

**TUESDAY, FEBRUARY 21, 2017**  
**TOWN OF SAWMILLS REGULAR COUNCIL MEETING**  
**6:00 PM**

**COUNCIL PRESENT**

Joe Wesson  
Gerelene Blevins  
Keith Warren  
Jeff Wilson  
Joe Norman

**STAFF PRESENT**

Christopher Todd  
Terry Taylor  
Julie A Good

**COUNCIL ABSENT:**

Reed Lingerfelt

**CALL TO ORDER:** Mayor Joe Wesson called the meeting to order.

**INVOCATION:** Mr. Bobby Mosteller gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Joe Wesson led the Pledge of Allegiance.

**ADOPT AGENDA:** Mayor Joe Wesson asked for a motion to adopt the February 21, 2017 Agenda.

Keith Warren made a motion, and Gerelene Blevins seconded, to adopt the February 21, 2017 Agenda. All were in favor.

**APPROVE JANUARY 17, 2017 REGULAR MEETING MINUTES:** Mayor Joe Wesson asked for a motion to approve the January 17, 2017 regular meeting minutes.

Joe Norman made a motion, and Keith Warren seconded, to approve the January 17, 2017 regular meeting minutes. All were in favor.

**APPROVE JANUARY 19, 2017 SPECIAL MEETING MINUTES:** Mayor Joe Wesson asked for a motion to approve the January 19, 2017 special meeting minutes.

Joe Norman made a motion, and Keith Warren seconded, to approve the January 19, 2017 special meeting minutes. All were in favor.

**PUBLIC COMMENT:** Mayor Joe Wesson asked if anyone had any questions or comments at this time.

No one wished to speak.

**RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Joe Wesson announced Mr. Floyd Pope as the February Recycle Rewards winner. A credit of twenty-eight dollars (\$28.00) will be added to his sanitation bill.

No Council action was required.

**PUBLIC HEARING: ANNEXATION AGREEMENT WITH THE TOWN OF HUDSON:**

**OPEN PUBLIC HEARING:** Mayor Joe Wesson asked for a motion to open the public hearing.

Keith Warren made a motion, Gerelene Blevins seconded, to open the public hearing. All were in favor.

**STAFF COMMENTS/RECOMMENDATIONS:** Town Administrator Christopher Todd stated that the property owner at 1240 Cahah's Mountain Road (Cajah's Mountain Quik Mart) has petitioned for a satellite annexation to be part of the Town of Hudson. The address of 1240 Cahah's Mountain Road does not fall within the statutory jurisdiction of the Town of Hudson to allow for voluntary satellite annexation. The property is located with the statutory jurisdiction of the Town of Sawmills as part of the Extraterritorial Zoning Jurisdiction.

**PUBLIC COMMENT:** Mayor Joe Wesson asked if anyone wished to speak on the annexation agreement with the Town of Hudson.

No one wished to speak.

**CLOSE PUBLIC HEARING:** Mayor Joe Wesson asked for a motion to close the public hearing.

Joe Norman made a motion, and Keith Warren seconded, to close the public hearing. All were in favor.

**COUNCIL ACTION:** Joe Norman made a motion, and Keith Warren seconded, to enter into an ordinance establishing an annexation agreement between the Town of Hudson and the Town of Sawmills for the property located at 1240 Cahah's Mountain Road. All were in favor.

**FINANCIAL MATTERS:**

**MAYFIELD DRIVE SEWER PROJECT BID DISCUSSION:** Town Administrator Christopher Todd stated that the bid opening for the Mayfield Drive water and sewer project was held on February 14, 2017. Four (4) bids were received:

<b>T&amp;K Utilities, Inc.</b>	<b>Asheville, NC</b>	<b>\$300,097.00</b>
Clark Ledbetter Grading & Hauling, Inc.	Shelby, NC	\$364,311.50
Piedmont Utility Group, LLC	Shelby, NC	\$413,240.76
Wesson Septic Tank Service	Shelby, NC	\$471,260.00

The bid packages have been reviewed by West Consultants, LLC on behalf of the Town. T&K Utilities, Inc. has not performed work for the Town of Sawmills but has completed contracts through West Consultants. Based on their previous jobs completed with West Consultants, West Consultants does consider T&K Utilities, Inc., qualified to perform the Mayfield Drive water and sewer project.

Gerelene Blevins made a motion, and Joe Norman seconded, to award the Mayfield Drive water and sewer project to T&K Utilities, Inc., for a total amount of three hundred thousand ninety-seven dollars (\$300,097.00). All were in favor.

**DISCUSSION:**

**FUTURE SEWER INFRASTRUCTURE FUNDING:** Town Administrator Christopher Todd stated that the Town of Sawmills Council met for their annual Budget Retreat on February 9, 2017. At that time, the Council was introduced to the possibility of funding a sewer infrastructure project with a loan/grant combination available through the Department of Environmental Resources. The fund program, presented to the Council, is funded by the NC Connect Bond Referendum. This loan/grant program offers zero (0) percent interest loans over a twenty (20) year time period. The Town of Sawmills qualifies for a twenty-five (25) percent grant/principal forgiveness as part of the program. The administrators of the program therefore have the ability, but are not required, to offer a twenty-five (25) percent principal forgiveness to an application submitted by the town.

The project would allow service to be provided to part of Virginia Acres subdivision and surrounding area. The project cost would be approximately two point seven (2.7) million dollars. If Council applied for the NC Connect Bond funds to pay for this project, Council could request two point three (2.3) million dollars. If awarded the twenty-five (25) percent principal forgiveness this would total one million seven hundred twenty-five dollars (\$1,725,000.00) debt owed or eighty-six thousand two hundred fifty dollars (\$86,250.00), per year, for twenty (20) years.

This project would be funded using general fund dollars, and specifically from the adjusted sales tax reinvestment total. Additional funds should be available beginning in FY 2017/2018 due to a planned reduction in the town's contribution to the sales tax reinvestment program. This reduction results in eighty-six thousand dollars (\$86,000.00) the town will not be contributing annually to the aforementioned program. Along with these funds and an additional two hundred fifty dollars (\$250.00) from the general fund budget the town would be able to pay the debt service with no impact to water or sewer rates, or property tax, at this time.

Joe Norman made a motion, and Gerelene Blevins seconded, to start the application process for the NC Connect Bond Loan. All were in favor.

#### **UPDATES:**

**FEBRUARY CODE ENFORCEMENT REPORT:** Town Planner Leslie M. Meadows stated that there are fifteen (15) code enforcement cases open:

- Caldwell Ready Mix Concrete is the owner of an abandoned mobile home and abandoned concrete factory. Final citation notice was sent certified mail on January 3, 2017, with a final deadline date of January 19, 2017, upon which a \$50.00 (fifty dollar) a day fine shall begin. Owner Wes Triplett called and stated that the pit had been filled on January 5, 2017 and provided pictures of the closed pit on January 20, 2017. Town Planner Leslie M. Meadows asked him to remove a pvc pipe directed to the pit. Owner agreed to send additional pictures once the pipe is removed;
- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. Final citation notice was sent certified mail on January 3, 2017. Town Administrator Christopher Todd met with owner Teresa Compton and gave her a final deadline of February 3, 2017, upon which \$50.00 (fifty dollar) a day fine shall begin. There has been no change in the status of the case;
- Charles Hagaman, owner of 1940 Leah Drive #4. Final citation notice was sent certified mail on January 3, 2017, with a final deadline date of January 19, 2017, upon which a \$50.00 (fifty dollar) a day fine shall begin. There has been no reply and no change in the status of the case;
- Terry Rowe, owner of 4016 and 4017 Cloninger Way. Town Planner Leslie M. Meadows spoke with owner on December 6, 2016. Final citation notice was sent certified mail on January 3, 2017, with a final deadline date of January 19, 2017, upon which a \$50.00 (fifty dollar) a day fine shall begin. Owner decided on a contractor for demolition and Town Planner Leslie M. Meadows spoke with Harry Hatcher on January 19, 2017. Mr. Hatcher expects to begin demolition on February 8, 2017;
- Randall Hamby at 3632 Coble Dairy Road. All trees have been replanted and mulched as of February 7, 2017. Case is closed;

- WNC Properties, LLC owner of 4209 Creekview Pl. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG Vacant and Substandard Housing Taskforce held their first meeting on January 31, 2017. Town Planner Leslie M. Meadows contacted Minimal Housing Inspector Robin Soots again on February 2, 2017, about arranging a site visit with the landowner;
- David Graham (Landlord) owner of 4176 US Highway 321A. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG Vacant and Substandard Housing Taskforce held their first meeting on January 31, 2017. Town Planner Leslie M. Meadows contacted Minimal Housing Inspector Robin Soots again on February 2, 2017, about arranging a site visit with the landowner ;
- Casey Lynn Wallace, owner of 3950-1 Walters MHP Drive. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG Vacant and Substandard Housing Taskforce held their first meeting on January 31, 2017. Town Planner Leslie M. Meadows contacted Minimal Housing Inspector Robin Soots again on February 2, 2017, about arranging a site visit with the landowner;
- Tasco Properties owner of 2155 White Pine Dr #13. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG Vacant and Substandard Housing Taskforce held their first meeting on January 31, 2017. Town Planner Leslie M. Meadows contacted Minimal Housing Inspector Robin Soots again on February 2, 2017, about arranging a site visit with the landowner;
- Carolyn Bray, owner of 2570 Baker Cir. Abandoned mobile home. Town Planner Leslie M. Meadows spoke with contact on this case Amber Shumate (adopted son's daughter) on January 5, 2017. Town Planner Leslie M. Meadows was told that the family believes that the State may seize this property due to money being owed for Carolyn Bray's nursing home stay. Also Town Planner Leslie M. Meadows was also told that the mobile home in question belongs to owner's niece, Robin Brittan. Town Planner Leslie M. Meadows is trying to contact Mrs. Brittan. There has been no reply and no change in the status of this case;
- Andrew Dehart, owner 4036 US Highway 321A. High grass and junked vehicles. Town Planner Leslie M. Meadows stated that one (1) of the two (2) trailer beds had been removed as of February 7, 2017. The high grass/weeds will be mowed soon as the property is going back on the market to sale;
- Cheney Carter, owner 4361 Sawmills School Road. Abandoned/dilapidated home. Town Planner Leslie M. Meadows stated that there was no change in the property as of January 5, 2017 and there has been no response from the November deadline and there might be squatters living in home;
- Mike Mask, owner 4351 Sawmills School Road. Trash/outdoor storage. Mike Mask stopped by on February 2, 2017, to report most outdoor storage was moved to the back of the house and owner is working with tenants to dispose of the trash. Deadline is February 14, 2017;
- Rebecca Michael, owner 4393 Chantilly Drive. Outdoor storage/junk car. Town planner Leslie M. Meadows did a spot check on February 7, 2017 and sent notice of violation letter on February 9, 2017. Deadline is February 28, 2017;

- Edith Shatley, owner 2512 Crest Lane. Dwelling in outbuilding. Town Planner Leslie M. Meadows did a spot check on February 7, 2017, and sent notice of violation letter on February 9, 2017. Deadline is February 28, 2017.

No Council action was required.

**COUNCIL COMMENT:** Mayor Joe Wesson asked if anyone on the Council had any questions or comments at this time.

Jeff Wilson wanted to thank everyone for coming out.

Gerelene Blevins stated that she was glad to see everyone out tonight and for everyone to have a safe trip home.

Keith Warren wanted to thank everyone for coming out. Keith Warren also stated that he was excited about the sewer project and that everyone needed to pray about it. Keith Warren also asked that everyone pray for the children in local schools with all the sickness, flu and stomach virus going around.

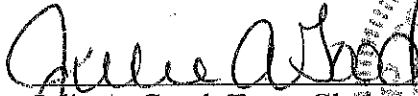
Joe Norman wanted to thank everyone for coming out. Joe Norman also stated that he was glad everyone was in attendance for the next big steps the Town is taking. Joe Norman also stated he hoped everyone had a safe trip home.

Mayor Joe Wesson wanted to thank everyone for coming out. Mayor Joe Wesson wanted to commend Council for working together to get things done with the sewer project and there are great things happening for the Town.

**COUNCIL ADJOURN:** Mayor Joe Wesson asked for a motion to adjourn.

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

  
\_\_\_\_\_  
Joe Wesson, Mayor

  
\_\_\_\_\_  
Julie A. Good, Town Clerk

