manager Chase Winebarger stated that late fees will start this billing cycle, but will continue to hold out on online fees for online payments until Town Hall reopens;
- Town Manager Chase Winebarger stated that plans have been submitted and approved by the County and this consultant for the Town's social distancing measures in the Town's parks and farmers market. Town Manager Chase Winebarger stated that quotes have been received and plans are being put in place to begin installation. Town Manager Chase Winebarger stated that remodel of the pay counter window in Town Hall is slated to take place September 23 through 29, if all materials are in. Town Manager Chase Winebarger also stated that the electrostatic sprayers have arrived, but the chemicals to put in them have not arrived yet. Town Manager Chase Winebarger stated that once the chemicals are here, Public Works will reopen the park bathrooms and remove the porta johns, as they will be able to safely clean the bathrooms;
- Town Manager Chase Winebarger stated that the Town rented out one (1) ballfield at Baird Park on 9/12/20 for a small four (4) team tournament which was live streamed and attracted approximately thirty (30) people online. Town Manager Chase Winebarger stated that he received a tremendous amount of compliments on the facilities. Town Manager Chase Winebarger stated that he talked to several local people that were excited to not have to drive out of the county for a tournament. Town Manager Chase Winebarger stated that the facilities are attracting teams from surrounding counties;
- Town Manager Chase Winebarger stated that the Committee for the Bicycle/Pedestrian Plan has been formed and will begin meeting in the coming weeks. Town Manager Chase Winebarger stated that the Bicycle/Pedestrian Committee consists of :
 1. Melissa Curtis
 2. Mark Annas
 3. Lynn Crump
 4. Matt Ingram
 5. Scott Wilson
 6. David Powell
 7. Steve Duncan
- Town Manager Chase Winebarger stated that he is waiting on quotes from an electrician for setting poles at the Farmers Market lot and at Veterans Park the work will start soon after;
- Town Manager Chase Winebarger stated that after meeting with different Managers, it appears that non Town is having any events right now and are not planning any in

the near future. Town Manager Chase Winebarger stated that he recommends, for the time being, that Sawmills follows suit and not have any “Town sponsored” events.

COUNCIL COMMENTS:

Joe Wesson wanted to thank everyone for coming out. Joe Wesson stated that the Council gets their best ideas from the citizens.

CLOSED SESSION: PURSUANT TO N.C.G.S. §143-318.11(a)(3) and (6) FOR PERSONNEL MATTERS: Mayor Johnny Greene asked for a motion to go into closed session.

Clay Wilson made a motion, and Rebecca Johnson seconded, to go into closed session pursuant to N.G.G.S. § 143-318.11(a)(3) and (6) at approximately 6:57pm. All were in favor.

Clay Wilson made a motion, and Rebecca Johnson seconded, to come out of closed session at approximately 7:34pm. All were in favor.

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

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

The meeting was adjourned at approximately 7:34pm.

Johnnie Greene, Mayor

Julie A. Good, Town Clerk