

**TUESDAY, SEPTEMBER 17, 2019
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Mayor Johnnie Greene
Keith Warren
Clay Wilson
Rebecca Johnson

STAFF PRESENT

Terry Taylor
Julie A Good

CALL TO ORDER: Mayor Johnnie Greene called the meeting to order at approximately 6:03pm.

INVOCATION: Pastor Steve Owen gave the invocation.

PLEDGE OF ALLEGIANCE: Ashton Woodruff and Lane Rice of Sawmills Elementary School led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Johnnie Greene asked for a motion to adopt the September 17, 2019 Agenda.

Clay Wilson made a motion, and Joe Norman seconded, to adopt the September 17, 2019 Agenda. All were in favor.

APPROVE AUGUST 20, 2019 REGULAR MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 20, 2019 regular meeting minutes.

Joe Norman made a motion, and Clay Wilson seconded, to approve the August 20, 2019 regular meeting minutes. All were in favor.

APPROVE AUGUST 28, 2019 SPECIAL MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 28, 2019 special meeting minutes.

Rebecca Johnson made a motion, and Keith Warren seconded, to approve the August 28, 2019 special meeting minutes. All were in favor.

APPROVE AUGUST 28, 2019 SPECIAL CLOSED SESSION MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 28, 2019 special closed session meeting minutes.

Keith Warren made a motion, and Joe Norman seconded, to approve the August 28, 2019 special closed session meeting minutes. All were in favor.

APPROVE AUGUST 29, 2019 SPECIAL MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 29, 2019 special meeting minutes.

Joe Norman made a motion, and Rebecca Johnson seconded, to approve the August 29, 2019 special meeting minutes. All were in favor.

APPROVE AUGUST 29, 2019 SPECIAL CLOSED SESSION MEETING MINUTES: Mayor Johnnie Greene asked for a motion to approve the August 29, 2019 special closed session meeting minutes.

Rebecca Johnson made a motion, and Joe Norman seconded to approve the August 29, 2019 special closed session meeting minutes. 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

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Johnnie Greene announced Mr. Joseph Phillips as the September 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:

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.

Keith Warren made a motion, and Joe Norman 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.

PLANNING MATTERS:

PLANNING BOARD/BOARD OF ADJUSTMENT TEXT ADMENDMENT: Town Planner Hunter Nestor stated that currently the Town of Sawmills has separate Board of Adjustments and Planning Boards. The Planning Board should consist of five (5) members; three (3) in town members and two (2) ETJ members. The Board of Adjustments consist of five (5) members and Council may appoint two (2) alternate members. However, staff is having problems finding people who would like to serve on either board. Currently, we have only four (4) members on the Planning Board and four (4) members on the Board of Adjustments.

Staff would like to combine the Planning Board and the Board of Adjustments. The proposed draft states that the Board will consist of six (6) members, four (4) in town and two (2) ETJ to remain proportional, and have two (2) alternates, one (1) in town and (1) ETJ. This will help with trying to find people to serve on the Board, as well as giving the new combined Board more duties for more frequent meetings. By combining both boards, staff recommends to having six (6) regular members instead of the current five (5) for each board. The proposed language allows for two (2) alternates to be appointed in case a regular member cannot attend a meeting. There will be one (1) alternate from in town and one (1) from ETJ.

Clay Wilson made a motion, and Rebecca Johnson seconded, to call for a public hearing during the regular Town of Sawmills Council Meeting on October 15, 2019 at 6:00pm. All were in favor.

RE-APPOINT BOARD OF ADJUSTMENTS MEMBERS: Town Planner Hunter Nestor stated that there are four (4) seats on the Board of Adjustments that expired in June of this year along with a vacant ETJ seat and a vacant alternate seat.

Clay Wilson made a motion, and Rebecca Johnson seconded, to table this matter to the October 15, 2019 regular Town of Sawmills Council Meeting. All were in favor.

RE-APPOINT PLANNING BOARD MEMBER: Town Planner Hunter Nestor stated that the term of appointment for Planning Member Kelly Price expired September 1, 2019.

Clay Wilson made a motion, and Joe Norman seconded to table this matter to the October 15, 2019 regular Town of Sawmills Council meeting. All were in favor.

PUBLIC COMMENT:

No one wished to speak

SEPTEMBER CODE ENFORCEMENT REPORT: There are seven (7) code enforcement cases open:

- Chaney Carter, owner of 4361 Sawmills School Rd. Overgrown vegetation. Town Planner Hunter Nestor stated that a letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner Hunter Nestor stated that the nuisance was abated by the Town on August 10, 2018. Town Planner Hunter Nestor stated that a lien will be placed on the property for the cost of the mowing. Town Planner Hunter Nestor stated that a hearing was held on September 6, 2018, and Ms. Carter did not show so Town will proceed to demolish house. Town Planner Hunter Nestor stated that an asbestos test was performed on the property on July 25, 2019, and the test did find asbestos. Town Planner Hunter Nestor stated that DARI was contacted on August 8, 2019, to give the Town an estimate for abatement. Town Planner Hunter Nestor stated that staff can proceed to demolish and abate the property;
- Carolyn Bray/Robyn Brittan, 2570 Baker Circle. Abandoned mobile home. Town Planner Hunter Nestor states that he is working with Town Attorney Terry Taylor to abate. Town Planner Hunter Nestor stated that the Town can treat this as a junk and debris case and not minimum housing, and by doing so, can proceed after thirty (30) days with abatement;
- Horror Fields, Kiser-Sawmills, Helena St. Fence/buffer. Town Planner Hunter Nestor stated that a complaint was received on April 10, 2019. Town Planner Hunter Nestor stated that the property is not in compliance with the conditions set in CUP. Town Planner Hunter Nestor stated that a NOV letter was sent out on April 11, 2019, with a deadline of May 10, 2019. Town Planner Hunter Nestor stated that he made a site visit on May 30, 2019 and owner is working to get property in compliance but there are still some other areas that need to be addressed;
- Debra Baker, 4476 Rual Dr. Overgrown vegetation/garbage and rubbish. Town Planner Hunter Nestor received a written complaint on May 22, 2019. Town Planner Hunter Nestor sent a NOV letter with a deadline of June 11, 2019. Town Planner Hunter Nestor stated that he has received no response, but the property had been mowed as of August 13, 2019. Town Planner Hunter Nestor stated that the rest of the property is still not in compliance, but no other complaints have been made;
- Timberline Lumber Co, Inc, 4221 US Highway 321A. Overgrown Vegetation/Property Maintenance. Town Planner Hunter Nestor stated that he received a complaint on July 2, 2019 and sent a NOV letter on July 16, 2019. Town Planner Hunter Nestor stated that he has had no response as of August 8, 2019. Town Planner Hunter Nestor stated that he sent a second NOV letter on August 8, 2019, with a new deadline of August 20, 2019. Town planner Hunter Nestor stated that some progress has been made;
- Paul West, 2514 Crest Ln. Overgrown Vegetation/Garbage and Rubbish. Town Planner Hunter Nestor received a complaint on July 5, 2019. Town Planner Hunter Nestor stated a NOV letter was sent on July 9, 2019 with a deadline of July 29, 2019. Town Planner Hunter Nestor stated that the letter was returned and was unable to forward. Town Planner Hunter Nestor stated that he contacted the taxing office and received a different address for the owner. Town Planner Hunter Nestor stated that he sent an additional NOV letter on August 13, 2019 with a deadline of August 26, 2019.

- Town Planner Hunter Nestor stated that he spot checked the property on August 29, 2019 and the property was mowed and cleaned;
- Brian Poarch, 4166 Duff Dr. Overgrown Vegetation/Property Maintenance. Town Planner Hunter Nestor stated that he received a complaint on August 7, 2019. Town Planner Hunter Nestor stated a NOV letter was sent on August 8, 2019 with a deadline of August 27, 2019. Property was cleaned up. Property owner called to ask if there was anything else he needed to do but staff deemed the property in compliance.

No Council action was required.

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

Clay Wilson thanked everyone for coming out.

Joe Norman thanked everyone for coming out and hoped everyone had a safe trip home.

Keith Warren thanked everyone for coming.

CLOSED SESSION FOR ATTORNEY CLIENT PRIVILEGE PURSUANT TO NCGS § 143-318.11 (a)(5): Mayor Johnnie 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 NCGS § 143-318.11(a)(5) at approximately 6:26pm. All were in favor.

Joe Norman made a motion, and Keith Warren seconded, to come out of closed session at approximately 7:26pm. All were in favor.

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

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

The meeting was adjourned at approximately 7:29pm.

Johnnie Greene, Mayor

Julie A. Good, Town Clerk