

**TUESDAY, JANUARY 17, 2017  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**COUNCIL PRESENT**

Joe Wesson  
Gerelene Blevins  
Keith Warren  
Reed Lingerfelt  
Jeff Wilson  
Joe Norman

**STAFF PRESENT**

Christopher Todd  
Terry Taylor  
Julie A Good

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

**INVOCATION:** Chief David Price 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 January 17, 2017 Agenda.

Reid Lingerfelt made a motion, and Keith Warren seconded, to adopt the January 17, 2017 Agenda. All were in favor.

**APPROVE DECEMBER 20, 2016 REGULAR MEETING MINUTES:** Mayor Joe Wesson asked for a motion to approve the December 20, 2016 regular meeting minutes.

Gerelene Blevins made a motion, and Joe Norman seconded, to approve the December 20, 2016 regular 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 Mrs. Angel McBride, as the January Recycle Rewards winner. A credit of twenty-eight dollars (\$28.00) will be added to her sanitation bill.

No Council action was required.

**SAWMILLS VOLUNTEER FIRE & RESCUE DEPARTMENT AWARDS:** Mayor Joe Wesson, on behalf of the Town Council, presented plaques of appreciation to the following:

**Firefighter of the Year:** Josh Austin  
**First Responder of the Year:** Jason Hines  
**Officers of the Year:** Chief David Price  
Kyle Clontz

No Council action was required.

**FINANCIAL MATTERS:**

**APPROVE AUDITORS CONTRACT FOR FY 2016-2017:** Mayor Joe Wesson stated that the current contract with the Town auditors Lowdermilk, Church & Co., L.L.P. needs to be renewed. The renewal contract will cover the period of July 1, 2016 to June 30, 2017.

Joe Norman made a motion, and Reed Lingerfelt seconded, to approve a renewal contract with the Town auditors Lowdermilk, Church & Co, L.L.P. in the amount of \$10,710.00 (ten thousand seven hundred ten dollars) and covering the period of July 1, 2016 to June 30, 2017. All were in favor.

**FUTURE SEWER INFRASTRUCTURE FUNDING:** Town Administrator Christopher Todd stated that the Town of Sawmills currently has the ability to provide approximately 30% (thirty percent) of its municipal area with sewer connections. Historically, much of this infrastructure was put in place by state and federal grant dollars. The competitive nature of these grants has increased over the past decade and is believed to keep increasing. Almost all significant grants that are designed to serve residential areas are tied to the income of the area a project would serve. Due to this and other factors, the Sawmills Town Council may wish to peruse other forms of financing for sewer projects.

Below are three different grant/loan options for the council to discuss and consider.

1. State Project Grants/Loans-

The State Project Grant (SPG) program will have two more funding cycles which are funded by the NC Connect Bond. This program is a grant/loan combination. The current financing rate for the loan portion is less than 2%. The program has the ability to decide what percent loan versus grant dollars the applicant would receive.

It is likely based on the application system, Sawmills would qualify for a 25% grant or less.

2. CWSRF (Clean Water State Revolving Fund Loan)-

The CWSRF is a 100% loan program. If the applicant qualifies the financing rate is ½ of the current market rate over a 20 year period. The program offers very applicant principal forgiveness along with the low rate.

3. ARC (Appalachian Regional Commission)-

There is a grant that can award up to \$300,000 as part of a 50% match. This grant is designed to fund projects that have a direct economic development impact.

Joe Norman made a motion, and Keith Warren seconded, for staff to prepare projects and ideas for the FY 2017/2018 Budget Retreat and to start the application process for the State Project Grants/Loans and the CWSRF Loan. All were in favor.

**DISCUSSION:**

**COUNCIL COMMITTEE APPOINTMENTS:** Mayor Joe Wesson stated that with respect of being able to best serve their appointed committees, Reed Lingerfelt will now serve on the Public Works Committee and Keith Warren will now serve on the Intergovernmental Committee.

With the updated appointment of Councilman Keith Warren to the Intergovernmental Committee, Councilman Keith Warren will be the standing delegate and Jeff Wilson will be the alternate delegate to the to the WPCOG Policy Board

Reed Lingerfelt made a motion, and Joe Norman seconded, to better serve their appointed committees Councilman Reed Lingerfelt will serve on the Public Works Committee and Councilman Keith Warren will serve on the Intergovernmental Committee, with Councilman Keith Warren being the standing delegate and Councilman Jeff Wilson being the alternate delegate on the WPCOG Policy Board. All were in favor.

**ANNEXATION AGREEMENT WITH THE TOWN OF HUDSON:** Town Administrator Christopher Todd stated that the property owner of 1240 Cahah Mountain Road (Cajah's Mountain Quick Mart) has petitioned for a satellite annexation to be part of the Town of Hudson. 1240 Cahah 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.

Joe Norman made a motion, and Keith Warren seconded, to hold a public hearing regarding the proposed annexation agreement with the Town of Hudson on February 21, 2017 during the regularly scheduled Sawmills Town Council meeting. All were in favor.

**NC 811 CONTRACT AGREEMENT:** Town Administrator Christopher Todd stated that North Carolina 811 is a non-profit which uses locate information from anyone engaged in excavation activities. The information about proposed excavation is transmitted to the member facility owners (such as the Town of Sawmills) that provide service in the requested excavation area. The town would then have three (3) days to locate and mark any infrastructure in the area to be excavated. As a service provider within such a small area, the Town of Sawmills is required by the Underground Utility Safety and Damage Prevention Act (§ 87-115- § 87-130).

The cost of participating in the program would be a minimum of \$25.00 a month, or \$0.80 a call, whichever is greater. The funds are available for the remainder of the fiscal year within the Water Department budget.

Jeff Wilson made a motion, and Gerelene Blevins seconded, to approve the contract and service agreement with North Carolina 811 with the cost of \$25.00 (twenty-five dollars) a month, or \$0.80 (eighty cents) a call, whichever is greater. All were in favor.

#### **UPDATES:**

**JANUARY CODE ENFORCEMENT REPORT:** Town Planner Leslie M. Meadows stated that there are 12 (twelve) 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 Town Planner Leslie M. Meadows is waiting on access to the property to verify before closing case;
- 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;
- 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;
- 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. Town Planner Leslie M. Meadows spoke with JK Grading about demolition on January 5, 2017;
- Randall Hamby at 3632 Coble Dairy Road. Town Planner Leslie M. Meadows met with contractor Mike Willis on January 5, 2017. The grading is complete and the tree planting has begun. Once all trees are in, the entire buffer row will be mulched as well;

- WNC Properties, LLC owner of 4209 Creekview Pl. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- David Graham (Landlord) owner of 4176 US Highway 321A. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- Casey Lynn Wallace, owner of 3950-1 Walters MHP Drive. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- Tasco Properties owner of 2155 White Pine Dr #13. Minimum housing complaint. Town Planner Leslie M. Meadows stated that the WPCOG is going to initiate a Vacant and Substandard Housing Taskforce in January. This may result in re-evaluation of Ordinance requirements for Minimum Housing code enforcement;
- 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;
- Andrew Dehart, owner 4036 US Highway 321A. High grass and junked vehicles. Town Planner Leslie M. Meadows spoke to local contact, Leslie Kenworthy on January 5, 2017. Leslie Kenworthy stated that the person who took the truck cabs were also supposed to take the 2 (two) trailers as well. The high grass/weeds will be tenced to 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.

No Council action was required.

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

Joe Norman stated that it was a very interesting meeting and the Council has a few challenges ahead. Joe Norman also wanted to thank everyone for coming out.

Keith Warren stated that it was an interesting meeting with the discussion of the future infrastructure funding. Keith Warren stated he is feeling good about the Town's projects. Keith Warren also wanted to thank everyone for coming out and hoped everyone had a safe trip home.

Gerelene Blevins stated that she is glad the Town is working on the sewer. Gerelene Blevins stated that there needs to be sewer throughout the Town. Gerelene Blevins also stated that she was glad to see everyone out tonight and for everyone to have a safe trip home.

Jeff Wilson wanted to thank everyone for coming out.

Reed Lingerfelt wanted to thank everyone for coming out and for everyone to have a safe trip home.

Mayor Joe Wesson and Councilwoman Gerelene Blevins, along with the Town Council, presented Praxton Potter from Sawmills Elementary School with a certificate for outstanding art work showcased in the 2017 "Young at Art Gallery" selected by the Caldwell County Art Council. Praxton Potter's father is in the service and is stationed overseas. While Praxton's father is overseas, Praxton, his mother and his younger brother are living with his grandparents, Mark and Pam Potter, in Virginia Acres.


Mayor Joe Wesson wanted to thank everyone for coming out. Mayor Joe Wesson stated that he considers everyone a team, that Sawmills has a great Council that works well together, a great staff, a great attorney in Terry Taylor, a great public works department and a great Town Administrator in Christopher Todd. Mayor Joe Wesson stated that everyone together makes the Town work.

Mayor Joe Wesson invited everyone out to Coffee with the Council on Thursday, January 19, 2017 beginning at 6:00 pm in Council Chambers.

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

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

  
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Joe Wesson, Mayor

  
Julie A. Good, Town Clerk

