

AGENDA

Regular Meeting of the Sawmills Town Council Sawmills Town Hall

**Tuesday, February 21, 2017
6:00 pm**

- | | | |
|-----|--|-------------------------------------|
| 1. | Call To Order | Mayor Joe Wesson |
| 2. | Invocation | Bobby Mosteller |
| 3. | Pledge of Allegiance | Mayor Joe Wesson |
| 4. | Adopt Agenda | Mayor Joe Wesson |
| 5. | Approve Meeting Minutes | |
| | A. January 17, 2017 Regular Meeting Minutes | Mayor Joe Wesson |
| | B. January 19, 2017 Special Meeting Minutes | Mayor Joe Wesson |
| 6. | Public Comment | Mayor Joe Wesson |
| 7. | Recognitions: | |
| | A. Recycle Rewards | Mayor Joe Wesson |
| 8. | Public Hearing: Annexation Agreement with the Town of Hudson | |
| | A. Open Public Hearing | Mayor Joe Wesson |
| | B. Staff Comments/Recommendations | Town Administrator Christopher Todd |
| | C. Public Comment | Mayor Joe Wesson |
| | D. Close Public Hearing | Mayor Joe Wesson |
| | E. Council Action | Mayor Joe Wesson |
| 9. | Financial Matters: | |
| | A. Mayfield Drive Sewer Project Bid Discussion | Mayor Joe Wesson |
| 10. | Discussion: | |
| | A. Sewer Infrastructure Funding and Projects | Mayor Joe Wesson |
| 11. | Updates: | |
| | A. Code Enforcement Report | Mayor Joe Wesson |
| | B. Council Comment | Mayor Joe Wesson |
| 12. | Adjourn | Mayor Joe Wesson |

**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 tensed 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.

Joe Wesson, Mayor

Julie A. Good, Town Clerk

**THURSDAY, JANUARY 21, 2017
TOWN OF SAWMILLS SPECIAL COUNCIL MEETING
“COFFEE WITH THE COUNCIL”**

6:00 PM

COUNCIL PRESENT

Joe Wesson
Gerelene Blevins
Joe Norman
Keith Warren
Reed Lingerfelt

STAFF PRESENT

Christopher Todd

COUNCIL ABSENT

Jeff Wilson

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

INVOCATION: Councilman Keith Warren 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 agenda.

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

DISCUSSION: The following items were discussed:

- Parks and Recreation
- Water and Sewer Rates
- Sawmills Farmers Market
- Public Works
- Town Events
- Ideas from the Public

ADJOURN: Mayor Joe Wesson stated no Council action was required and asked for a motion to adjourn the meeting.

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

Julie A Good, Town Clerk

Joe Wesson, Mayor

AGENDA ITEM 7A

MEMO

DATE:

February 21, 2017

SUBJECT:

Recognition:
Recycle Rewards
Program

Discussion:

The Town of Sawmills would like to congratulate Floyd Pope on winning the Recycle Rewards Program for the month of February. Mayor Joe Wesson will present him with a Certificate of Appreciation. A twenty-eight dollar (\$28.00) credit will be added to the current sanitation bill.

Recommendation:

No Council action is required.

AGENDA ITEM 8A

MEMO

DATE:

February 21, 2017

SUBJECT:

Public Hearing:
Annexation Agreement with
the Town of Hudson

Discussion:

Property owner of 1240 Cajah's Mountain Road (Cajah's Mountain Quik Mart) has petitioned for a satellite annexation to be part of the Town of Hudson. 1240 Cajah'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 within the statutory jurisdiction for the Town of Sawmills. The Town of Hudson, and Sawmills to enter into an Annexation Agreement whereby the Town of Sawmills would not seek to voluntarily annex the parcel located at the intersection of Cajah's Mountain Road and Hudson Cajah Mountain Road, address of 1240 Cajah's Mountain Road, specifically identified at NCPIN: 2756-36-2032 consisting of .22738 acres, and located in the current Extraterritorial Zoning Jurisdiction of the Town of Sawmills. The parcels' legal description and map are enclosed.

The presented draft agreement would require a public hearing and council vote to approve the agreement as an ordinance.

Attachments:

- Ordinance Establishing an Annexation Agreement Between the Town of Hudson and Town of Sawmills.
- Legal descriptions and maps for the property

Recommendation:

Staff recommends Council discuss this matter and decide how they wish to proceed.

DRAFT VERSION 12/9/16

AN ORDINANCE ESTABLISHING AN ANNEXATION AGREEMENT BETWEEN THE TOWN OF HUDSON and TOWN OF SAWMILLS

THAT WHEREAS, the Town of Hudson, and the Town of Sawmills, duly incorporated municipalities under the laws of the State of North Carolina, desire to enhance orderly planning by such municipalities, provide for future development including necessary infrastructure, and eliminate uncertainty in connection with said planning and future growth; and

WHEREAS, the governing boards of said municipalities also desire to avoid potential conflict and confusion and to foster good intergovernmental relations; and

WHEREAS, Chapter 160A, Article 4A, Part 6, of the North Carolina General Statutes authorizes municipalities to enter into agreements designating areas which are not subject to annexation by the participating municipalities;

NOW, THEREFORE, BE IT ORDAINED that the participating municipalities hereby agree as follows:

1. This Agreement is executed pursuant to the authority of Chapter 160A, Article 4A, Part 6, of the North Carolina General Statutes.
2. This Agreement shall if the satellite annexation fails to pass public hearing of either Town.
3. The Town of Sawmills defer their statutory right by proximity to annex the following described area: See Exhibit A attached (Map), Exhibit B (Deed) and Exhibit C (Boundary Map) hereto.
4. The effective date of this Agreement shall be the date of adoption of the approving ordinance by the last participating municipality to do so.
5. The Town of Sawmills hereby defer their right to annex 1240 Cahah's Mountain Road, specifically NCPIN: 2756-36-2332 thereby grant the Town of Hudson the right to annex by this Agreement for the satellite annexation area described in this Agreement pursuant to G. S. 160A-58.24(a)(5).
6. This Agreement may be modified or terminated if the Town of Hudson fails to adopt the satellite annexation by public hearing pursuant to G. S. 160A-58.24(d) or if either municipality fails to agree with this ordinance Any subsequent agreement shall be approved by ordinance before all required public hearings.
7. This writing contains the entire Agreement between the participating municipalities.

Adopted by the Town Commissioners of Hudson on the _____ day of _____, 2017.

Town of Hudson

ATTEST:

Town Clerk

By: Mayor

APPROVED AS TO FORM:

Town Attorney

Adopted by the Town Council of the Town of Sawmills on the _____ day _____, 2017.

TOWN OF SAWMILLS

ATTEST:

Town Clerk

By: Mayor

APPROVED AS TO FORM:

Town Attorney



Doc ID: 008796770005 Type: CRP
Recorded: 11/28/2012 at 02:37:16 PM
Fee Amt: \$226.00 Page 1 of 5
Revenue Tax: \$200.00
Workflow# 0000050952-0001
Caldwell County, NC
WAYNE L RASH Register of Deeds
BK **1808** PG **805-809**

Revenue: \$200.00

Mail after recording to Grantee:

This instrument was prepared by **Groome, Tuttle, Pike & Blair, RLLP**

Brief Description for the
index

Cajah Mountain Superette

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of October, 2012, by and between

GRANTOR

**KHALIL MAJEED and wife,
JENNY MAJEED
200 Jackson Run
Morganton, North Carolina 28655**

**IMRAN YASEEN and wife,
RIZWANA RAFIQ
200 Jackson Run
Morganton, North Carolina 28655**

GRANTEE

**FALAK, LLC
1240 Cajahs Mountain Road
Hudson, North Carolina 28638**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all

those certain lots or parcels of land together with that certain Easement and Right of First Refusal described below, situated in Hudson Township, Caldwell County, North Carolina and more particularly described as follows:

TRACT ONE:

BEGINNING on an iron stake in the North margin of the public road, a corner of the lot sold to R. J. Rice from Charles A. Rice, and runs with said Rice's line South 15 degrees East 150 feet to an iron stake, corner of said lot in the North edge of the Saw Mills and Cahah Mountain Road; thence with said road as follows: South 72 degrees West 65 feet, South 66 degrees West 100 feet, South 58 degrees 30' West 120 feet, in all 285 feet to a point in the intersection of two roads; thence with the center of said road as follows: North 34 degrees East 100 feet, North 40 degrees East 100 feet, North 44 degrees East 53 feet, in all 253 feet to a point in the center of said road in the old Bentley line; thence with said old line North 87 degrees West 18 feet to an iron stake, Rice's corner on the Northwest side of said road, also A. V. Bentley's corner; thence with the Northwest margin of said road and Bentley's line North 49 degrees 30' East 107 feet to the Beginning, containing $\frac{1}{2}$ of an acre, more or less.

BEING a part of the same property as conveyed by Orel Lee Dellinger, Jr. and wife, Gail P. Dellinger to Linda S. Farr and husband Danny E. Farr by deed dated September 19, 1990 and recorded in Deed Book 1026 at Page 525, Caldwell County Registry.

TRACT TWO:

BEGINNING on a new $\frac{1}{2}$ inch pipe on the north margin of Cahah Mountain Road (SR #1130), said point being a new corner for the Linda S. Farr and husband David S. Farr property and said POINT OF BEGINNING being located South 76 degrees 26 minutes 13 seconds West 636.60 feet from a P.K. Nail found in the centerline of Cahah Mountain Road (SR #1130) at its intersection with Cherrywood Drive, and being located South 71 degrees 10 minutes 59 seconds West 159.87 feet from an existing $\frac{1}{2}$ inch iron pipe, which is the southwest corner of Tract 1 as shown at Plat Book 24 at Page 107 in the Caldwell County Registry of Deeds; thence from the POINT OF BEGINNING and with the north margin of Cahah Mountain Road (SR #1130) South 72 degrees 00 minutes 00 seconds West 23.04 feet to a point, a corner with that property belonging to Imran Yaseen and Khalil Majeed, a deed of which is recorded at Deed Book 1703 at Page 1572 in the Caldwell County Registry of Deeds; thence with the Yaseen and Majeed property North 15 degrees 37 minutes 41 seconds West 150.83 feet, crossing Hudson-Cajah Mountain Road (SR #1131), to a point on the northwest margin of Hudson-Cajah Mountain Road (SR #1131) and in a line with that property belonging to James A. Hand, Jr., a deed of which is recorded at Deed Book 1652 at Page 1094 in the Caldwell County Registry of Deeds; thence with the Hand property North 49 degrees 30 minutes 00 seconds East 13.51 feet to a point, a new corner for the Farr property; thence a new line for the Farr property, crossing Hudson-Cajah Mountain Road (SR #1131) South 19 degrees 35 minutes 16 seconds East 30.00 feet to a new $\frac{1}{2}$ inch iron pipe on the south side of Hudson-Cajah Mountain Road (SR #1131), and continuing on the same bearing 125.93 feet for a total distance along this bearing of 155.93 feet to the POINT OF BEGINNING, containing 0.063 acres by coordinates.

As surveyed by Western Carolina Surveyors, P.A., T. R. Bishop, P.L.S., this the 19th day of March, 2009 and being their JOB #8661.

There is also conveyed from Grantor to Grantee, it's successors and assigns, that certain Right of First Refusal dated February 24, 2009, and recorded in Book 1704, Page 1683, Caldwell County Registry, reference to which is hereby made for more particular description.

There is also conveyed from Grantor to Grantee, it's successors and assigns, that certain Easement Grant dated February 23, 2009, and recorded in Book 1703, Page 1574, Caldwell County Registry, reference to which is hereby made for more particular description.

The drafter of this instrument has not checked title to the above described property and makes no certification as to title.

The above described property does not include the primary residence of Grantor.

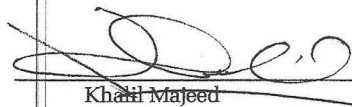
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1703, Page 1572.

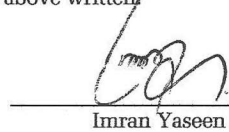
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

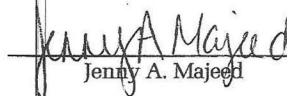
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

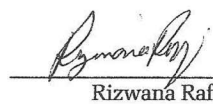
Title to the property hereinabove described is subject to the following exceptions: Street and Utility Easements of record, or visible upon the premises; applicable restrictive covenants of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Khalil Majeed

 (SEAL)
Imran Yaseen

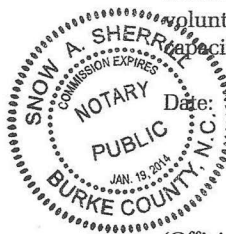
 (SEAL)
Jenny A. Majeed

 (SEAL)
Rizwana Rafiq

SEAL-STAMP

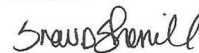
NORTH CAROLINA
COUNTY OF ~~Caldwell~~ Burke

I certify that the following person(s) personally appeared before me this day, and (I have personal knowledge of the identity of the principal(s)) (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a N.C. Driver's License) (a credible witness has sworn to the identity of the principal's); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Khalil Majeed, Grantor.**



Date: 0/31/12

(Official Seal)



Official Signature of Notary

Snow A. Sherrill

Notary's printed or typed name, Notary Public

My commission expires: 1/19/14

NORTH CAROLINA
COUNTY OF Caldwell

SEAL-STAMP

I certify that the following person(s) personally appeared before me this day, and (I have personal knowledge of the identity of the principal(s)) (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NCDL) (a credible witness has sworn to the identity of the principal's); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Jenny A. Majeed, Grantor.

Date: 10-31-12

Ann S Main

Official Signature of Notary



Ann S Main

Notary's printed or typed name, Notary Public

My commission expires: 07-21-2013

NORTH CAROLINA
COUNTY OF Burke

SEAL-STAMP

I certify that the following person(s) personally appeared before me this day, and (I have personal knowledge of the identity of the principal(s)) (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a N.C. Driver's License) (a credible witness has sworn to the identity of the principal's); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Imran Yaseen, Grantor.

Date: 10/31/12

Snow A Sherrill

Official Signature of Notary



Snow A. Sherrill

Notary's printed or typed name, Notary Public

My commission expires: 1/19/14

NORTH CAROLINA
COUNTY OF Caldwell

SEAL-STAMP

I certify that the following person(s) personally appeared before me this day, and (I have personal knowledge of the identity of the principal(s)) (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NCDL) (a credible witness has sworn to the identity of the principal's); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Rizwana Rafiq, Grantor.

Date: 10-31-12

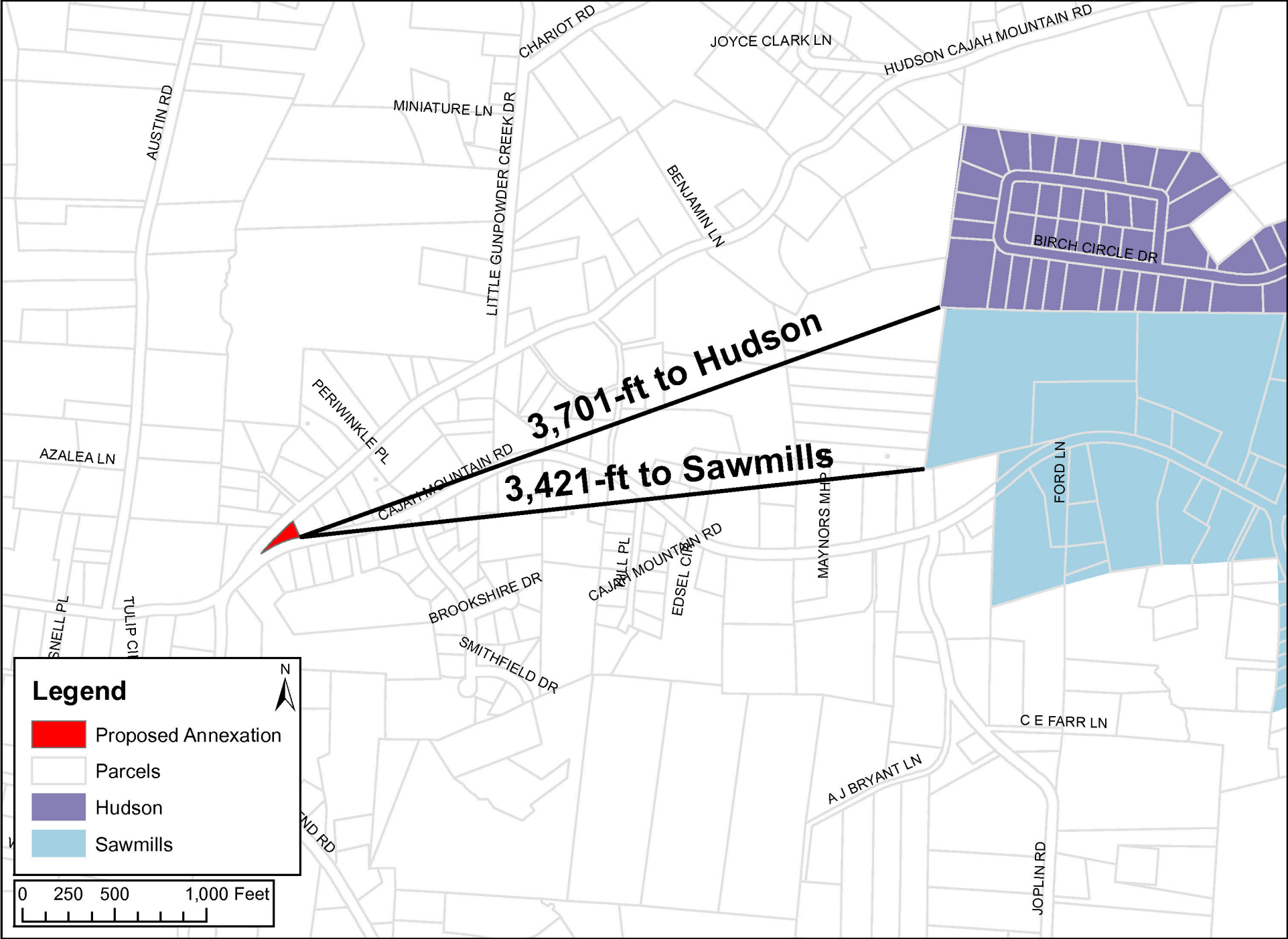
Ann S Main
Official Signature of Notary



Ann S Main
Notary's printed or typed name, Notary Public

My commission expires: 07-21-2013

Proposed Satellite Annexation for Town of Hudson (1240 Cajah Mountain Rd)



AGENDA ITEM 9A

MEMO

DATE:

February 21, 2017

SUBJECT:

Financial Matters:
Mayfield Drive Bid

Discussion:

The bid opening for the Mayfield Drive water and sewer project is scheduled for February 14, 2017. The bid packets will be available for review at the Council Meeting.

Recommendation:

Staff recommends Council discuss this matter and decide how they wish to proceed.

AGENDA ITEM 10A

MEMO

DATE:

February 21, 2017

SUBJECT:

Financial Matters:
Sewer Infrastructure Funding
and Projects

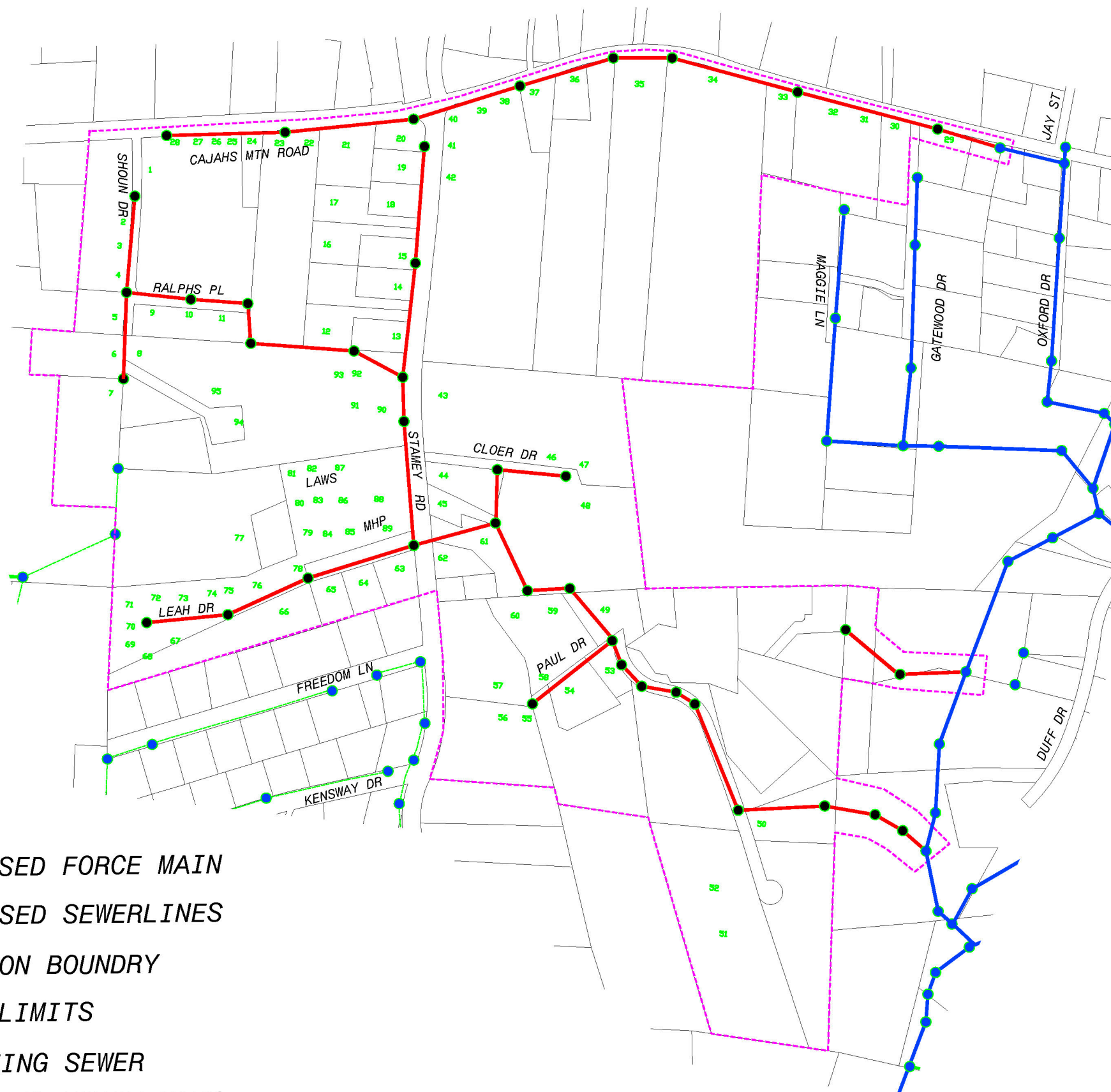
Discussion:

The Sawmills Town Council met for their annual Budget Retreat on February 9th, 2017 to begin work on the 2017/2018 fiscal year budget. At that time the Council was introduced to multiple proposed sewer projects and different funding sources. The two primary sources discussed were the CDBG-I grant program and the NC Connect Bond infrastructure program. Council was asked to consider these two sources of funding and associated projects.

- CDBG-I: The CDBG-I program is a 100% grant program based off of environmental and income based needs. This would be most appropriate for the Stamey Road Project. Staff is currently reinvestigating the feasibility of this project. Attached is a map (C-1) and cost estimate for \$1,723,458.00.
- NC Connect Bond: Staff is proposing council consider a loan in order to accomplish a project that would not qualify for CDBG-I funds. A proposed project could qualify for a 25% grant/principle forgiveness, leaving the remaining 75% as a loan, which the town would pay back over a 20 year period. Staff is currently working on scaling down projects to better reflect a responsible cost and debt service. These costs will be available the evening of the council meeting.

Recommendation:

Staff recommends Council discuss this matter and decide how they wish to proceed.



- — — — — PROPOSED FORCE MAIN
- — — — — ● PROPOSED SEWERLINES
- - - - - SECTION BOUNDRY
- - - - - TOWN LIMITS
- — — — — EXISTING SEWER
- - - - - EXISTING FORCE MAIN

Area C-1 Gravity Sewer (Stamey Road Area)

Item	Quantity	Unit	Unit Price	Total Bid
1. Manhole	40	EA	\$2,500	\$100,000
2. 8" Gravity Sewer	10,083	LF	\$65	\$655,395
3. 8" DIP	240	LF	\$70	\$16,800
4. Steel Bore Encasement	240	LF	\$300	\$72,000
5. Services (Tap & Connection)	95	EA	\$5,000	\$475,000
6. Concrete Driveway Repair	12	EA	\$2,000	\$24,000
7. Gravel Driveway Repair	32	EA	\$250	\$8,000
			Sub-Total	\$1,351,195
Engineering - Planning, Survey, Design (7%)				\$94,584
Engineering - Construction Admin/Observation (5%)				\$67,560
Grant/Loan Administration (CDBG)				\$50,000
Contingencies (10%)				\$135,120
Easement Acquisition				\$25,000
			Total	\$1,723,458

AGENDA ITEM 11A

MEMO

DATE:

February 21, 2017

SUBJECT:

Updates:
Code Enforcement
Monthly Report

Discussion:

The attached report shows the progress that Planner Leslie Meadows continues to make throughout the town.

Recommendation:

No Council action required.

Code Enforcement Report
February 2017

Property Owner	Property Address	Issue	Status
Caldwell Ready Mix Concrete	2823 Mission Rd	abandoned concrete factory; mosquito infested pit	Wes reported pit being filled in on 1/5/17, and provided pictures of the closed pit on 1/20/17. I asked him to also remove a pvc pipe directed to the pit. He agreed to send additional photos once pipe is removed.
Teresa Annas Compton	4476 Sawmills Sch Rd	dilapidated house	Final Citation Notice sent certified mail on 1/3/17. Christopher met with Teresa and gave her a final deadline of 2/3/17, upon which \$50/day fines shall begin. No change as of 2/7/17.
Charles Hagaman	1940 Leah Dr, #4	abandoned mobile home	Final Citation Notice sent certified mail on 1/3/17. No reply, no change.
Terry Rowe	4016, 4017 Cloninger Wy	burned-out house	Terry decided on a contractor for demolition. Spoke to Harry Hatcher on 1/19/17. Harry expects to begin demo 2/8/17.
Randall Hamby	3628 Hickory Blvd.	fallen trees in zoning buffer	All trees replanted and mulched as of 2/7/17. Case Closed.
WNC Properties A LLC	4209 Creek View Pl	minimum housing complaint	First WPCOG Vacant & Substandard Housing Taskforce meeting held 1/31/17. Contacted Minimal Housing Inspector Robin Soots again on 2/2/17, about arranging site visit with landowner.
David Graham (Landlord)	4176 US Hwy 321 A	minimum housing complaint	First WPCOG Vacant & Substandard Housing Taskforce meeting held 1/31/17. Contacted Minimal Housing Inspector Robin Soots again on 2/2/17, about arranging site visit with landowner.
Casey Lynn Wallace	3950-1 Walters MHP Dr	minimum housing complaint	First WPCOG Vacant & Substandard Housing Taskforce meeting held 1/31/17. Contacted Minimal Housing Inspector Robin Soots again on 2/2/17, about arranging site visit with landowner.
Tasco Properties	2155 White Pine Dr #13	minimum housing complaint	First WPCOG Vacant & Substandard Housing Taskforce meeting held 1/31/17. Contacted Minimal Housing Inspector Robin Soots again on 2/2/17, about arranging site visit with landowner.
Carolyn Bray	2570 Bakers Cir	abandoned mobile home	No reply, no change. Last person to live in trailer was Carolyn's sister Betty's daughter Robyn Brittan.
Andrew Dehart	4036 US 321 A	high grass, junked vehicles	One of two trailer beds removed as of 2/7/17. High grass/weeds to be tended to before property goes back on the market.
Chenay Carter	4361 Sawmills School Road	abandoned/ dilapidated home	No change as of 1/5/17, no response after last NOV deadline 11/18/16. Someone may be squatting here?
Mike Mast	4351 Sawmills School Road	Trash/Outdoor Storage	Mike Mast stopped by on 2/2/17 to report most outdoor storage moved to back of house. Working with tenants to dispose of trash. Deadline of 2/14/17.
Rebecca Michael	4393 Chantilly Drive	Outdoor Storage/Junk Car	Spot checked on 2/7/17. Sent notice of violation letter on 2/9/17. Deadline 2/28/17.
Edith Shatley	2512 Crest Lane	Dwelling in Outbuilding	Spot checked on 2/7/17. Sent notice of violation letter on 2/9/17. Deadline 2/28/17.