

AGENDA

Regular Meeting of the Sawmills Town Council Sawmills Town Hall

**Tuesday, January 16, 2018
6:00 pm**

1. Call To Order Mayor Johnnie Greene
2. Invocation
3. Pledge of Allegiance Mayor Johnnie Greene
4. Adopt Agenda Mayor Johnnie Greene
5. Approve Meeting Minutes
A. December 19, 2017 Regular Meeting Minutes Mayor Johnnie Greene
6. Public Comment Mayor Johnnie Greene
7. Recognitions:
A. Recycle Rewards Mayor Johnnie Greene
8. Discussion:
A. Comprehensive Economic Development Strategy Presentation Western Piedmont Council of Governments – Anthony Starr
B. Sawmills Fire and Rescue Water Bill Mayor Johnnie Greene
C. Firearms Ordinance Mayor Johnnie Greene
9. Public Comment Mayor Johnnie Greene
10. Updates:
A. Code Enforcement Report Mayor Johnnie Greene
B. Town Administrator Update Town Administrator Christopher Todd
B. Council Comment Mayor Johnnie Greene
11. Adjourn Mayor Johnnie Greene

**TUESDAY, DECEMBER 19, 2017
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

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

STAFF PRESENT

Christopher Todd
Julie Good
Terry Taylor

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

INVOCATION: Pastor Rick Bowman 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 December 19, 2017 agenda.

Reed Lingerfelt made a motion, and Gerelene Blevins seconded, to adopt the December 19, 2017 agenda. All were in favor.

APPROVE NOVEMBER 21, 2017 REGULAR MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the November 21, 2017 regular meeting minutes.

Joe Norman made a motion, and Keith Warren seconded, to approve the November 21, 2017 regular meeting minutes. All were in favor.

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

Dean Hall spoke about discharging firearms in the Sawmills Town limits. Mr. Hall stated that he has had to call the Caldwell County Sheriff's Department numerous times regarding his neighbor shooting a firearm, sometimes eight (8) to ten (10) hours a day and about 600 rounds at a time. On December 1, 2017, Mr. Hall stated that two (2) bullets struck his home with his wife and child inside. Mr. Hall would like for the Town to look over its current firearm policy.

Chief David Price with Sawmills Volunteer Fire and Rescue spoke about the fire department's November water bill. Chief Price stated that the fire department had a leaking toilet and would

ask that the Council look over the current policy regarding leaks and see if the policy can be changed to include leaky toilets, at least for nonprofit organizations.

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Joe Wesson announced Helen Benge, as the December Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to her sanitation bill.

No Council action was required.

HONORING OF OUT GOING COUNCIL MEMBERS: Mayor Elect Johnnie Greene presented Mayor Joe Wesson, Councilwoman Gerelene Blevins and Councilman Reed Lingerfelt with a certificate for their service on Council.

No Council action was required.

OUTGOING COUNCIL COMMENTS:

Gerelene Blevins stated that she would miss sitting on the Town Council and she would miss the people, but she has a lot of health problems and just couldn't continue to sit on the Council. Gerelene Blevins also stated that she believes that the Town should treat everyone the same no matter the situation. Gerelene Blevins also stated that she hoped everyone had a Merry Christmas and a Happy New Year.

Reed Lingerfelt wanted to thank all the people for the chance to serve the last two (2) years. Reed Lingerfelt wanted to tell the incoming Council members to thank of all the people while making decision. Reed Lingerfelt also stated that he hoped everyone had a Merry Christmas and a Happy New Year.

Mayor Joe Wesson stated that it has been an honor and privilege to serve the Town and the citizens of Sawmills. Mayor Joe Wesson wanted to congratulate Johnnie Greene, Clay Wilson and Rebecca Johnson again for the outcome of the election, and tell them the best advice he can give them is agree to disagree. Mayor Joe Wesson stated that he was first elected in 2002 and wanted to thank everyone for all the years that he has served. Mayor Joe Wesson also wanted to wish everyone a Merry Christmas and a Happy New Year.

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

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

OATH OF OFFICE FOR NEW COUNCIL MEMBERS: Town Clerk Julie A. Good administered the Oath of Office to incoming Mayor, Johnnie Green and incoming Council Members, Clay Wilson and Rebecca Johnson.

COUNCIL PRESENT

Mayor Johnnie Greene
Clay Wilson
Keith Warren
Jeff Wilson
Joe Norman
Rebecca Johnson

STAFF PRESENT

Christopher Todd
Julie Good
Terry Taylor

CALL TO ORDER: Mayor Johnnie Greene called the meeting to order.

ADOPT AGENDA: Mayor Johnnie Greene asked for a motion to adopt the December 19, 2017 Agenda.

Keith Warren made a motion, and Joe Norman seconded, to adopt the December 19, 2017 agenda. All were in favor.

INVOCATION: Jeff Lambert Director of Ministries gave the invocation.

PUBLIC COMMENT: Mayor Johnnie Greene asked if anyone had any questions or comments at this time.

No one wished to speak.

ORGANIZATIONAL MATTERS:

SEATING ARRANGEMENTS: Mayor Johnnie Greene asked Council to be seated as follows (from left to right):

- Joe Norman
- Keith Warren
- Rebecca Johnson
- Town Attorney
- Mayor
- Town Administrator
- Jeff Wilson
- Clay Wilson
- Town Clerk

ELECTION OF MAYOR PRO TEM: Mayor Johnnie Greene stated that as a result of the November 2017 election, Council would need to elect a new Mayor Pro Tem.

Keith Warren made a motion, and Joe Norman seconded, to appoint Clay Wilson as Mayor Pro Tem. All were in favor.

COUNCIL ETHICS AND CODE OF CONDUCT: Mayor Johnnie Greene stated that every Council member should have a copy of the Code of Ethics prepared by Town Attorney Terry Taylor and adopted by Town Council on August 17, 2010.

Mayor Johnnie Greene also stated that every Council member should also have the Standard of Conduct prepared by Town Attorney Terry Taylor. Mayor Johnnie Greene asked that each Council member read the form. Each Council member should be prepared to sign the Standard of Conduct form and return it to the Clerk.

No Council action was required.

STANDING COUNCIL COMMITTEE ASSIGNMENTS: Mayor Johnnie Greene announced the attached new Standing Council Committees.

No Council action was required.

FINANCIAL:

ADOPT BUDGET WORKSHOP SCHEDULE: Mayor Johnnie Greene asked for a motion to adopt the proposed FY 2018-2019 budget workshop schedule.

Joe Norman made a motion, and Keith Warren seconded, to adopt the proposed FY 2018-2019 budget workshop schedule. All were in favor.

FY 2016-2017 AUDIT PRESENTATION: James Lowdermilk and Rick Hammer, with Lowdermilk, Church & Co., L.L.P., presented the Towns FY 2016-2017 audit to Council.

Mr. Lowdermilk and Mr. Hammer stated that the Town received an unqualified audit and commended staff and Council on their efforts to maintain a strong fund balance.

No Council action was required.

BANKING AND AP CHECK SIGNATURES: Mayor Johnnie Greene stated that due to recent changes on the Council, new signature cards will need to be on file at First Citizens Bank and CommunityOne Bank. The banks require a new signature card to be on file whenever there are changes in the staff and/or Council. The Town requires two (2) signatures for accounts payable checks and the safety deposit box.

The following Council and staff have authorization to sign on behalf of the Town with regards to banking transactions:

- Christopher Todd-Town Administrator
- Karen Clontz-Finance Officer
- Joe Norman-Councilman

Typically, the Mayor, one other Council member, Town Administrator and the Finance Officer are authorized to sign on behalf of the Town with regards to the bank.

Keith Warren made a motion, and Jeff Wilson seconded, to appoint Mayor Johnnie Greene and reappoint Councilman Joe Norman to the signature cards at First Citizens Bank and CommunityOne Bank authorizing Mayor Johnnie Greene and Councilman Joe Norman to sign on behalf of the Town with regards to banking transactions. 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.

UPDATES:

DECEMBER CODE ENFORCEMENT REPORT: Town Planner Leslie M. Meadows stated that there are eight (8) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. A final Notice of Violation packet, setting an official hearing date for Ms. Compton for December 19, 2017, was sent from Town Attorney Terry Taylor's office. According to Ms. Compton's cooperation/intentions, the Town can move forward with contracting out abatement efforts (demo and removal), and require reimbursement in the form of a lien on the property. As of December 19, 2017, the Town held a hearing and is putting together findings of fact and sending a letter to Ms. Compton to abate;
- WNC Properties, LLC owner of 4209 Creekview Pl. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- David Graham (Landlord) owner of 4176 US Highway 321A. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;

- Carolyn Bray/Robyn Brittan, owner of 2570 Baker Cir. Abandoned mobile home. Town Planner Leslie M. Meadows stated that she has been unable to contact Ms. Brittan for an update, but financially, she has stated that she can not pay for removal, or any accrued fines. A final Notice of Violation packet from Town Attorney Terry Taylor to set a hearing date will be needed before the Town can contract out the abatement efforts (demo and removal), and require reimbursement in the form of a lien on the property;
- John "Jody" McRary and neighbors, Jody Drive. Outdoor storage/junk vehicles in ROW/freight container. This is a non-conforming use, Impressive Auto, encroaching on neighborhood and blocking street for Fire & Rescue/Trash Pick-up. Need to remove/replace non-conforming storage container. Town Planner Leslie M. Meadows stated that Mr. McRary came before Council on November 21, 2017, requesting permission to retain the shipping container if he modified the structure to resemble a traditional accessory storage structure (underpinning, siding, lean-to roof). Town Planner Leslie M. Meadows stated that she is currently researching possible code amendments to allow for such modifications. Town Planner Leslie M. Meadows also stated that other options are daily fines can be collected from the final deadline date of November 9, 2017, or the Town can initiate its own abatement process to remove the container at the owner's expense, or in the form of a lien on the property;
- Sasser Family, LLC, owner 2526 Meadows Park Lane. Minimum housing complaint. Town Planner Leslie M. Meadows stated that she needs to verify complaint before arranging site visit with Caldwell County Building Inspector Mark Annas and current resident;
- Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner Leslie M. Meadows stated that there has been no change, took photographic documentation of tagged vehicles in cul-de-sac. Daily fines to begin from final deadline date of November 9, 2017, or Town can install driveway at owner's expense. "No Parking" signs can now be posted to initiate a possible response;
- Janice Griffin, Trustee of Iona Griffin, 2148 Oaktree Ln. Abandoned, partially burned apartment building. Town Planner Leslie M. Meadows stated that a second Notice of Violation packet requesting demolition/repair and for all the ground level windows to be boarded up immediately, has been sent via Town Attorney Terry Taylor's office with a deadline of December 15, 2017. Town Planner Leslie M. Meadows stated that she has gotten a response back from Janice Griffin and a contractor has been hired and removal and the rebuild is scheduled to begin after the first of the year.

No Council action was required.

TOWN ADMINISTRATOR COMMENT: Town Administrator Christopher Todd asked if the Code Enforcement Committee was able to meet on December 28th, 2017 at 4:00 P.M. in Town Hall. All members agreed to meet and hold a meeting at the proposed date and time.

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

Joe Norman thanked everyone for coming and he appreciated all the hard work of the outgoing Mayor and Council members and looks forward to working with the new Mayor and Council members. Joe Norman also stated that he was proud of the Town for the good management of monies for the last few years. Joe Norman stated he hoped everyone enjoyed the upcoming holidays.

Keith Warren wanted to thank everyone for coming out. Keith Warren stated that it had been an exciting two (2) years and he has loved it and he loves the Town. Keith Warren also stated he hoped everyone continues to come to all the meetings and he hopes everyone has a Merry Christmas and a Happy New Year.

Rebecca Johnson wanted to thank everyone for coming to the meeting and for all the support that she received during the election. Rebecca Johnson also stated she looked forward to working with everyone. Rebecca Johnson wanted to wish everyone a Merry Christmas and a Happy New Year.

Jeff Wilson wished everyone a Merry Christmas and a Happy New Year.

Clay Wilson wanted to thank everyone for coming and all the support he received during the election. Clay Wilson also wanted to wish everyone a Merry Christmas and a Happy New Year.

Mayor Johnnie Greene stated it was good to be here. Mayor Johnnie Greene stated he appreciated all the outgoing Council and it was good to see young people on the Council. Mayor Johnnie Greene stated that neither himself or Council know what's needed until it's said. Mayor Johnnie Greene wanted to thank everyone for the support and he does realize that Council is not going to please everyone all of the time. Mayor Johnnie Greene stated that he is proud to be a part of the Town of Sawmills Council. Mayor Johnnie Greene wanted to wish everyone a Merry Christmas and a Happy New Year.

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

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

Johnnie Greene, Mayor

Julie A Good, Town Clerk

AGENDA ITEM 7A

MEMO

DATE:

January 16, 2018

SUBJECT:

Recognition:
Recycle Rewards
Program

Discussion:

The Town of Sawmills would like to congratulate Amanda Perry on winning the Recycle Rewards Program for the month of January. Mayor Johnnie Greene will present her with a Certificate of Appreciation. A thirty-two dollar (\$32.00) credit will be added to the current sanitation bill.

Recommendation:

No Council action is required.

AGENDA ITEM 8A

MEMO

DATE:

January 16, 2018

SUBJECT:

Discussion Matters:
Comprehensive Economic
Development Strategy
Presentation

Discussion:

The Comprehensive Economic Development Strategy (CEDS) is an important tool used to encourage and equip the region's counties and communities with strategies to improve economic conditions and the quality of life for residents. The WPCOG Executive Director, Anthony Starr, will present the CEDS document and answer questions.

Recommendation:

No Council action is required.

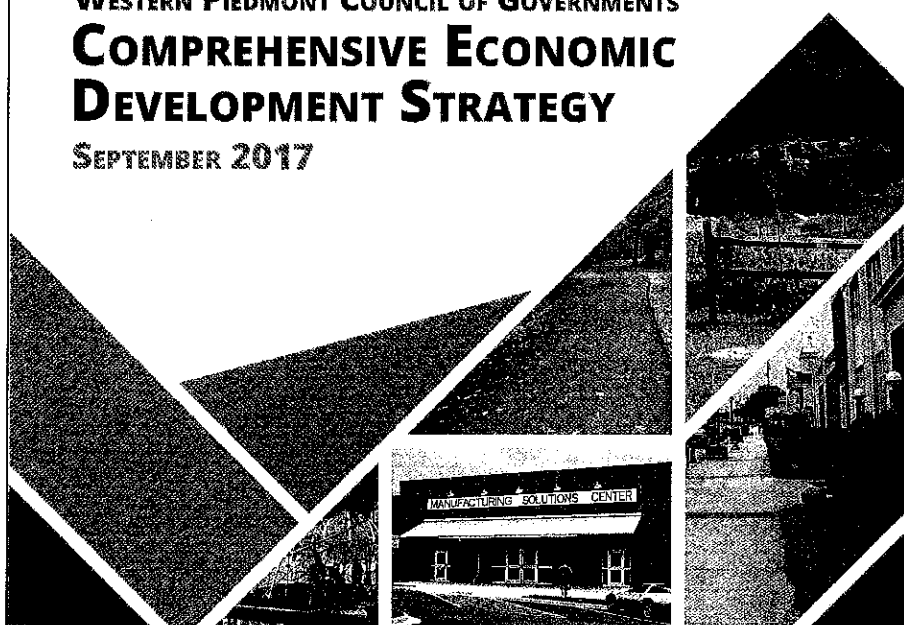
Comprehensive Economic Development Strategy (CEDS)

January 16th, 2018

Sawmills Town Council



WESTERN PIEDMONT COUNCIL OF GOVERNMENTS
**COMPREHENSIVE ECONOMIC
DEVELOPMENT STRATEGY**
SEPTEMBER 2017



CEDS Update

- The WPCOG serves as the region's U.S. Economic Development Administration's designated Economic Development District (EDD)
- As the EDD, we are required to create and maintain a Comprehensive Economic Development Strategy (CEDS) with updates every 5 years
- The CEDS provides a regional framework to identify economic opportunities, challenges and goals
- The current CEDS was approved in 2012 and an update must be completed in 2017



CEDS Update

- The WPCOG is but one of the organizations that implement the CEDS and many local governments, agencies and the business sector contribute to our region's success
- The Policy Board appointed the 15-member CEDS Committee in November
- The Policy Board appointed a diverse group of people to CEDS Committee (geography, age, employment background, race, ethnicity, gender)



CEDS Committee

- 75% of the committee was under age 50
- 50% of the committee was under age 40
- 53% female, 47% male
- All four counties represented



CEDS Committee

- Chair Tommy Luckadoo, Vice President, Adams Commercial Real Estate Services, LLC
- Vice Chair Nancy Taylor, Executive Director, The Community Foundation of Burke County
- Christopher Todd, Town of Sawmills Administrator
- Crissy Thomas, Branch Manager, Wells Fargo
- Elle Fulenwider Engstrom, Marketing Coordinator, Fulenwider Enterprises
- Gary Herman, Alexander EDC Small Business Coordinator
- Jeremy Ku, Senior Supply Chain Consultant, Transportation Insight
- Lindsay Keisler, President, Catawba County Chamber of Commerce
- Lisa Miller, Director of Grant Development & Administration, Western Piedmont Community College
- Malla Vue, District Manager, Goodwill Industries
- Rocky Brooks, Community Development, Caldwell-UNC Health Care
- Sara Black, Broker, RE/MAX Southern Lifestyles
- Stacey Rash, Tax Manager, Martin Starnes and Associates
- Trish Johnson, Assistant Superintendent for Human Resources, Caldwell County Schools
- Zack King, Community Health Analyst, Catawba County Public Health



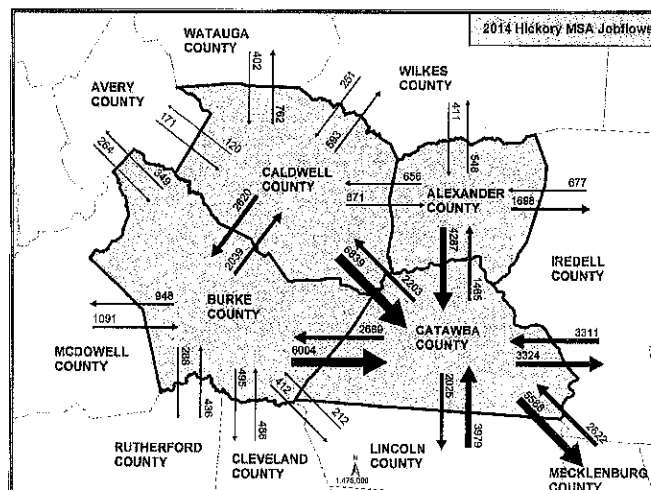
CEDS Importance

- Why is the CEDS important?
 - We live in an era of economic transition
 - Our economy functions on a regional basis
 - Most of the public and businesses aren't concerned with political boundaries
 - Improvements benefit the entire region
 - Some improvements require a regional approach



CEDS Importance

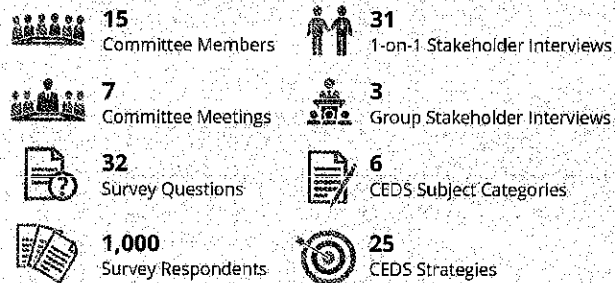
Over 42% of our labor force works daily in a county different from which they live



CEDS: Public & Stakeholder Input

The Committee used extensive public input to shape the direction of the CEDS

CEDS by the Numbers

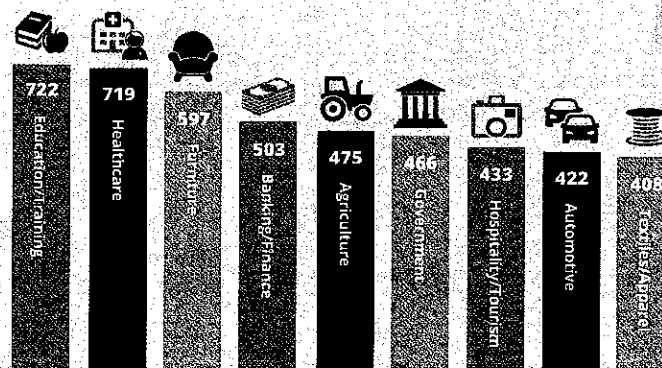


WPCOG

CEDS: Public & Stakeholder Input

CEDS Public Survey Responses

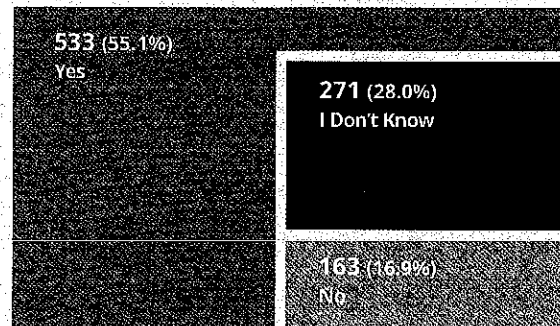
What economic opportunities exist or are developing in your county?
(963 Responses)



WPCOG

CEDS: Public & Stakeholder Input

Does your local government encourage small businesses to locate and grow in your community?
(971 Responses)



WPCOG

CEDS: Regional Profile

- The CEDS Committee began its work with understanding the region and the economic trends
- Current projections show little population growth over the next 20 years
- However, projections assume current trends & don't adjust for positive change

Western Piedmont Region (MSA) Population Growth to 2035

County	Census 2010	2015 Estimate	Growth 2010-15	% Growth 2010-15	2025	2035	Growth 2015-35	% Growth 2015-35
Alexander	37,198	37,952	754	2.0%	39,775	39,189	1,237	3.3%
Burke	90,912	89,114	-1,798	-2.0%	90,002	90,179	1,065	1.2%
Caldwell	83,029	82,577	-452	-0.5%	83,411	83,666	1,089	1.3%
Catawba	154,358	155,828	1,470	1.0%	158,598	161,349	5,521	3.5%
Region Total	365,497	365,471	-26	-0.01%	370,786	374,383	7,912	2.1%







Source: 2010 Census, US Census Bureau and NC Office of Management and Budget, 2011

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CEDS: Regional Profile

- Manufacturing decreases
- 40,213 jobs lost
- Increases in service employment

Western Piedmont Region (MSA) Employment Distribution

		2000	2015
Services		43%	48%
Manufacturing		34%	28%
Trade		14%	16%
Administration		5%	5%
Construction		3%	2%
Other		1%	1%

Number of Employed Persons

2000
185,093

2015
144,880

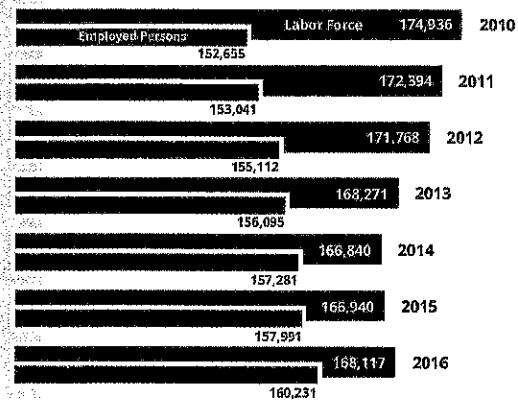
Source: Labor and Economic Analysis Division, NC Dept. of Commerce.

WPCOG

CEDS: Regional Profile

- Unemployment rate has dropped
- Modest job growth
- Reductions in number of people in the labor force

Western Piedmont Region (MSA) Labor Force and Number of Employed Persons (April 2010 - April 2016)

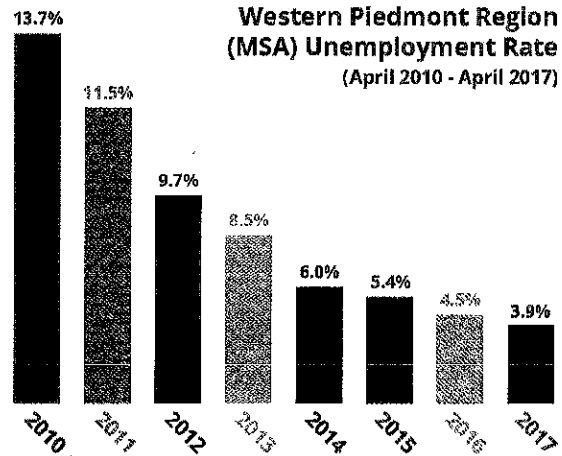


Source: Labor and Economic Analysis Division, NC Dept. of Commerce.

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CEDS: Regional Profile

- Unemployment rate has dropped
- Modest job growth
- Reductions in number of people in the labor force



Source: Labor and Economic Analysis Division, NC Dept. of Commerce.

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CEDS: Six Subject Areas

- Economic Development
- Workforce
- Infrastructure
- Housing
- Marketing
- Community Life

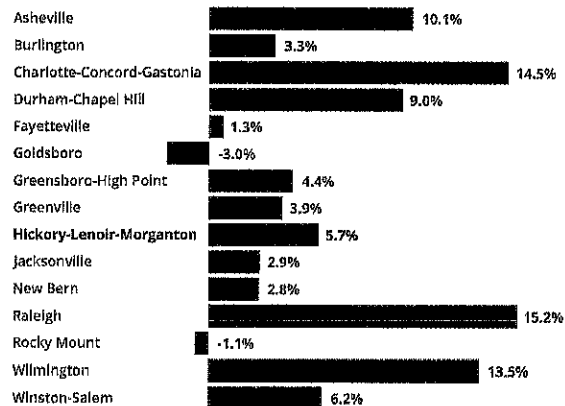


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CEDS: Economic Development

- Modest improvement over 4 years
- Job creation & tax base growth are two of the core purposes for action

NCMSA Percentage Employment Change (2012-2016)



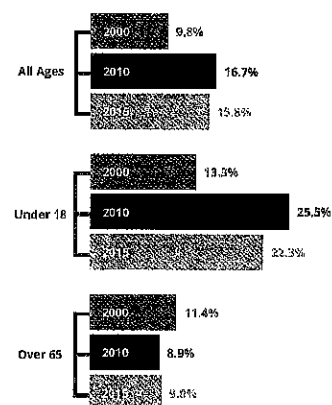
Source: Labor and Economic Analysis Division, NC Department of Commerce.

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CEDS: Economic Development

- Modest improvement over 4 years
- Job creation & tax base growth are two of the core purposes for action
- Job growth reduces our poverty rates

Western Piedmont Region (MSA) Poverty Rates 2000-2015

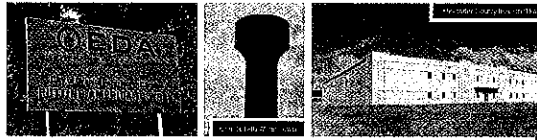


Source: 2000 Census and Small Area Income and Poverty Estimates, US Census Bureau.

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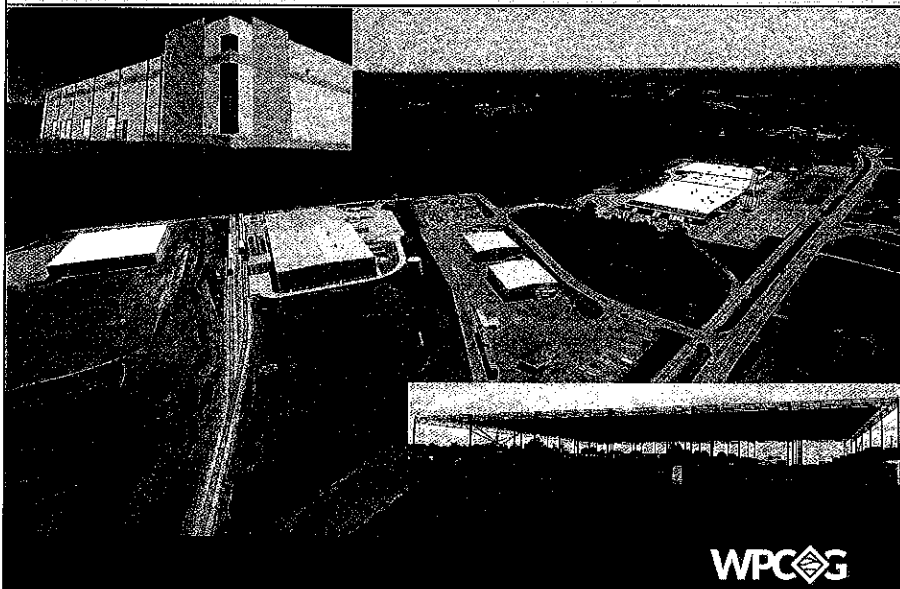
CEDS: Economic Development

- Construct additional “shell buildings” and “pad-ready sites” throughout the region
 - Market conditions require local government action for success
 - 50-100,000 sqft buildings
 - Strive for 1 building ready, 1 under construction, 1 in planning stage at all times



WPCOG

CEDS: Economic Development



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CEDS: Economic Development

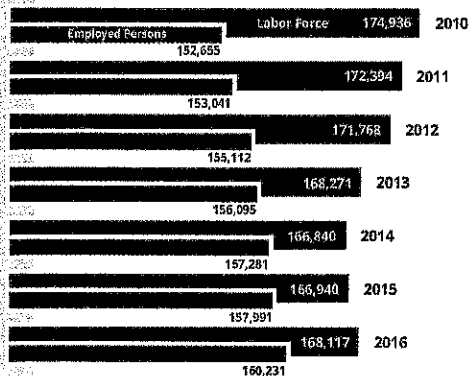
- Enhance capacity for project and grant development
- Maximize building reuse and site development opportunities
- Promote & support the Manufacturing Solutions Center, Morganton Campus of NC School of Science and Math, Center for Engineering Technologies, and other critical assets



CEDS: Workforce

- Labor force has decreased like much of the U.S.
- Good improvement for our region
- Real and perceived issues remain

Western Piedmont Region (MSA) Labor Force and Number of Employed Persons (April 2010 - April 2016)

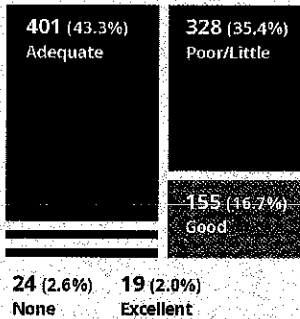


Source: Labor and Economic Analysis Division, NC Dept. of Commerce.

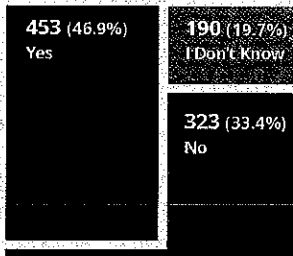
CEDS: Workforce

CEDS Public Survey Responses

How well does your community work to maintain a skilled workforce?
(927 Responses)



Do you believe there are gaps in educational resources?
(966 Responses)

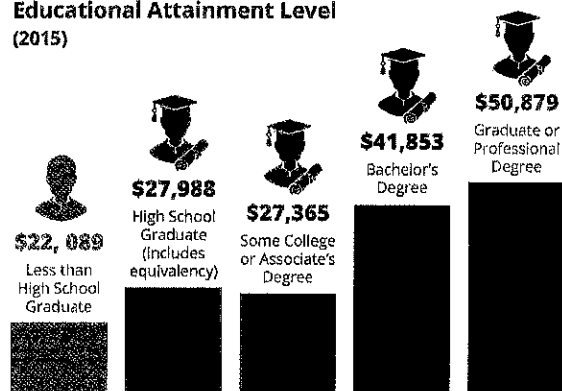


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CEDS: Workforce

- Educational attainment levels still matter
- Lots of unfilled jobs
- Stagnant wage rates

Western Piedmont Region (MSA) Median Earnings for Population Over 25 by Educational Attainment Level (2015)



Source: 2015 American Community Survey, US Census Bureau.

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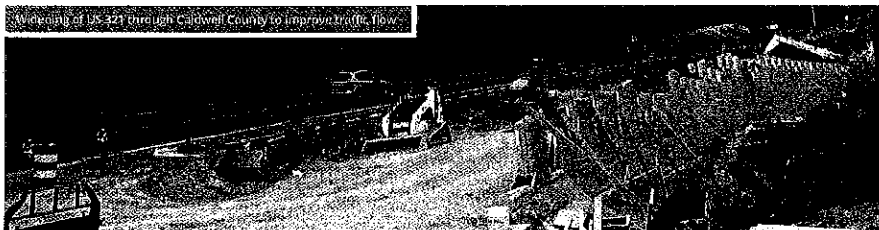
CEDS: Workforce

- Align career pathways with education and training opportunities to meet industry needs
- Ensure sharing of competitive wage information and its impact on job recruitment and retention in the region
- Maintain consistent, coordinated, long-term marketing of workforce activities across the region
- Update the Industry Growth Analysis and shape it as a tool for business recruitment efforts



CEDS: Infrastructure

- Econ. Dev. is greatly influenced by infrastructure
- Good availability and condition of our infrastructure is a critical component to job & business recruitment and retention



CEDS: Infrastructure

Regional Projects Completed, Jobs & Investments (2016)



\$10 Million
Grant
Amount



30
Projects
Completed



\$74.4 Million
Private
Investment



296
Jobs
Created

Source: WPCOG 2016 Annual Report.

WPCOG

CEDS: Infrastructure

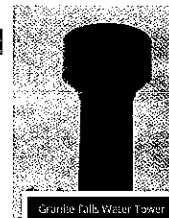
- Encourage, plan, and construct transit-oriented development
 - Potential businesses now ask for this when evaluating sites and communities for location
- Develop and expand the bicycle and pedestrian network in the region
- Expand fixed route public transportation to the municipalities in all four counties
 - Many of the national companies don't think about the historical stigma of public transportation



WPCOG

CEDS: Infrastructure

- Develop transportation projects that rank well in NCDOT's prioritization system to promote/maximize economic development
- Improve broadband access to rural areas and improve broadband speed
- Encourage and assist local governments to develop and maintain asset management and capital improvement plans
- Explore opportunities for coordination and consolidation of utility systems



Granite Falls Water Tower

WPCOG

CEDS: Housing

- A healthy housing market is necessary to attract new residents and businesses
- Important for retaining residents and businesses

Housing Trends
(2000-2015)

	2000	2010	2015
Owner-Occupied Housing Units	99,497 (68.7%)	103,966 (63.9%)	98,480 (60.7%)
Renter-Occupied Housing Units	34,469 (23.8%)	40,538 (24.9%)	41,617 (25.6%)
Vacant Housing Units	10,908 (7.5%)	18,109 (11.1%)	22,188 (13.7%)







The number of vacant housing units in the Western Piedmont has more than doubled since 2000.

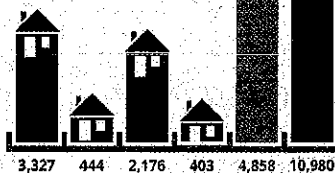
Source: American Community Survey (ACS), US Census Bureau.

WPCOG

CEDS: Housing

22,188
Total Vacant Housing Units
(2015 ACS)

-  For Rent
-  Rented, Not Occupied
-  For Sale Only
-  Sold, Not Occupied
-  For Seasonal, Recreational or Occasional Use
-  Other Vacant

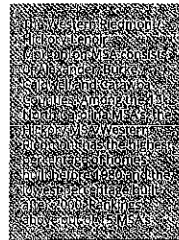


Western Piedmont Age of Housing Stock
(2015) ACS



Built before 1980	49.4%	1
Built between 1980 & 1999	35.5%	6
Built 2000 or later	15.1%	15

NC
MSA
RANK



Year	Units	% of Units
2010 - 2015	2,391	1.4%
2000 - 2009	22,158	13.7%
1990 - 1999	31,553	19.4%
1980 - 1989	26,192	16.1%
1970 - 1979	29,187	18.0%
1960 - 1969	20,549	12.7%
1950 - 1959	13,515	8.3%
1940 - 1949	7,395	4.6%
1939 - Earlier	9,345	5.8%

WPCOG

CEDS: Housing

- Reduce the number of vacant and substandard homes throughout the region
- Increase the amount of new-market rate housing especially within and near downtowns
- Increase the availability of affordable homes within the region

CEDS Public Survey Responses

How well does your community support affordable housing choices?
(933 Responses)

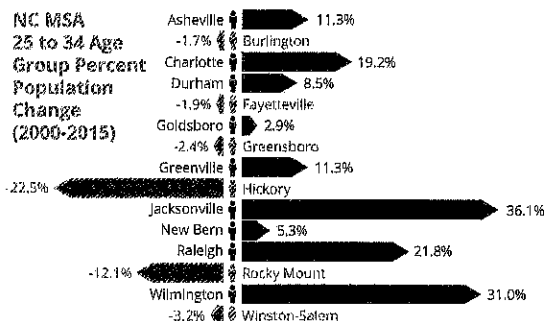


WPCOG

CEDS: Marketing

- A healthy economy relies on the growth of working age segments of the population

- Focus on appeal to the 18-45 year old people



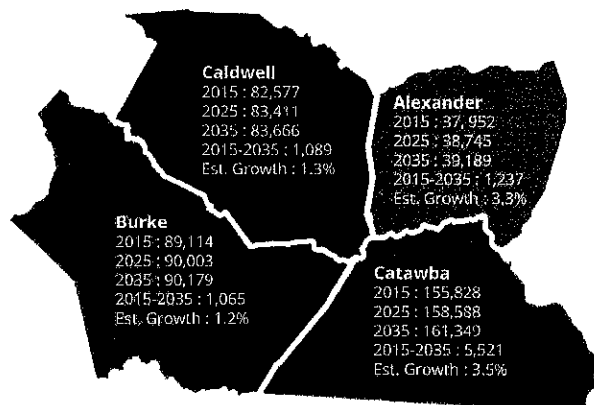
Source: NC Office of Budget and Management.

WPCOG

CEDS: Marketing

- Population projections extend CURRENT trends

Western Piedmont Region (MSA) Population Projections (2015-2035)

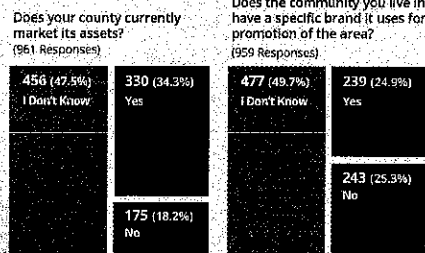


WPCOG

CEDS: Marketing

- Convene a regional marketing task force
- Develop a regional approach to marketing
- Identify and promote regional attractions, events and natural resources

CEDS Public Survey Responses



WPCOG

CEDS: Community Life

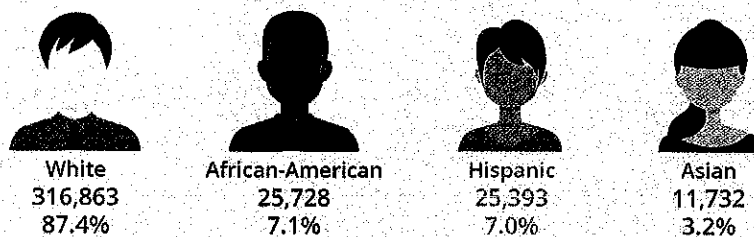
- A growing, healthy economic should encompass opportunities for public participation in the decision-making process
- Maximizing those pathways for economic success for all members of our workforce
- Downtown revitalization is now as important than ever before
- Accommodating our younger and senior residents is a key element

WPCOG

CEDS: Community Life

We are a more diverse region now than ever in our history

Western Piedmont Region (MSA) Population by Race/Ethnic Group, 2015



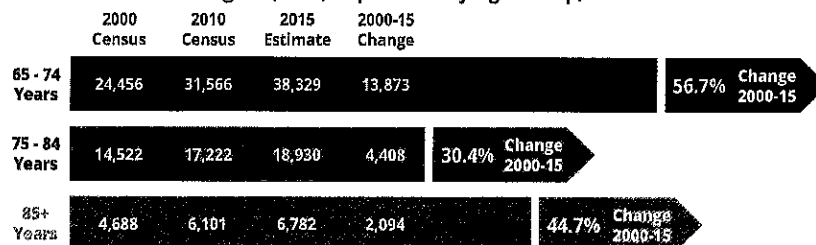
Source: 2015 Census Population Estimates, US Census Bureau.

WPCOG

CEDS: Community Life

- Without change, we are becoming a much older region
- That impacts our economy & local govt. services

Western Piedmont Region (MSA) Population by Age Group, 2000 - 2015



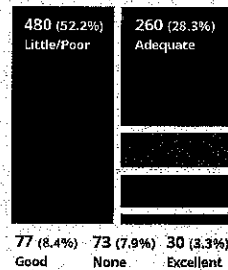
Source: 2000 and 2010 Census, US Census Bureau and NC Office of State Planning.

WPCOG

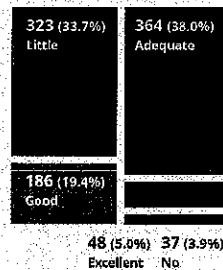
CEDS: Community Life

CEDS Public Survey Responses

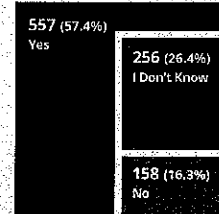
Are there opportunities for minorities and low wealth individuals to engage in community planning?
(920 Responses)



How well does your Community invest in healthy, safe and walkable communities?
(958 Responses)



Do the municipalities within your county promote the restoration of their downtown areas?
(971 Responses)



WPCOG

CEDS: Community Life

- Cultivate the next generation of community leaders
 - Diversity in the decision-making process
 - Think about succession planning for local govt. boards
- Create robust downtowns throughout the region
 - Housing, streetscapes, sidewalks, business occupancy, etc.



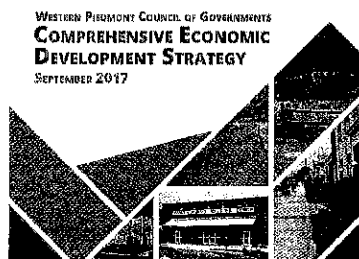
CEDS: Community Life

- Promote regional healthy-living initiatives
 - Improve recreation opportunities
 - Address opioid and illicit drug epidemic



CEDS: Presentations

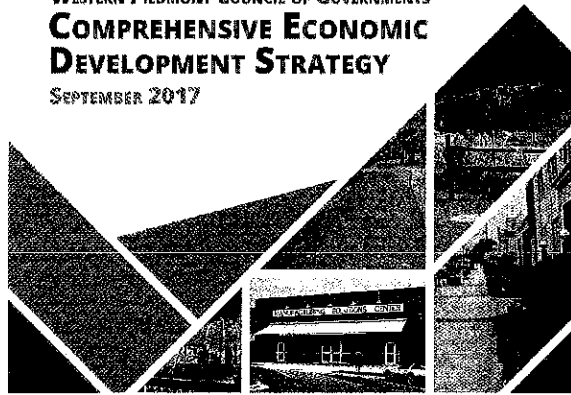
- Presentations to local government boards, key partners, stakeholder groups, civic clubs and the public are underway



CEDS: Questions?

- Thank you for your time!
- Questions?

WESTERN PIEDMONT COUNCIL OF GOVERNMENTS
**COMPREHENSIVE ECONOMIC
DEVELOPMENT STRATEGY**
SEPTEMBER 2017



WPCOG

AGENDA ITEM 8B

MEMO

DATE:

January 16, 2018

SUBJECT:

Discussion Matters:
Sawmills Fire Department
Water Bill

Discussion:

The Sawmills Fire Department has requested the Town Council to formally address their November 2017 water and sewer bill. During the month of October, the Sawmills Fire Department (SFD) building water meter recorded 59,000 gallons of water passed through the meter. The SFD typically uses between 3,000 and 5,000 gallons of water from this meter. Due to the abnormal use of water, staff flagged the meter to be re-read. The meter was checked and re-read by Public Works Director Ronnie Coffey on October 25th, 2017, at which point the meter was functioning properly. The meter did indicate active water use at the time of the re-read. Due to the nature of the active use, Director Coffey spoke with a fire fighter in the building. They were able identify a leaking commode in the building. The commode was repaired that day, and Director Coffey re-read the water meter for the third time, which showed the meter has stopped turning since the commode was repaired.

The Sawmills Fire Department has requested a bill adjustment. Based off the staff's interpretation of the town's Utility Billing Policy, commodes are ineligible for a water and sewer credit. The policy currently reads, "The Town will adjust water and sewer use on bills in case of hidden underground leaks in service lines located between the meter and the house and busted or leaking pipes inside the home." Town staff have never offered a credit for a broken commode or faucet.

The Town Council discussed this matter during the November 2017 Town Council meeting. At which time they chose to make no action and keep the current policy for billing.

Recommendation:

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

AGENDA ITEM 8C

MEMO

DATE:

January 16, 2018

SUBJECT:

Discussion Matters:
Firearm Ordinance

Discussion:

The Sawmills Town Council was addressed by resident, Dean Hall, during the regularly scheduled December 2017 public comment time period. Mr. Hall was concerned about the use of firearms near his home, due to both safety issues and the noise created from the discharge of firearms. The Town of Sawmills does have an ordinance governing the discharge of firearms within municipal limits. The ordinance reads § 130.04 – “No person, except an officer in the discharge of his or her duties, shall shoot any firearms within 400 feet of a residential dwelling, except on his or her property in defense of life or property.”

During 2017 the Caldwell County Sheriff's Department responded to 33 discharge of firearm calls, and approximately 5 loud noise nuisance calls related to firearms.

Currently the municipalities of Lenoir, Granites Falls, and Hudson have ordinances that do not allow the discharge of firearms within their municipal limits. The Town of Sawmills ordinance was put in place in 1991 with the recognition of the rural character of the community.

Recommendation:

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

AGENDA ITEM 10A

MEMO

DATE:

January 16, 2018

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.

Property Owner	Property Address	Issue	Status
Teresa Annas Compton	4476 Sawmills Sch Rd	dilapidated house	An official hearing on this case was held Dec. 19th. Ms. Compton did not attend. A Findings of Fact and Order, for repair or demolish within 15 days, was sent from the Town Attorney's office on Dec. 21st. Should Ms. Compton fail to comply, the Town can soon move forward with contracting out abatement efforts (Demo & Removal), and require reimbursement in the form of a lien on the property.
WNC Properties A LLC	4209 Creek View Pl	minimum housing complaint	Need to verify complaint before arranging site visit with Building Inspector Mark Annas and current resident.
David Graham (landlord)	4176 US Hwy 321 A	minimum housing complaint	Need to verify complaint before arranging site visit with Building Inspector Mark Annas and current resident.
Carolyn Bray/ Robyn Brittan	2570 Bakers Cir	abandoned mobile home	Unable to contact Ms. Brittan for update, but financially, she has stated she can not pay for removal, or any accrued fines. A final NOV packet from Attorney to set a hearing date will be needed before Town can contract out the abatement efforts (Demo & Removal), and require reimbursement in the form of a lien on the property.
John "Jody" McRary	1956 Jody Drive	freight container as storage structure	A code enf. committee meeting was held Dec. 28th on this matter. It was decided that the Town would look into the costs of relocating the shipping container for the landowner, in order to avoid any ordinance amendments that could result in an influx of these containers in residential areas.
Sasser Family LLC	2526 Meadows Park Lane	minimum housing complaint	Need to verify complaint before arranging site visit with Building Inspector Mark Annas and current resident.
Jose Montes	4321 Cherokee Court	No proper driveway, vehicles in ROW	Spot checked 1/4/18. All original junked vehicles removed, but a different car with hood up being worked on in cul-de-sac... Still no indication of progress on installation of a proper off-street driveway. Small lot size and steep slope are limiting factors. Possible case for code enforcement committee consideration?
Janice Griffin, Trustee of Iona Griffin	2148 Oaktree Lane	abandoned, partially burned apartment building	A response from the landowner's attorney has been received, stating Lewis Miller Construction is currently in the process of demolition and removal. Once cleanup is complete, permits are to be obtained to begin rebuilding. Estimated date for new construction to begin is mid-January. Spot checked 1/4/18. Roof/top story removed so far. Have photo documentation and will continue to monitor.
Jeremiah Taylor	4190 Duff Drive	junked vehicles, outdoor storage, overgrown vegetation	First spot check and NOV letter sent 12/28/17. Deadline 1/16/18. Landowner called 1/4/18 and agreed to begin trying to relocate the two junk vehicles. The truck needs work to reattach to frame before it can be moved. The family having recently moved, still uses this property for storage. The intent is to eventually clean up and sale this property. Have photo documentation and will continue to monitor.