

AGENDA

Regular Meeting of the Sawmills Town Council Sawmills Town Hall

Tuesday, October 17, 2017
6:00 pm

1. Call To Order Mayor Joe Wesson
2. Invocation Pastor Mike Owens
3. Pledge of Allegiance Mayor Joe Wesson
4. Adopt Agenda Mayor Joe Wesson
5. Approve Meeting Minutes Mayor Joe Wesson
 - A. September 19, 2017 Regular Meeting Minutes
6. Public Comment Mayor Joe Wesson
7. Recognitions: Mayor Joe Wesson
 - A. Recycle Rewards
8. Discussion: Mayor Joe Wesson
 - A. Call for Public Hearing: Annexation
9. Updates: Mayor Joe Wesson
 - A. Code Enforcement Report
 - B. Council Comment
10. Adjourn Mayor Joe Wesson

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

COUNCIL PRESENT

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

STAFF PRESENT

Christopher Todd
Terry Taylor
Julie A Good

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

INVOCATION: Pastor Ron Burgett 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 September 19, 2017 Agenda.

Keith Warren made a motion, and Reed Lingerfelt seconded, to adopt the September 19, 2017 Agenda. All were in favor.

APPROVE AUGUST 15, 2017 REGULAR MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the August 15, 2017 regular meeting minutes.

Joe Norman made a motion, and Gerelene Blevins seconded, to approve the August 15, 2017 regular meeting minutes. All were in favor.

APPROVE AUGUST 15, 2017 CLOSED SESSION MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the August 15, 2017 closed session meeting minutes.

Reed Lingerfelt made a motion, and Keith Warren seconded, to approve the August 15, 2017 closed session meeting minutes. All were in favor.

APPROVE AUGUST 22, 2017 SPECIAL MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the August 22, 2017 Special Meeting Minutes.

Joe Norman made a motion, and Gerelene Blevins seconded, to approve the August 22, 2017 special meeting minutes. All were in favor.

APPROVE AUGUST 29, 2017 SPECIAL MEETING MINUTES: Mayor Joe Wesson asked for a motion to approve the August 29, 2017 special meeting minutes.

Keith Warren made a motion, and Joe Norman seconded, to approve the August 29, 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. Mitchell Stamey as the September Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to his sanitation bill.

No Council action was required.

FINANCIAL MATTERS:

REQUEST FOR DONATION TO CALDWELL COUNTY SADDLE CLUB: Mayor Joe Wesson stated that the Town had received a donation request from the Caldwell County Saddle Club in the amount of two hundred dollars (\$200.00).

Gerelene Blevins made a motion, and Reed Lingerfelt seconded, to give a donation in the amount of two hundred dollars (\$200.00) to the Caldwell County Saddle Club. All were in favor.

REQUEST FOR DONATION TO SOUTH CALDWELL SPARTAN ATHLETIC CLUB: Mayor Joe Wesson stated that the Town had received a donation request from the South Caldwell Spartan Athletic Club in the amount of one hundred fifty dollars (\$150.00).

Joe Norman made a motion, and Keith Warren seconded, to give a donation in the amount of one hundred fifty dollars (\$150.00) to the South Caldwell Spartan Athletic Club. All were in favor.

REQUEST FOR DONATION TO GRANITE FALLS MIDDLE ATHLETIC CLUB: Mayor Joe Wesson stated that the Town had received a donation request from the Granite

Falls Middle Athletic Club in the amount of one hundred fifty dollars (\$150.00).

Joe Norman made a motion, and Keith Warren seconded, to give a donation in the amount of one hundred fifty dollars (\$150.00) to the Granite Falls Athletic Club. All were in favor.

DISCUSSION:

AIA GRANT PROJECT PROPOSAL: Town Administrator Christopher Todd stated that The Asset Inventory and Assessment (AIA) grants were created in Session Law 2015-241 in the changes made to NCGS 159G, to broaden the use of grant funds to encourage water and wastewater utilities to become viable and more proactive in the management and financing of their systems. Town staff is proposing to partner with the Western Piedmont Council of Governments (WPCOG) to apply for two (2) AIA grants to create a digital mapping interface and inventory. The systems would be comprised of data collected in the field, as-built surveys, and historic map records. WPCOG staff member, Tom Bell, gave a presentation on the software the would be used.

The public works department would be able to use this system to locate all of the features of both systems to a sub-meter accuracy. This would allow for public works employees to respond faster to water leaks and possible sewer problems. In addition to the use found by the public works department, this system could be used by office staff to track water leak locations, code enforcement cases, and other work being conducted around the Town, this system would allow the office to better access information that could be applied to grant applications, the annual budgeting process, and long range budgeting/planning.

The projected cost for the water section is estimated to be eighty-four thousand two hundred nine dollars (\$84,209.00) and the wastewater section being fifty-one thousand one hundred seventy-two thousand dollars (\$51,172.00). However, if the Town is to receive both grants there will be a cost savings due to some overlapping in the projects, which moves the cost closer to one hundred thousand dollars (\$100,000.00). The AIA match is five percent (5%) for the Town.

The annual cost to the Town to maintain, operate, and update the system would be approximately five thousand dollars (\$5,000.00), which would include a contract with the WPCOG to host the data, the necessary telephone data services for field works, and licenses to operate the software needed to update and view the system. The grant would cover the first year of these costs.

Reed Lingerfelt made a motion, and Keith Warren seconded, to apply for the AIA water grant. All were in favor.

Joe Norman made a motion, and Reed Lingerfelt seconded, to apply for the AIA wastewater grant. All were in favor.

PARKING AND TRAFFIC TOWN ORDINANCE PROPOSAL: Town Administrator Christopher Todd stated that town staff has been made aware of areas around the Town, including, but not limited to Cherokee Court, where the use of public right of way for parking has encumbered the use of the right of way. Town Administrator Christopher Todd worked with Town Attorney Terry Taylor to draft a proposed ordinance which is believed to better define the most appropriate use of public right of ways.

Joe Norman made a motion, and Keith Warren seconded, to adopt the Parking and Town Ordinance Policy. All were in favor.

UPDATES:

SEPTEMBER CODE ENFORCEMENT REPORT: Town Planner Leslie M. Meadows stated that there are nineteen (19) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. A letter to initiate a hearing and possible demolition to be sent from Town Attorney Terry Taylor's office. Town Attorney Terry Taylor found that this property is currently tied up in possible foreclosure. The foreclosure has now been lifted. House will need to be reinspected;
- 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;
- Casey Lynn Wallace, owner of 3950-1 Walters MHP Drive. 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;
- Dwayne and Bridget Mann, owner of 4353 Eli Lane/Fancy Place. Garbage, trash, refuse complaint. Town Planner Leslie M. Meadows stated that she spot checked the site on August 24, 2017 and no further progress had been made. Town Planner Leslie M. Meadows stated the dilapidated single-wide still needs to be removed and front yard has some solid waste still that needs to be removed. Sent follow-up NOV letter with a deadline of September 15, 2017;
- Carolyn Bray, owner of 2570 Baker Cir. Abandoned mobile home. Town Planner Leslie M. Meadows spoke with complainant on August 31, 2017. Complainant

stated that suspicious activity has been occurring in the dilapidated mobile home and they have called law enforcement. Complainant suggested that Town Planner Leslie M. Meadows call neighbors about location the owner of the mobile home;

- Andrew Dehart, owner 4036 US Highway 321A. High grass and junked vehicles. High grass/weeds still need to be tended. Town Planner Leslie M. Meadows spot checked the site on August 10, 2017, and all the trailers have been removed, but the saplings and vines are still there. Town Planner Leslie M. Meadows will continue to monitor;
- Cheney Carter, owner of 4361 Sawmills School Road. Abandoned/dilapidated home. Town Planner Leslie M. Meadows stated that she spot checked this property on August 31, 2017 and this property has been cleaned up and has been posted for sale. Case Closed;
- Randolph Mitchell, owner Dream View Point Edgewater Lot #59. Unpermitted accessory structure. Sent NOV letter on August 21, 2017, with deadline of September 20, 2017, to wrong landowner. Town Planner Leslie M. Meadows stated that she spot checked on August 24, 2017, and discovered beginnings of a floating dock in addition to the storage shed. Town Planner Leslie M. Meadows stated that she contacted correct landowner, who came on August 31, 2017, for principal structure permit. Accessory structure allowed in conjunction with beginning construction right away. Town Planner Leslie M. Meadows stated that she will monitor to verify compliance, otherwise, case closed;
- 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 she sent NOV letter for storage container removal on July 1, 2017, with a deadline of October 1, 2017. Town Planner Leslie M. Meadows stated that she will send second round of letters to neighbors on Jody Dr. Town Planner Leslie M. Meadows stated she spot checked this site on August 24, 2017. Town Planner Leslie M. Meadows stated she would be sending a second letter for removal of items from cul-de-sac, and use of other properties. Clean up of Jody Dr. NOV letters to all surrounding landowners (5 total) sent August 31, 2017. Deadline for all is September 15, 2017;
- Casey Adams and Crystal Smith, owners of 4297 US Highway 321A. Pig and chickens. Sent NOV letter on August 21, 2017 with a deadline of September 11, 2017. Owners came to September Council meeting and stated that the pig had been relocated off the property and that the chickens were moved into a fence and some other animal got in and killed them all. Town Planner Leslie M. Meadows stated that she would go out and check property;
- Carolina Insurance & Realty Company, Inc, owners of 3406 N. Bay Dr. and 5300 Moore Acres Dr. High grass on two (2) vacant lots. Town Planner Leslie M. Meadows stated that she sent NOV letter on August 22, 2017 with a deadline of September 7, 2017. Mowing was arranged by landowner. Mowed on September 1, 2017. Case closed;

- Arnold Wilson, owner of 1769 Cajah Mountain Road. Outdoor storage and junk vehicles. Town Planner Leslie M. Meadows stated that she spot checked this property on August 24, 2017 and the camper and food/produce truck had been removed, there was less junked vehicles, more cleared open space within yard and yard was mowed and maintained. Case closed;
- 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 she spot checked property on August 24, 2017 and spoke with landowner onsite. Landowner stated that he is on a traveling work crew and is rarely home. Landowner agreed to mow and work on putting in a proper driveway over the next two (2) weeks. Town Planner Leslie M. Meadows stated that she again spot checked property on September 5, 2017 and landowner had mowed yard and removed junked vehicle in cul-de-sac so far;
- Brittany Noelle Dills, owner of 4680 Sawmills School Road. High Grass. Town Planner Leslie M. Meadows verified complaint on July 20, 2017 and sent a NOV letter on July 25, 2017 with a deadline of August 9, 2017. Landowner mowed yard. Case closed;
- Timberline Lumber Co., Inc., 4233 US Highway 321A. Overgrown, high grass/weeds. Town Planner Leslie M. Meadows verified complaint on July 20, 2017 and sent a NOV letter on July 25, 2017 with a deadline of August 9, 2017. Town Planner Leslie M. Meadows stated that the lender, Summit Investments, contacted her on August 1, 2017. Town Planner Leslie M. Meadows spot checked property again on September 5, 2017 and the grass and weeds had been maintained. Case closed;
- Jesse Smith, owner of 4215 Trojan Ln. High grass. Town Planner Leslie M. Meadows stated that she verified the complaint on August 24, 2017 and sent a NOV letter on August 31, 2017 with a deadline of September 15, 2017. Town Planner Leslie M. Meadows stated that she spot checked the property on September 5, 2017 and one or two strips along road front had been mowed. Town Planner Leslie M. Meadows stated that she would continue to monitor;
- Charlies Hagaman/Tim Hart, owners of 1940 Leah Dr #19. Town Planner Leslie M. Meadows stated that she contacted Caldwell County Building Inspections on August 29, 2017 and met Inspector Mark Annas onsite for inspection on September 5, 2017. Town Planner Leslie M. Meadows stated that she is waiting on the Inspector's letter of violations.

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 wanted to thank everyone for coming and hoped everyone had a safe trip home.

Keith Warren stated that he appreciated everyone coming out and hoped everyone had a safe trip home.

Gerelene Blevins wanted to thank everyone for coming out. Gerelene Blevins also stated that if the public does not come to Council with problems then the problems cannot get fixed.

Jeff Wilson wanted to thank everyone for coming out.

Reed Lingerfelt wanted to thank everyone for coming out and hoped everyone had a safe trip home. Reed Lingerfelt also stated that he thought that Council had a very productive meeting.

Mayor Joe Wesson wanted to thank everyone for coming out. Mayor Joe Wesson also stated that Council always appreciated citizen input. Mayor Joe Wesson also stated that Council worked great together and they would continue to move the Town they were so proud of forward.

Mayor Joe Wesson wanted to remind everyone of the Sawmills Fall Festival on Saturday, September 23, 2017 from 11:00am to 3:00pm.

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

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

Joe Wesson, Mayor

Julie A. Good, Town Clerk

AGENDA ITEM 7A

MEMO

DATE:

October 17, 2017

SUBJECT:

Recognition:
Recycle Rewards
Program

Discussion:

The Town of Sawmills would like to congratulate Darrell Chandler on winning the Recycle Rewards Program for the month of October. Mayor Joe Wesson will present him 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:

October 17, 2017

SUBJECT:

Public Hearing:
Voluntary Annexation

Discussion:

The Sawmills has received a petition for Voluntary Annexation from Benny and Jennifer for one parcel (NCPIN- 2755994368). Attached to this memorandum is the signed petition, a survey of the area to be annexed (to be amended to include only the parcel being annexed at this time), deed, and tax information.

Recommendation:

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

NORTH CAROLINA
CALDWELL COUNTY

TOWN OF SAWMILLS

PETITION FOR CONTIGUOUS ANNEXATION

Date: 10-12-2017

Petition No.: 2017-02

TO: THE TOWN CLERK AND TOWN COUNCIL OF THE TOWN OF SAWMILLS

1. I, (We), the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Sawmills according to G.S. 160A-31 (Annexation by Petition), which states that the governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each owner. **(Note: If the property title is listed in both husband and wife's name, both are required to sign the petition).**

NAME:

ADDRESS:

Benny J. Townsend

4426 Horseshoe Bend Rd Hudson
28638

Jennifer J. Townsend

4426 Horseshoe Bend Rd
Hudson, NC 28638

2. The area to be annexed is contiguous to the Town of Sawmills and the boundaries of such territory are described on attached page. **(Note: In order to assist the Town of Sawmills in locating the property or properties involved, it is required that a map of the property or properties be attached, including the county tax map number(s), lot number(s), block number(s), the name of the streets or roads bordering the property or properties, the square footage contained, the dimensions, a copy of the deed for each property, and/or the metes and bounds description of the property or properties so the proper legal advertisement can be run in the paper).**

3. The governing board shall have authority to make the annexing Ordinance effective immediately or on any specified date within six (6) months from the date of passage of the Ordinance. The newly annexed territory shall be subject to municipal taxes levied for the fiscal year following the date of annexation as explained in G.S. 160A-31.

4. Signed this the date as established on the attached signature pages.

(Separate Signature Pages Attached)

HUSBAND:

WIFE:

DATE:

Benny J. Townsend
Benny J. Townsend

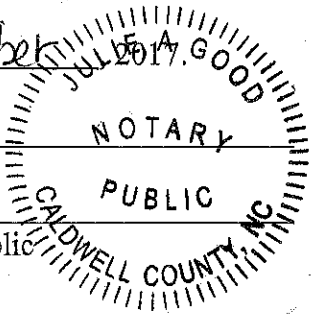
Jennifer J. Townsend 10/11/17
Jennifer J. Townsend

NORTH CAROLINA
Caldwell COUNTY

I, Julie A Good a Notary Public, for said County and State, do hereby certify that Benny J. Townsend personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Seal, this 11th day of October

Julie A Good
Notary Public
Julie A Good
Printed Name of Notary Public



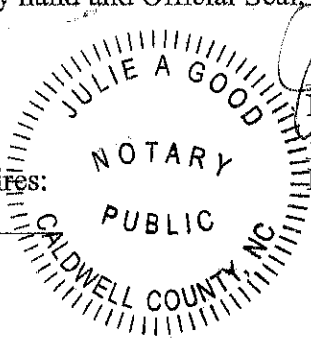
My Commission expires:
7-20-19

NORTH CAROLINA
Caldwell COUNTY

I, Julie A Good a Notary Public, for said County and State, do hereby certify that Jennifer J. Townsend personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Seal, this 11th day of October, 2017.

Julie A Good
Notary Public
Julie A Good
Printed Name of Notary Public



My Commission expires:
7-20-19

EXHIBIT A

- 1) Attached copy of Deed;
- 2) Attached copy of Tax Bill for Property Requested to be Annexed;
- 3) Attached Survey prepared by Registered Surveyor containing the metes and bounds description of the tract to be annexed.

NORTH CAROLINA
CALDWELL COUNTY

TOWN OF SAWMILLS
CLERK'S CERTIFICATE
FOR ANNEXATION

TO THE HONORABLE MAYOR AND MEMBERS OF THE TOWN COUNCIL OF
THE TOWN OF SAWMILLS:

The Town Clerk has examined the annexation petition submitted by Berny J Townsend
and Jennifer J Townsend for property being briefly described as
4426 Horseshoe Bend Road, Hudson, NC 28638
NC PIN 2755994368 and
has determined that the annexation petition meets the requirements set forth by N.C.G.S. Section
160A-58.1.

This the 11th day of October, 2017.

Julia Good
Town Clerk

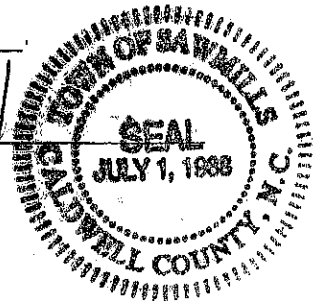


EXHIBIT A

- 1) Attached copy of Deed;
- 2) Attached copy of Tax Bill for Property Requested to be Annexed;
- 3) Attached Survey prepared by Registered Surveyor containing the metes and bounds description of the tract to be annexed.



Doc ID: 006455800002 Type: CRP
 Recorded: 03/17/2008 at 02:30:26 PM
 Fee Amt: \$17.00 Page 1 of 2
 Excise Tax: \$0.00
 Workflow# 677563
 Caldwell County, NC
 WAYNE L RASH Register of Deeds
 BK 1587 PG 1237-1238

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____
 Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: _____

This instrument was prepared by: Dewey L. Keller, P. O. Box 2437, Lenoir, N.C. 28645

Brief description for the Index: _____

THIS DEED made this 20 day of January, 2006, by and between

GRANTOR	GRANTEE
Darrell C. Townsend, divorced and Alice M. Townsend, divorced	Benny J. Townsend and wife, Jennifer J. Townsend 4426 Horseshoe Bend Road Hudson, N.C. 28638

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 that certain lot or parcel of land situated in the City of _____, Hudson Township, Caldwell County, North Carolina and more particularly described as follows:

Being the 4.039 acres as recorded in Plat Book 22, Page 1361 Caldwell County Registry.

Draftsman did not abstract title or perform a closing on this property and makes no warranties as to title.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

17.002

1238

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

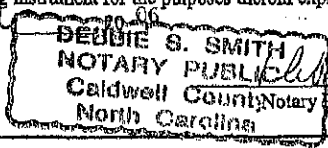
(Entity Name)
By: _____
Title: _____
By: _____
Title: _____
By: _____
Title: _____

Darrell C. Townsend (SEAL)
Darrell C. Townsend, divorced
Alice M. Townsend (SEAL)
Alice M. Townsend, divorced

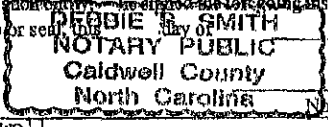
(SEAL)

(SEAL)

State of North Carolina - County of Caldwell
I, the undersigned Notary Public of the County and State aforesaid, certify that Darrell C. Townsend, divorced personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 3rd day of March, 2006
My Commission Expires: 4-18-2010



State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____



State of North Carolina - County of Caldwell
I, the undersigned Notary Public of the County and State aforesaid, certify that Alice M. Townsend, divorced personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 3rd day of March, 2006
My Commission Expires: 4-18-2010
Debbie S. Smith
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds
NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

304

STATE OF NORTH CAROLINA
 AUG-8'91
 PB.10574

Real Estate Excise Tax
 14.00

FILED
LOIS GREENE

'91 AUG -8 P3:29
Lois Greene
REGISTER OF DEEDS
CALDWELL CO. N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No

Verified by

County on the day of

, 19

by

Mail after recording to

This instrument was prepared by T. MICHAEL LASSITER, ATTORNEY AT LAW

Brief description for the index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of June, 1991, by and between

GRANTOR

GRANTEE

ALFRED A. TOWNSEND and wife,
CLARISSA M. TOWNSEND

// BENNY L. TOWNSEND and wife,
JENNIFER J. TOWNSEND

of Caldwell County, North Carolina

of Caldwell County, North Carolina

Route 2, Box 465-F
Hudson, NC 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 that certain lot or parcel of land situated in the City of Hudson Township,

Caldwell County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin, the Northwest corner of Darroll C. Townsend (Deed Book 879, page 709, Caldwell County Registry); thence, a new line, South 20° 18 min. 21 sec. East 834.56 feet to an iron pin in the line of William R. Maxey; thence South 53° 05 min. 00 sec. West 70.44 feet to an existing iron pin; thence South 2° 58 min. 22 sec. West 29.91 feet to an iron pin, corner of Walter Evans; thence North 87° 03 min. 05 sec. West 281.80 feet to the center of the creek; thence with the meanderings of the creek the following courses and distances: North 20° 20 min. 00 sec. East 112.00 feet, North 33° 34 min. 00 sec. West 174.00 feet, North 75° 06 min. 00 sec. West 94.00 feet, North 19° 50 min. 00 sec. West 244.00 feet, South 54° 00 min. 00 sec. West 69.00 feet, North 34° 00 min. 00 sec. West 103.00 feet, South 38° 30 min. 00 sec. West 51.00 feet, North 62° 18 min. 00 sec. East 30.00 feet, North 20° 17 min. 00 sec. East 64.00 feet, North 16° 12 min. 00 sec. East 136.00 feet, North 29° 43 min. 00 sec. East 103.00 feet, North 23° 59 min. 00 sec. East 75.00 feet, and North 35° 12 min. 00 sec. East 75.00 feet to an iron pin; thence North 29° 51 min. 30 sec. West 42.88 feet to the center line of Horseshoe Bend Road (S.R. 1127); thence with the center line of Horseshoe Bend Road, North 47° 34 min. 00 sec. East 200.00 feet and North 43° 33 min. 30 sec. East 65.42 feet to a new corner in the center line of the said road; thence South 28° 16 min. 34 sec. East 297.08 feet to the point and place of **BEGINNING**, containing 10.00 acres, all according to that certain plat of survey by Childres & Associates Surveying Co. dated February 9, 1991. For deed reference, see Deed Book 768 page 928, Caldwell County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 768, page 928

A map showing the above described property is recorded in Plat Book _____ page _____

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.

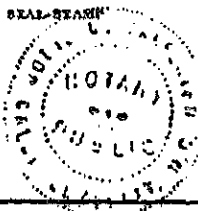
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

Subject to grantees' prorata share of the 1991 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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.

(Corporate Name) _____ (SEAL)
By: Alfred A. Townsend (SEAL)
President Clarissa M. Townsend (SEAL)
ATTEST: Clarissa M. Townsend (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, Caldwell County.
I, a Notary Public of the County and State aforesaid, certify that Alfred A. Townsend and wife, Clarissa M. Townsend, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 3 day of July, 1991.
My commission expires: August 3, 1992 Jodie L. Carpenter Notary Public

USE BLACK INK

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and to the act of the corporation, the foregoing instrument was signed in its name by its _____ as its Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires _____ Notary Public

The foregoing Certificate(s) of Jodie L. Carpenter a Notary Public of Caldwell County, North Carolina

is/are certified to be correct and this certificate is duly registered at the date and time and in the Book and Page shown on the first page hereof.

Lois Greene REGISTER OF DEEDS FOR CALDWELL COUNTY
Deputy/Assistant Register of Deeds

DETACH AND
RETAIN THIS
PORTION FOR
YOUR RECORDS

TAX NOTICE

PLEASE SEND PAYMENT TO:
CALDWELL COUNTY TAX COLLECTOR
PO BOX 2200
LENOIR, NC 28645

Bill Date 6/28/2017

YEAR	BILL NUMBER	ACCOUNT NUMBER	TAX DISTRICT	RATE	PROPERTY TAX
2017	50031	4701	COUNTY	0.6300	\$813.96
MAP NUMBER 03 81 1 72 DESCRIPTION 1587/1237 YR 2006 LOCATION 4426 HORSESHOE BEND RD			SOLID WASTE	22.7500	\$22.75
			SAWMILLS RURAL	0.0950	\$122.74
			RESCUE SAWMILLS RURAL	0.0085	\$10.98

REAL VALUE	PER PROP. VALUE	EXCLUSION	NET TAXABLE VALUE	TOTAL TAX	
182,500	0	0	129,200		\$970.43

INTEREST	\$0.00
OTHER CHARGES	\$0.00
CREDITS	\$970.43
TOTAL DUE	\$0.00

If your bill is delinquent, please check the Overview & Pay screen for correct amount including interest. If we receive your payment for the incorrect amount, you may have a balance due. Please contact our office for more information.

PLEASE DETACH AND RETURN THIS PORTION WITH PAYMENT

WRITE BILL NUMBER ON CHECK OR MONEY ORDER		
YEAR	BILL NUMBER	ACCOUNT NUMBER

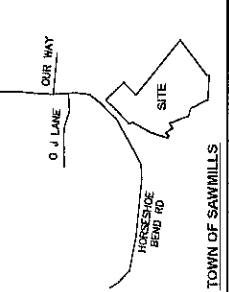
2017	50031	4701
AMOUNT DUE IF PAID IN JULY		
AMOUNT DUE IF PAID IN AUGUST		
TOTAL TAX DUE SEPT.1 - JAN. 5		\$970.43
TOTAL AMOUNT ENCLOSED		

ADDRESS SERVICE REQUESTED

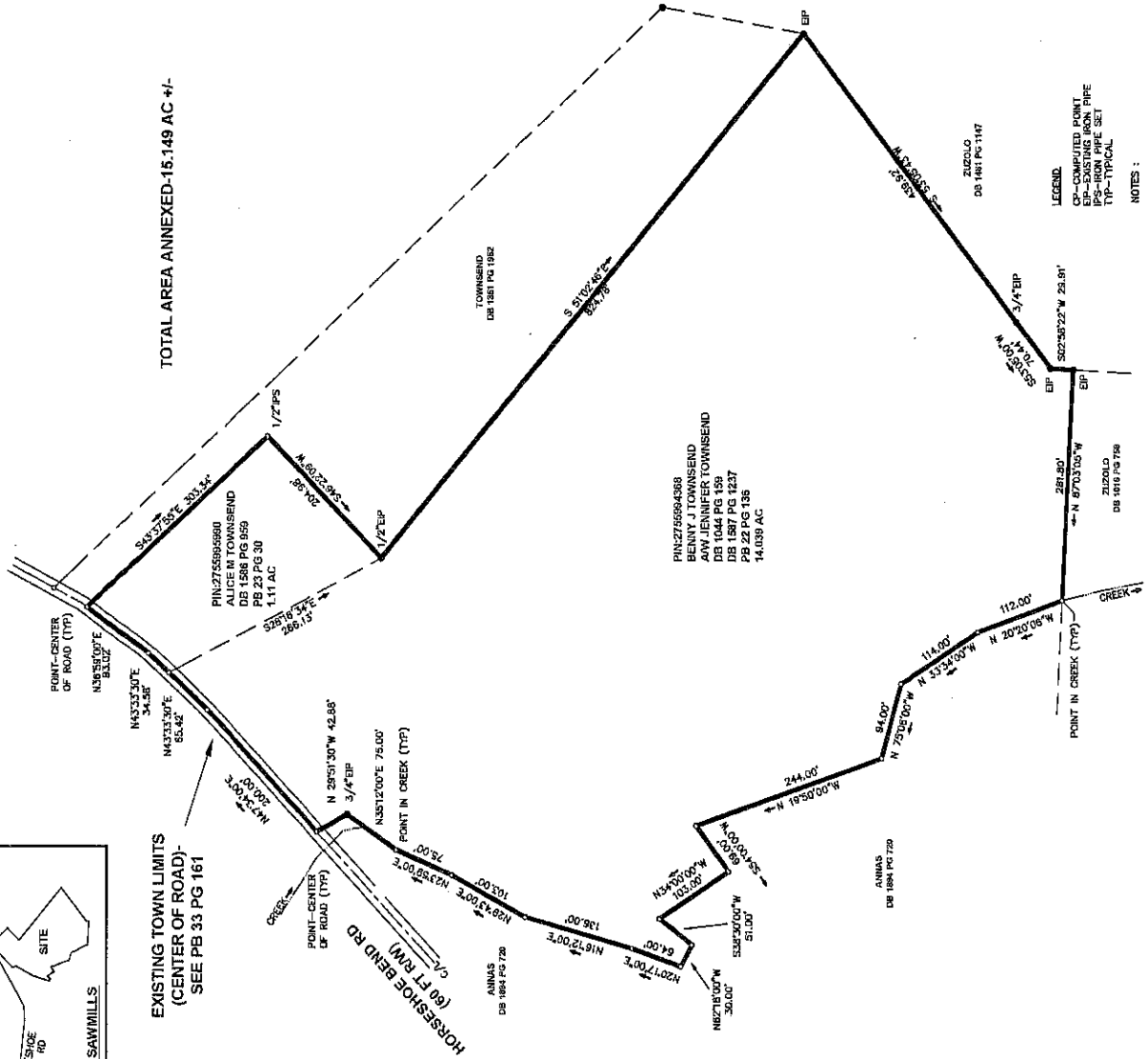
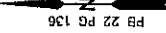
TOWNSEND BENNY L
TOWNSEND JENNIFER J
4426 HORSESHOE BEND RD

HUDSON, NC 28638

VICINITY MAP - CALDWELL COUNTY
(NOT TO SCALE)



EXISTING TOWN LIMITS
(CENTER OF ROAD)-
SEE PB 33 PG 161



TOTAL AREA ANNEXED-15.149 AC +/-

LEGEND:
OP-COMPUTED POINT
EP-EXISTING IRON PIPE
IP-TYPICAL
TR-TYPICAL

- NOTES:
- 1 - THIS PLAT CREATES NO TYPE OF SUBDIVISION
 - 2 - THIS PLAT IS FOR ANNEXATION PURPOSES ONLY
 - 3 - AND IS NOT A BOUNDARY SURVEY
 - 4 - NO HORIZONTAL CONTROL WITHIN 2000 FT

REVIEW OFFICER OF CALDWELL COUNTY, NORTH CAROLINA, HAS REVIEWED THIS CERTIFICATION AND AFFIRMS THAT ALL STATUTORY REQUIREMENTS FOR RECORDING ARE MET.

DATE _____
MAYOR - TOWN OF SAWMILLS _____ DATE _____

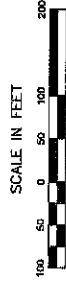
CALDWELL COUNTY NORTH CAROLINA

I, _____ A NOTARY PUBLIC FOR THE STATE AND COUNTY SHOWN, CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I, DELPHUS F. HARRON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AND THAT IT IS A FULL AND ACCURATE MAP OF THE ANNEXED AREA AND THAT THE CORPORATE LIMITS OF THE TOWN OF SAWMILLS AND WAS PREPARED IN ACCORDANCE WITH GS 160A-31.

I FURTHER CERTIFY THAT THIS SURVEY (P)1114 IS OF UNUSUAL CHARACTER AN ANNEXATION MAP AND IS THEREFORE AN EXCEPTION TO THE TOWN OF SAWMILLS SUBDIVISION REQUIREMENTS. WITNESS MY HAND AND SEAL _____



HUDSON TWP - CALDWELL COUNTY - NORTH CAROLINA



WEST CONSULTANTS
INC.

405 SOUTH STERLING STREET
WICKLIFF, NORTH CAROLINA 28655
828-435-5661 FAX: 828-435-5662

TOWN OF SAWMILLS VOLUNTARY ANNEXATION FROM THE TOWNSHIP OF HUDSON TO THE TOWNSHIP OF WRIGHT ARI PAUL WAYNE WRIGHT, JR. AND BENNY J. TOWNSEND AND JENNIFER TOWNSEND	
CAD BY DEH	PROJECT DATE SEPT 27 2017
FILE DATA SEWER17122.DWG	SCALE 1" = 100'
PROJECT NUMBER 17135	PROJECT MANAGER DEH

AGENDA ITEM 9A

MEMO

DATE:

October 17, 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
October 2017

Property Owner	Property Address	Issue	Status
Teresa Annas Compton	4476 Sawmills Sch Rd	dilapidated house	Decision to initiate hearing and possible demolition via nuisance code violation vs. minimum housing. Awaiting an updated building inspections report from Mark Annas.
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.
Casey Lynn Wallace	3950-1 Walters MHP Dr	minimum housing complaint	Spoke with Landlord on 10/10/17. Seems to be in civil disputes with tenant over stolen goods and keeping 3 indoor dogs... Per Town Administrator, will be mailing Legal Aid information only. CASE CLOSED.
Dwayne & Bridget Mann	4353 Ell Lane/Fancy Pl	garbage/trash/refuse	Mr. Mann came in on 9/19/17 to state trailer had been dismantled, except frame. Spot checked 10/10/17. All items of concern removed from view of cemetery. CASE CLOSED.
Carolyn Bray/ Robyn Brittan	2570 Bakers Cir	abandoned mobile home	Spoke with Robyn Brittan (trailer owner) on 10/3/17. Stated site is not physically or financially capable to demo and remove trailer, but is fine with the Town proceeding to do so, in the form of a lien on the property. Sent general citation on 10/10/17, to initiate demolition efforts. Deadline to respond is 10/26/17.
Andrew Dehart	4036 US 321 A	high grass, junked vehicles	Spot checked 8/10/17. No change in saplings/vines/weeds. Sending a NOV final notice, with fines to begin 10/24/17.
John "Jody" McRary & Neighbors	Jody Drive	outdoor storage/junk vehicles in ROW/freight container	Spot check of all Jody Drive properties on 10/10/17. Cul-de-sac cleared. Impressive Auto site has received an extension for removal of freight container and continued clean-up thru Nov. 9th. Sending a NOV final notice with fines to begin 11/09/17.
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	high grass/vehicles in ROW	Spot checked 10/10/17. Grass maintained, junked vehicle in cul-de-sac removed, but still using this public R-O-W for parking personal vehicles. Sending final notice NOV for establishing a proper driveway by 11/09/17. No Parking signs to be posted after this date.
Jesse Smith	4215 Trojan Lane	high grass	Spot checked 10/10/17. Mowing had been completed. CASE CLOSED.
Charles Hagaman/Tim Hart	1940 Leah Drive Lot #19	minimum housing complaint	No response from Landlord and/or Landowner concerning a need for a hearing/meeting. Spot checked 10/10/17. Tenants gone, trailer empty, and in process of repairs. CASE CLOSED.
AAH Homes LLC/Debbie Watson	4255 Benfield MHP #4	minimum housing complaint	Complaint received 9/7/17. Spoke with Landlord 9/21/17, who states tenants responsible for damage, and refuse to pay rent or let anyone into trailer. Landlord visited me 10/5/17 to report that a civil court ruling sided with Landlord, tenants mandated to pay all back rent, and have since moved from MHP. Made arrangements to visit renovated trailer before new tenants are allowed. CASE CLOSED.
Steve Killian	4801 Helton Road	outdoor storage/trash/junk	Verified complaint 9/28/17. Sent NOV letter on 10/3/17. Deadline 10/19/17.
Janice Griffin, Trustee of Iona Griffin	2148 Oaktree Lane	abandoned, partially burned apartment building	Verified and photo documentation of complaint 10/10/17. Sent general citation on 10/10/17, to initiate demolition efforts. Deadline to respond is 10/26/17. Building inspections to be contacted for condemnation and securing of site, as needed.