

**TUESDAY, SEPTEMBER 17, 2024
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00PM**

COUNCIL PRESENT

Melissa Curtis, Mayor Pro Tem
Clay Wilson
Joe Wesson
Rebecca Johnson

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor
Kelly Melton

COUNCIL ABSENT

Mayor Keith Warren
Bobby Mosteller

CALL TO ORDER: Mayor Pro Tem Melissa Curtis called the meeting to order at approximately 6:00pm.

INVOCATION: Pastor Larry Miller gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Melissa Curtis led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Pro Tem Melissa Curtis asked for a motion to adopt the September 17, 2024 Agenda.

Joe Wesson made a motion, and Rebecca Johnson seconded, to adopt the September 17, 2024 Agenda. All were in favor.

APPROVE AUGUST 20, 2024 REGULAR MEETING MINUTES: Mayor Pro Tem Melissa Curtis asked for a motion to approve the August 20, 2024 regular meeting minutes.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the August 20, 2024 regular meeting minutes. All were in favor.

APPROVE AUGUST 20, 2024 CLOSED SESSION MEETING MINUTES: Mayor Pro Tem Melissa Curtis asked for a motion to approve the August 20, 2024 closed session meeting minutes.

Clay Wilson made a motion, and Joe Wesson seconded, to approve the August 20, 2024 closed session meeting minutes. All were in favor.

PUBLIC COMMENT: Mayor Pro Tem Melissa Curtis asked if anyone had any questions or comments at this time.

Mark Bradshaw spoke about ordinance issues.

Summer Black spoke about migrant issues.

PUBLIC HEARING: FINANCING FOR TOWN HALL

OPEN PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to open the public hearing.

Rebecca Johnson made a motion, and Clay Wilson seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Finance Officer Kelly Melton stated that the Town of Sawmills intends to enter into an Installment Purchase Contract pursuant to Section 160A-20 of the General Statutes of North Carolina, as amended, in a principal amount not to exceed \$5,000,000 for the purpose of providing funds to construct a new Town Hall. The Town Council must hold a public hearing in order to authorize the filing of an application for approval of a financing contract with the Local Government Commission (the "LGC"). The LGC is responsible for approving Installment Purchase Contracts in excess of \$500,000 and with a term greater than 5 years.

PUBLIC COMMENT: No one wished to speak.

CLOSE PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to close the public hearing.

Clay Wilson made a motion, and Rebecca Johnson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Joe Wesson made a motion, and Clay Wilson seconded, to proceed with the LGC approval process. All were in favor.

PUBLIC HEARING: REZONING OF 4016 AND 4054 LOWER CEDAR VALLEY ROAD

OPEN PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to open the public hearing.

Clay Wilson made a motion, and Joe Wesson seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Planner Dustin Millsaps stated that the planning department has received a rezoning application from Ruth K. Bolick Property, LLC. This is to rezone the property located at 4016 Lower Cedar Valley Rd, Hudson, NC 28638 or Parcel Identification Number 2776-18-5163. There was also another rezoning application turned in for Mark and Heidi Terry for the property addressed 4054 Lower Cedar Valley Rd, Hudson, NC 28638 or Parcel Identification Number: 2776-17-9748. This property was annexed into the Town of Sawmills on June 18, 2024, because of this, it does not currently have a Sawmills Zoning Classification. These properties were annexed from the Town of Hudson's ETJ, which it is still zoned for. This property is being considered to be rezoned to R-15 (Residential High Density District).

This rezoning is consistent in many ways with the Town of Sawmills Comprehensive Plan. This rezoning will align with the Comprehensive Plan – "HOUSING RECOMMENDATION: #2 Diversify housing supply." This recommendation aligns because this Zoning Jurisdiction (R-15), is specifically for high density housing. Another recommendation from the comprehensive plan that aligns with this rezoning is "FUTURE LAND USE & ECONOMIC DEVELOPMENT RECOMMENDATION: #7 Encourage area growth." This recommendation also supports the consistency of such a rezoning because by promoting more high-density residential development, the Town is encouraging growth in the entire area by permitting such a development. These are just some of the ways that this rezoning will be consistent with the Town of Sawmills Comprehensive Plan.

PUBLIC COMMENT: No one wished to speak.

CLOSE PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to close the public hearing.

Rebecca Johnson made a motion, and Clay Wilson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Rebecca Johnson made a motion, and Clay Wilson seconded, to approve the rezoning to Sawmills Zoning of R-. All were in favor. (Residential High Density District). The rezoning is consistent with the Town of Sawmills Comprehensive Plan. All were in favor.

PUBLIC HEARING: PLANNED UNIT DEVELOPMENT OF 4016 AND 4054 LOWER CEDAR VALLEY ROAD

OPEN PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to open the public hearing.

Clay Wilson made a motion, and Joe Wesson seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Planner Dustin Millsaps stated that the planning department has received a planned unit development (PUD) application from Ruth K. Bolick Property, LLC. This is for a PUD to take place on the property located at 4016 Lower Cedar Valley Rd, Hudson, NC 28638 or Parcel Identification Number 2776-18-5163, and also a PUD application that was turned in for Mark and Heidi Terry for the property addressed 4054 Lower Cedar Valley Rd, Hudson, NC 28638 or Parcel Identification Number: 2776-17-9748. These applicants are seeking approval to combine these properties to create a new high-density single-family residential neighborhood on a property that has been recently annexed and zoned by the Town of Sawmills.

PUBLIC COMMENT:

Eric Calloway had questions about the Planned Unit Development.

Melvin Freeman had questions about the Planned Unit Development.

Ronald Tomblin had questions about the Planned Unit Development.

CLOSE PUBLIC HEARING: Mayor Pro Tem Melissa Curtis asked for a motion to close the public hearing.

Clay Wilson made a motion, and Rebecca Johnson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Clay Wilson made a motion, and Joe Wesson seconded, to approve the approve the Planned Unit Development to promote much needed residential growth during this lasting housing shortage. This will help ensure that the Town continues to grow and alleviates some of the shortcomings the area has when pertaining to the need for new single-family residential housing. All were in favor.

RECOGNITIONS:

SEPTEMBER RECYCLE REWARDS WINNER: Mayor Pro Tem Melissa Curtis announced Gerald Cole as the September Recycle Rewards Winner. A credit of forty dollars (\$40.00) will be added to the current sanitation bill.

No Council action was required.

DISCUSSION:

POLICY CHANGE FOR BILL ADJUSTMENT FOR LEAKS: Utility Billing Clerk Julie Good stated that recently a situation came up with an adjustment for a sewer leak

which made staff take a closer look at the current policy. Utility Billing Clerk Julie Good stated that staff would suggest that Council make the following changes to the current Bill Adjustment for Leaks policy:

Add: A credit will not be given if the leak can or does go into the sewer system, **example a leaking toilet.**

3. For **water/sewer accounts**-the excess sewer amount **will be divided in ½ and multiplied by \$8.59 per 1,000 gallons, up to 100,000 gallons.**
4. For water **accounts**-the excess amount will be divided in ½ and multiplied by:

\$6.79	2,001-10,000
\$7.92	10,001-20,000
\$5.09	20,001-30,000
\$3.96	30,001-100,000

Clay Wilson made a motion, and Rebecca Johnson seconded, to adopt the changes the new Bill Adjustment for Leaks policy as written. All were in favor.

PUBLIC COMMENT: Mayor Pro Tem Melissa Curtis asked if anyone had any questions or comments at this time.

No one wished to speak.

UPDATES:

SEPTEMBER CODE ENFORCEMENT REPORT: Town Code Enforcement Officer Curt Willis stated that there are twelve (12) code enforcement cases that are open.

No Council action was required.

TOWN MANAGER UPDATES: Town Manager Chase Winebarger had the following updates:

- Town Manager Chase Winebarger stated that there due to the break ins at the Musco trailer in Veterans Park, the Town hired a Caldwell County Deputy for two (2) nights to stay at Veterans Park while Musco finished with the light installation. All the light poles and lights are installed, but the Town is waiting to have steel boxes made to cover the electrical panels so the lights will be burning all night at Veterans Park until the steel boxes are installed.
- Town Manager Chase Winebarger stated that someone had broken into the concession stand at Barid Park. Town Manager Chase Winebarger stated that the Caldwell County Sheriff's Department released the video footage of the break in and the person(s) were

identified by their parents. The person(s) are under age and should be coming to meet with Town Manager Chase Winebarger this week.

- Town Manager Chase Winebarger stated that he has the South Caldwell Lift Station plans in his hand and he will meet with Public Works Director Steve Coonse and property owners for the land adjoining the South Caldwell Pump Station about the next step of the project.
- Town Manager Chase Winebarger stated that someone had decided to drive around the fence onto the Town's property on Baird Drive and mess up the grass. Town Manager Chase Winebarger stated that the person(s) had made great Tik Tok videos of the incident and the person(s) have been referred to the Caldwell County Sheriff's Department.
- Town Manager Chase Winebarger stated that Staff has a meeting with the residents of Mill Drive on Thursday, September 19, 2024, regarding easements and an update for the Mill Drive Street project.
- Town Manager Chase Winebarger stated that the Town has surplus property that is being gathered will be auctioned off at a later date.
- Town Manager Chase Winebarger stated that staff is working on a new Town website.
- Town Manager Chase Winebarger stated that he has been working with the Sheriff to try to resolve the issue of the person asking for money at intersections in Town.

COUNCIL COMMENTS:

Melissa Curtis wanted to thank everyone for coming to the meeting.

Rebecca Johnson wanted to thank everyone for coming to the meeting.

Clay Wilson wanted to thank everyone for coming to the meeting.

Joe Wesson wanted to thank everyone for coming to the meeting.

COUNCIL ADJOURN: Mayor Pro Tem Melissa Curtis asked for a motion to adjourn.

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

The meeting was adjourned at approximately 6:46pm.

Keith Warren, Mayor

Julie A. Good, Town Clerk