

**TOWN OF SAWMILLS
REGULAR COUNCIL MEETING
MINUTES
SEPTEMBER 16, 2025
6:00 P.M.**

1. CALL TO ORDER

The Regular Meeting of the Town Council was held in the Council Room at 6:00 PM on September 16, 2025. Mayor Keith Warren called the meeting to order and welcomed those present. Present were Council Members Melissa Curtis, Bobby Mosteller, Joe Wesson, and Clay Wilson. Also, present were Town Manager Chase Winebarger, Attorney Terry Taylor, Finance Officer Kelly Melton, and Appointed Town Clerk Kathy Johnson. Council Member Rebecca Johnson was absent.

2. INVOCATION – Levi Addison/Youth Pastor/Sunrise Baptist Church opened with prayer.

3. PLEDGE OF ALLEGIANCE – Grogan’s Small World led the Pledge of Allegiance. Mayor and Council thanked them for coming and leading the Pledge of Allegiance.

A. APPOINT CLERK FOR THE MEETING

Mayor Warren asked for a motion to appoint Kathy Johnson Clerk for tonight's meeting. **Council Member Bobby Mosteller** made a motion to appoint Kathy Johnson Clerk and **Council Member Clay Wilson** 2nd the motion. Motion passed unanimously.

4. ADOPT AGENDA

Council Member Curtis made a motion to approve the agenda and **Council Member Wesson** 2nd the motion. Motion passed unanimously.

5. APPROVE MEETING MINUTES

A. Approval of Regular Council Meeting Minutes of August 19, 2025

Council Member Wilson made a motion to approve the Regular Meeting Minutes and **Council Member Mosteller** 2nd the motion. Motion passed unanimously.

B. Approval of Closed Session Meeting Minutes of August 19, 2025

Council Member Mosteller made a motion to approve the Closed Session Meeting Minutes and **Council Member Wesson** 2nd the motion. Motion passed unanimously.

C. Approval of Special Meeting Minutes of August 26, 2025

Council Member Wesson made a motion to approve the Special Meeting Minutes and **Council Member Curtis** 2nd the motion. Motion passed unanimously.

D. Approval of Closed Session Meeting Minutes of August 26, 2025

Council Member Curtis made a motion to approve the Closed Session Meeting Minutes and **Council Member Mosteller** 2nd the motion. Motion passed unanimously.

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48 **6. PUBLIC COMMENT - NONE**
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50 **7. RECOGNITION**

51 **A. Recycle Rewards**

52 Due to workload this item was tabled.
53

54 **8. OTHER MATTERS**

55 **A. VETERAN'S PARK UPDATE**

56 **Town Manager Chase Winebarger** informed those present that a pre-bid meeting was held
57 today for those that wished to bid on this project, with a good turnout. Bidding process closes
58 October 1, 2025.
59

60 Finance Officer Kelly Melton stated that the Town is about four (4) weeks into the FEMA
61 application review. She continued by stating that there is a meeting tomorrow, Wednesday,
62 September 17, 2025. She went on to state that this project has been moved from General FEMA
63 Project Development to Green Removal Task Team. She is hoping to have a better
64 understanding of how this project moves forward after the meeting tomorrow.
65

66 **9. PUBLIC COMMENT – NONE**
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68 **10. UPDATES**

69 **A. CODE ENFORCEMENT REPORT**

70 Town Manager Winebarger mentioned the following information for Mayor and Council:

- 71 • Planning Director/Assistant Manager Dustin Millsaps has stated that there is a lot
72 of pressure from the State about adjusting minimum lot sizes. Brief discussion.
73 Town Manager Winebarger will continue to keep Mayor and Council updated.
- 74 • Parks and Recreation Director, Tanner Greene, is always seeking and aware of
75 grants for improvements to the Parks and Recreation Department. He would like a
76 mini pitch to be considered for Baird Park. This is a self-contained modular sports
77 field that can be used for numerous activities like soccer, pickle ball, street
78 hockey, etc. The only expense that the Town would have would be grading and
79 electrical. The grant would be for \$100,000 cash in time and \$20,000 cash
80 available. This grant would be considered in next fiscal year's budget.
81

82 **B. TOWN MANAGER UPDATE**

83 **Town Manager Winebarger** stated that Daniel Bowman, an employee in the Parks and
84 Recreation Department, has a daughter that plays softball at Pfeiffer University and that he
85 himself would like to show support on behalf of the Town of Sawmills with a donation of \$200.
86 Consensus of Council supported Town Manager Winebarger's request for a donation in the
87 amount of \$200.
88

89 **Town Manager Winebarger** noted that a large dead tree had been removed at the Farmer's
90 Market location/US 321-A, Alt. He continued to state that a large pre-lit Christmas tree has been
91 purchased and put into a trailer that was purchased for storing the new Christmas Tree. After

some discussion, it was determined Town Manager Winebarger will bring back to Mayor and Council tree top options.

C. COUNCIL COMMENT

Mayor and Council thanked Appointed Town Clerk Kathy Johnson for assisting tonight.

Mayor and Council thanked those present for their attendance and voiced their appreciation.

Council Member Curtis thanked **Deputy Anders** for the new traffic pattern at Sawmills Elementary School and continued by stating that the flow of traffic seems smoother.

11. CLOSED SESSION PURSUANT TO N.C.G.S. §143-318.11(a)(3)

Council Member Wilson made a motion to enter Closed Session and **Council Member Wesson** 2nd the motion. Motion passed unambiguously. (6:20PM)

Council Member Wilson made a motion to adjourn the Closed Session and **Council Member Curtis** 2nd the motion. Motion passed unanimously. (6:40PM)

Town Manager Winebarger mentioned/updated Mayor and Council on the following planning/nuisance/concerning items that Town Planning Director/Assistant Manager Dustin Millsaps is continuing to work on. These issues have not been moved forward on due to staff workload.

- Jody McRary/1956 Jody Dr. still has done nothing to his property. His fines are running daily. Attorney Taylor recommended that this process start with a title search. After discussion, Attorney was directed to start a title search on this property.
- Gas Station, located at 4108 US Hwy 321A, next to Bolick's Tire has an apartment in the bottom of the building that needs addressed. After discussion, Town staff were directed to move forward with addressing this code violation.
- Owner of Hosstyle Dieselz on Spartan Drive/Eli Lane has placed a metal building that could be on or near his neighbor's property line. The property line is not clear on GIS. Discussion followed. Town staff were directed to move forward on this concern.

Town Manager Winebarger confirmed that all these issues are warranted by complaints from citizens.

(Town Planning Director/Assistant Manager, Dustin Millsaps arrived at meeting at approximately 6:50PM due to attending open house at his child's school)

Planning Director/Assistant Manager Dustin Millsaps informed those present that to his knowledge a permit had not been issued by Caldwell County for the metal building that was placed on Hosstyle Dieselz owner's property. Planning Director/Assistant Manager Dustin Millsaps noted a map of property, and the new metal building seems right on the property line. Discussion followed. Surveying the property would answer the question of known property lines.

Town Manager Winebarger informed Mayor and Council that he was to have a meeting with Sawmills Fire Department following the Council meeting, however, Greg Wilson/Chair of Fire Department Board phoned earlier and stated that he/they would not be available to meet tonight.

Town Manager Winebarger continued by expressing that all the questions ask of the Town had been addressed, and that the Town was now looking for an answer from the Fire Department.

Town Manager Winebarger stated that although slow, progress was being made on the new Town Hall.

Town Manager Winebarger continued by informing Mayor and Council that because of some turnovers policy changes were being made, while learning at the same time.

12. ADJOURN

Council Member Wilson made a motion to adjourn the meeting and **Council Member Curtis** 2nd the motion. Motion passed unanimously at approximately 7:05PM.

Keith Warren, Mayor

Kathy W. Johnson, Appointed Town Clerk