

## **AGENDA**

**Regular Meeting of the Sawmills Town Council  
Sawmills Town Hall  
Tuesday, September 15, 2020  
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. August 18, 2020 Regular Meeting Minutes  
Mayor Johnnie Greene  
B. August 18, 2020 Closed Session Minutes  
Mayor Johnnie Greene
6. Public Comment  
Mayor Johnnie Greene
7. Financial Matters:  
A. Disabled American Veterans Chapter 6  
Mayor Johnnie Greene  
B. Sawmills Fire Department Donation  
Mayor Johnnie Greene
8. Discussion:  
A. Mount Zion Sanitation Agreement  
Mayor Johnnie Greene
9. Public Comment  
Mayor Johnnie Greene
10. Updates:  
A. Code Enforcement Report  
Mayor Johnnie Greene  
B. Town Manager Updates  
Town Manager Chase Winebarger  
C. Council Comment  
Mayor Johnnie Greene
11. Closed Session: N.C.G.S. §143-318.11(a)(3) and (6)  
Mayor Johnnie Greene
12. Adjourn  
Mayor Johnnie Greene

**TUESDAY, AUGUST 18, 2020  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**COUNCIL PRESENT**

Mayor Johnnie Greene  
Keith Warren  
Clay Wilson  
Melissa Curtis  
Rebecca Johnson

**STAFF PRESENT**

Chase Winebarger  
Julie A Good  
Terry Taylor

**COUNCIL ABSENT**

Joe Wesson

**CALL TO ORDER:** Mayor Johnnie Greene called the meeting to order at approximately 6:00pm.

**INVOCATION:** Councilman Clay Wilson gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Johnnie Greene led the Pledge of Allegiance.

**ADOPT AGENDA:** Mayor Johnnie Greene asked for a motion to adopt the August 18, 2020 agenda.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to adopt the August 18, 2020 agenda. All were in favor.

**APPROVE JULY 21, 2020 REGULAR MEETING MINUTES:** Mayor Johnnie Greene asked for a motion to approve the July 21, 2020 regular meeting minutes.

Clay Wilson made a motion, and Keith Warren seconded, to approve the July 21, 2020 regular meeting minutes. All were in favor.

**APPROVE JULY 21, 2020 CLOSED SESSION MINUTES:** Mayor Johnnie Greene asked for a motion to approve the July 21, 2020 closed session minutes.

Melissa Curtis made a motion, and Clay Wilson seconded, to approve the July 21, 2020 closed session minutes. 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.

### **RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Johnnie Greene announced Shirley Chandler, as the August Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to the current sanitation bill.

No Council action was required.

### **FINANCIAL MATTERS:**

**WPCOG PEDESTRAIN PLAN:** Mayor Johnnie Greene stated that the WPCOG has agreed to provide assistance with the Provision of a Pedestrian Plan. The contract will be effective starting October 1, 2020 and ending June 30, 2021. The amount of the contract will not exceed twenty-one thousand dollars (\$21,000.00) and will be billed in nine (9) equal monthly payments of two thousand three hundred thirty-three dollars and thirty-three cents (\$2,333.33).

Rebecca Johnson made a motion, and Clay Wilson seconded, to approve the contract with the WPCOG for the Provision of a Pedestrian Plan in the amount not to exceed twenty-one thousand dollars (\$21,000.00) and will be billed in nine (9) equal monthly payments of two thousand three hundred thirty-three dollars and thirty-three cents (\$2,333.33). 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:**

**JUNE CODE ENFORCEMENT REPORT:** Town Planner Dustin Millsaps stated that there are seven (7) code enforcement cases open:

- Carolyn Bray/Robyn Brittan, owner 2570 Baker Circle. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated that he is working with Town Attorney Terry Taylor to abate the property. Town Planner Dustin Millsaps also stated that he will treat this as a Junk and Debris and not minimum housing. If so, the Town can proceed to abate after thirty (30) days of notice. Town Planner Dustin Millsaps stated that he got a quote that will demo entire trailer and haul



- off all debris including our equipment, labor and fees. Town Planner Dustin Millsaps stated that the quote is four thousand one hundred dollars (\$4,100.00);
- Teresa Annas Compton, 4486 Sawmills School Road. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated he received a complaint on January 13, 2020. Town Planner Dustin Millsaps stated that a NOV letter was sent out on January 23, 2020 with a deadline of February 10, 2020. Town Planner Dustin Millsaps stated that the trailer is not finished and located on the same property as the Compton house that the Town abated in 2018. Town Planner Dustin Millsaps stated that staff will investigate and work with attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that one (1) of Ms. Compton's sons is scheduled to meet with staff in late February to work towards getting the property in his name and get the property cleaned up. Town Planner Dustin Millsaps stated that staff has is waiting for Ms. Compton's son to schedule a time to come in and speak with staff regarding this property;
  - Ronald B and Cynthia H Herman, 4126 Shoun Dr. Accessory Structures, Residential and 154.30 Minimum Requirement of Dwelling. Town Planner Dustin Millsaps stated that he received a complaint that a tenant was living in a shed behind this rental property. Town Planner Dustin Millsaps stated that the property owners and the property tenants have been sent a NOV letter. Town Planner Dustin Millsaps stated that tenant in the shed has since moved out because he could not make the payments on the shed. Town Planner Dustin Millsaps stated that the shed has been repossessed and he is currently trying to get in contact with the building company to confirm;
  - Deaton Robin and Denise Hollar, 4689 Greenwood Ter. High Grass. Town Planner Dustin Millsaps stated that he received two (2) complaints on August 11, 2020. Town Planner Dustin Millsaps stated that a NOV letter has been sent to the property owner;
  - Dale E and Debra Miller, 4434 Jess Dr. Garbage and Rubbish/Property Maintenance. Town Planner Dustin Millsaps stated that a complaint was received on January 28, 2020. Town Planner Dustin Millsaps stated that the complaint addressed two (2) separate properties and possible violations. A NOV letter was sent on February 13, 2020, with a deadline of March 4, 2020 for the Miller property. Town Planner Dustin Millsaps stated that the Miller property is in violation for having high grass/vegetation and junk and garbage located around the property. Town Planner Dustin Millsaps stated another complaint was received on May 7, 2020 and a final letter was sent on May 13, 2020, with a deadline of May 31, 2020. Town Planner Dustin Millsaps stated that on June 1, 2020, staff spoke with Mrs. Miller, who has a medical condition, and she asked for an extension and stated that she is working on getting the property cleaned up;
  - Denise Dotson/William S Annas, II, 4095 Gatewood Dr. Abandoned Mobile Home/Minimum Housing. Town Planner Dustin Millsaps stated that a complaint was received on March 5, 2020, and a regular NOV letter and a certified NOV letter was sent on March 5, 2020, with a deadline of March 23, 2020. Town Planner Dustin Millsaps stated that the mobile home has been sprayed painted and has an apparent tenant, however, the water meter has been pulled from the property. Property was cleaned up. However, Mr. Annas informed Town Planner Dustin Millsaps that a new



tenant has moved in the mobile home. Town Planner Dustin Millsaps stated that a second NOV letter was sent on May 15, 2020 with a deadline of June 15, 2020 for additional garbage on property. Town Planner Dustin Millsaps stated that staff will investigate and work with Town Attorney for possible courses of abatement;

- Steve and Mary Hand, 2511 Baker Cir. Garbage and Rubbish/Property Maintenance. Town Planner Dustin Millsaps stated that a complaint was received on April 20, 2020. Town Planner Dustin Millsaps stated that the complaint states that the property is overgrown and consist of junk vehicles. Town Planner Dustin Millsaps stated that a regular letter was sent on April 23, 2020, with a deadline of May 15, 2020. Town Planner Dustin Millsaps stated that staff will investigate further.

No Council action was required.

#### **TOWN MANAGER UPDATES:**

- Town Manager Chase Winebarger stated that all staff were now working on regular shifts for now, but that is subject to change as COVID-19 changes;
- Town Manager Chase Winebarger stated that staff has attempted to contact each account holder that has a delinquent bill due to COVID-19, but, unfortunately, many have not responded (62 customers). Town Manager Chase Winebarger stated that staff will be sending out a letter to the remaining sixty-two (62) customers this week to ensure that the Town has made every attempt possible to make contact;
- Town Manager Chase Winebarger stated that the boring crew is finished in Town and that payment for damages has been approved by Difersified Utility Group and the Town is just waiting for payment;
- Town Manager Chase Winebarger stated that everyone has been contacted regarding the change in billing for solid waste cans. Town Manager Chase Winebarger stated that the Town has received very few complaints regarding the change. Town Manager Chase Winebarger stated that he believed that by personally contacting each customer really helped the process;
- Town Manager Chase Winebarger stated that at this point, the Town will not be having a fall Rec/Optimist program in Town. Town Manager Chase Winebarger stated that he has had several weekend/travel/showcase teams show interest in playing weekly games. Town Manager Chase Winebarger stated that the Town is currently exploring that option. Town Manager Chase Winebarger stated that the Town needs people in Town and in the parks and he believes that having the weekend/travel/showcase teams using the parks is a safer way of accomplishing that. Town Manager Chase Winebarger stated that the teams would provide their own jerseys, equipment, additional insurance, etc, and the Town would only be providing facilities, lights and umpires. Town Manager Chase Winebarger stated that there would only be baseball leagues unless a tremendous amount of interest is shown for softball is shown;
- Town Manager Chase Winebarger stated that Round Two (2) of the Corona Virus Relief Fund (CRF) has arrived and the Town is currently looking for ways of utilizing

that money in a way that would not only benefit the Town now, but also five (5) years from now.

**COUNCIL COMMENTS:**

Keith Warren wanted Town Manager Chase Winebarger that he was doing a great job and wanted to thank Kelly Price for coming to the meeting.

**CLOSED SESSION: PURSUANT TO N.C.G.S. §143-318.11(a)(3) and (6) FOR PERSONNEL MATTERS:** Mayor Johnny Greene asked for a motion to go into closed session.

Clay Wilson made a motion, and Rebecca Johnson seconded, to go into closed session pursuant to N.G.G.S. § 143-318.11(a)(3) and (6) at approximately 6:24pm. All were in favor.

Rebecca Johnson made a motion, and Clay Wilson seconded, to come out of closed session at approximately 6:52pm. All were in favor.

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

Rebecca Johnson made a motion, and Clay Wilson seconded, to adjourn the meeting. All were in favor.

The meeting was adjourned at approximately 6:58pm.

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Johnnie Greene, Mayor

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Julie A. Good, Town Clerk

**AGENDA ITEM 7A**

**MEMO**

**DATE:**

September 15, 2020

**SUBJECT:**

Financial Matters:  
Request for a Donation  
To Disabled American  
Veterans Chapter 6

**Discussion:**

The Town has received a request from Disabled American Veterans Chapter 6 for a donation in the amount of \$50.00 (fifty dollars).

There are sufficient funds in the budget for this request.

**Recommendation:**

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





## Town of Sawmills

Johnnie Greene, Mayor  
Chase Winebarger, Town Manager

### Funding Request:

Name of Organization:		Phone	
<u>Disabled American Veterans Ch #6</u>		<u>#828 396-4732</u>	
Permanent Address:		City:	
<u>4113 Hickory Nut Ridge Rd.</u>		<u>Hudson</u>	
State:		Zip Code:	
<u>NC</u>		<u>28638</u>	
Contact Name:		Fed Tax ID #:	
<u>Steve Holsclaw</u>		<u>T237168945</u>	

Amount Requested:	<u>\$50</u>	Amount needed for the Project:	<u>\$50</u>
Date Funds Needed:	<u>9-12-20</u>	Project Begin/End Dates:	<u>5-1-20 9-12-20</u>
Complete description of project:			
<u>Fundraiser Golf Tournament on 9-12-20 at Granada Farms Course.</u>			
How will the funds be used?			
<u>Provide funds to veterans in need of help with medical bills, energy bills and transportation needs.</u>			
How will this project benefit the community?			
<u>Our chapter, over last 15 yrs, has purchased 3 Ford Vans to donate to the Veterans Transportation Network (VTN). We still operate 2 vans in Caldwell and Catawba Co. to provide free transportation to VA hospitals + clinics.</u>			

Date application received:	<u>9/9/20</u>	Official Town Use Only	
Date approved/denied (circle one):		Date presented to Council:	<u>9/16/20</u>
Available balance in Governing Body Expense Acct:	<u>2,000.00</u>	Amount approved:	
Date check written:		Check #:	
		Amount:	

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

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**AGENDA ITEM 7B**

**MEMO**

**DATE:**

September 15, 2020

**SUBJECT:**

Financial Matters:  
Sawmills VFD Donation

**Discussion:**

During Council's May 17, 2016 meeting, a resolution was passed to set aside a week in September as Sawmills Fire and Rescue Appreciation Week. To continue to show the Town's support, a donation is recommended for the Sawmills Volunteer Fire Department.

**Recommendation:**

Staff recommends Council determine the amount to be donated.

## **AGENDA ITEM 8A**

### **MEMO**

#### **DATE:**

September 15, 2020

#### **SUBJECT:**

Discussion:  
Mount Zion Sanitation  
Agreement

#### **Discussion:**

During Council's February 10, 2010 meeting, in exchange for signing an easement, Mount Zion Baptist Church asked the Town to agree to reduce their monthly sanitation charge by not charging the parsonage (which until 2018 was the Church daycare and parsonage together, and the music building) instead of a lump sum payment of \$2,000.00, which the Town was ready to offer Mount Zion Baptist Church. The motion passed and Mount Zion Daycare building and parsonage (until 2018) and the Mount Zion Music Director accounts were not charged any sanitation fees.

When the Town changed the Sanitation Policy and sanitation fees the Church called into question the agreement. As of August 31, 2020, the daycare/parsonage account should have been charged one thousand five hundred dollars (\$1,951.00) in sanitation fees and the music director account should have been charged eight hundred seventy-eight dollars (\$878.00) in sanitation fees for a total of two thousand eight hundred twenty-nine dollars (\$2,829.00) that Mount Zion Church has not been charged.

#### **Recommendation:**

Staff recommends Council discuss how to proceed with future sanitation charges.



**TUESDAY, FEBRUARY 16, 2010  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 P.M.**

**COUNCIL PRESENT**

Bob Gibbs  
Gerelene Blevins  
Eddie Bowman  
Beverly Fry  
Donnie Potter  
Joe Wesson

**STAFF PRESENT**

Robert Frye  
Susan Nagle  
Terry Taylor

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

**INVOCATION:** Assistant Fire Chief David Price gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Bob Gibbs led the Pledge of Allegiance.

**APPROVAL OF JANUARY 19<sup>th</sup> REGULAR MEETING MINUTES:** Mayor Gibbs asked for a motion to approve the January 19, 2010 regular meeting minutes.

On a motion made by Eddie Bowman and seconded by Joe Wesson, the minutes were approved. All were in favor.

**ADOPT AGENDA:** Mayor Gibbs asked for a motion to adopt the agenda with the following additions: add request to move the March 16 meeting to March 23.

On a motion made by Joe Wesson and seconded by Donnie Potter, the agenda was adopted with changes. All were in favor.

**TOWN HALL MEETING:** Mayor Gibbs asked if anyone signed up to speak at the Town Hall meeting.

There was no one signed up to speak.

**PRESENTATION OF SAWMILLS VOLUNTEER FIRE DEPARTMENT AWARDS:** Mayor Gibbs on behalf of the Town Council presented plaques of appreciation to the following:

**Officer of the Year:** Tim Wilson

**Firefighter of the Year:** Dustin Presnell

**First Responder of the Year:** Chip Duncan

No Council action was required.

**UPDATE: SAWMILLS ELEMENTARY SCHOOL:** Robin DiBernardi Principal of Sawmills Elementary School updated Council on the progress with the construction at the school stating that construction is about six weeks behind schedule due to weather conditions moving the completion date from August 7<sup>th</sup> to September 7<sup>th</sup> with the Cafeteria being on schedule.

No Council action was required.

#### **FINANCIAL MATTERS:**

**ADOPTION OF PROJECT BUDGET ORDINANCE: CAJAH'S MOUNTAIN WATERLINE:** Town Administrator Robert Frye stated that for auditing purposes Council would need to amend the budget to include the Cajah's Mountain waterline project and to show funding the Town will be receiving from a grant/loan in the amount of \$239,700.00. (See attached).

On a motion made by Joe Wesson and seconded by Eddie Bowman, the Cajah's Mountain Waterline Project Budget Ordinance was adopted. All were in favor.

**ADOPTION OF PROPOSED FY 2010-11 BUDGET SCHEDULE:** Mayor Gibbs called for the following special meetings on March 25, April 22, May 6, and May 13, 2010. (See attached).

On a motion made by Eddie Bowman and seconded by Beverly Fry, the proposed budget schedule for FY 2010-11 was adopted. All were in favor.

#### **PLANNING MATTERS:**

**REQUEST FOR ANNEXATION:** The Town has received a request from Rebecca Powell for the annexation of her property located at the end of Legacy Lane. Town Administrator Frye stated the annexation is voluntary and the property meets all requirements and is contiguous.

A Public Hearing must take place and the surrounding property owners notified by first class mail of the pending annexation, which takes about thirty days for the process to move forward. Pending Council approval the annexation will take effect as of July 1, 2010.

On a motion made by Eddie Bowman and seconded by Donnie Potter, a Public Hearing will be held at the March 23<sup>rd</sup> regular Council meeting. All were in favor.



**PLANNING BOARD VACANCIES:** Town Administrator Frye stated that at the end of the month the term of appointment will expire for Planning Board Members Steve Duncan and Wesley Trivette. Both members have consented to serve another term.

This will leave open three appointments due to the vacancies of Benny Townsend, Chris Holman, and Joe Wesson.

Staff would recommend Council approve to reappoint Steve Duncan and Wesley Trivette to the Planning Board with Steve Duncan serving as the Planning Board Chairman. Council will need to consider who they might wish to appoint to serve on the Planning Board and come back at the March Council meeting with a list to vote on.

On a motion made by Beverly Fry and seconded by Joe Wesson, Council reappointed Steve Duncan and Wesley Trivette to the Planning Board with Steve Duncan serving as the Chairman.

**DRY PONDS AND MAY ROAD SPEED LIMIT CHANGE:** Town Administrator Frye stated that a review by the NCDOT, of the speed limits on Dry Ponds Road and May Road is complete. Enclosed is a copy of the certification of municipal concurrence lowering the speed limit on Dry Ponds Road to 35 mph from 55 mph and from 55 mph to 45 mph on May Road.

On a motion made by Joe Wesson and seconded by Beverly Fry, the certification of municipal concurrence lowering the speed limit on Dry Ponds Road to 35 mph from 55 mph and from 55 mph to 45 mph on May Road was approved. All were in favor.

**MT. ZION EASEMENT AGREEMENT:** Town Administrator Frye stated that the Town is getting ready to start on the Cajah's Mountain Waterline replacement project and the existing water meter vault is located under a power line easement and not able to be expanded thus, causing the Town to have to relocate the water meter vault.

Mt. Zion Baptist Church has agreed to grant the Town an easement on the property that the Church owns between the minister of music's house and the parsonage in exchange for dropping the sanitation charge from \$12.00 a month to \$4.00 a month.

On a motion made by Beverly Fry and seconded by Eddie Bowman, Council will drop Mt. Zion Baptist Church's monthly sanitation bill from \$12.00 to \$4.00 in exchange for the easement.

#### **CAJAH'S MOUNTAIN WATERLINE PROJECT:**

**RESOLUTION OF MINORITY OUTREACH BUSINESS PLAN:** Town Administrator Frye stated that Council passed a large number of items related to the CDBG-R project on Dry Ponds Road last month and the enclosed Resolution comes from a different state department so the wording is slightly different.

The Resolution states that the Town will agree to look at encouraging minority businesses to bid on Town projects.



**CERTIFICATION OF MINORITY BUSINESS PARTICIPATION:** Town Administrator Frye stated that the enclosed Certificate of Minority Business Participation says that the Council has passed the Resolution of Minority Outreach Business Plan.

On a motion made by Eddie Bowman and seconded by Joe Wesson, the Resolution of Minority Outreach Business Plan and the Certification of Minority Business Participation was adopted. All were in favor.

**ADOPTION OF COUNTY FLOOD PLAIN ORDINANCE:** Town Administrator Frye stated that until 2008 Sawmills was not a member in the FEMA flood plain insurance program because the Town had no flood plain areas. FEMA periodically goes back and revisits their maps, which has now found a small area of flood plain in Virginia Acres.

In order for the Town to join the flood, insurance program a flood plain ordinance must be adopted. The Town can either create their own or adopt the existing County ordinance. Town Administrator Frye recommended adopting the County ordinance. Administrator Frye further stated that to do so would require the adoption of an Interlocal Agreement between the Town and the County. See attached copy.

On a motion made by Donnie Potter and seconded by Eddie Bowman, Council adopted the County flood plain ordinance. All were in favor.

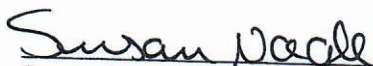
**CLOSED SESSION: ATTORNEY CLIENT PRIVILEGE:** Mayor Gibbs asked for a motion to go into closed session.


On a motion made by Eddie Bowman and seconded by Beverly Fry, a motion was made to go into closed session at 6:35 p.m. All were in favor.

**ACTION TAKEN:** No action taken.

On a motion made by Joe Wesson and seconded by Donnie Potter, a motion was made to come out of closed session at 6:50 p.m.

**ADJOURN:** On a motion made by Eddie Bowman and seconded by Donnie Potter, the meeting was adjourned. All were in favor.

  
Susan Nagle, Town Clerk

  
Bob Gibbs, Mayor



**MEMO**

**DATE:** February 10<sup>th</sup> 2010  
**SUBJECT:** Mt. Zion Easement Agreement

**Discussion:**

In exchange for the granting of the enclosed easement, the Mount Zion Baptist church has asked that the Town agree to reduce their monthly sanitation charge from \$12.00 to \$4.00 (deletion of the parsonage and music building collection accounts).

This would drop Mount Zion's yearly Sanitation bill from \$144.00 to \$48.00

Considering that the Town was prepared to pay \$2,000 for the easement, this seems to be a reasonable request and staff would recommend that Council consider it.

**Recommendation:**

Staff would recommend that Council accept the enclosed easement with the terms requested by Mount Zion and that the enclosed letter be approved and sent to Mount Zion.



**MAYOR**  
*Bob Gibbs*

**TOWN  
COUNCIL**

**TOWN ADMINISTRATOR**  
*Robert Frye*

*Eddie Bowman, Mayor Pro-Tem*  
*Gerelene Blevins*  
*Beverly Fry*  
*Joe Wesson*  
*Donnie Potter*

Mount Zion Baptist Church  
1787 Cajah's Mountain Road  
Hudson NC 28638  
Attn: John Greene; Pastor

Re: Meter Vault Easement

February 4, 2010

Dear Pastor Greene,

As discussed during our recent conversation concerning the Town's need for an easement for the new Cajah's Mountain meter vault; in exchange for the granting of the easement, the Town of Sawmills agrees to reduce Mount Zion's monthly sanitation charge from \$12.00 to \$4.00 (deletion of the parsonage and music building collection accounts).

If you have any questions, or wish to discuss this matter with me further, you may contact me at (828) 396-7903

Sincerely,

Bob Gibbs  
Mayor

Cc: Sawmills Town Council

***Town of Sawmills***



February 7, 2010  
Special Conference

Mt. Zion Baptist Church was seated in conference and the following business transacted.

Richard McDowell made the recommendations from the Board of Directors that the church grant an easement for the Town of Sawmills to use the property next to the parsonage for a water main vault. The property would remain in the Church's name. The property in question is under the power line and not usable for any other situation.

Bob Gibbs provided information that the Town has been granted a sum of money to replace the existing water lines along Cahah Mountain Road and the lines, hydrants and vault needs to be on the same side to the road. As a gesture to the Church for providing the easement the Town would provide in writing a statement that the cost of providing sanitation pick-up for the church would be reduced from \$150 annually to \$50 annually.

Recommendation was approved by a majority hand vote.

Being no further business conference was adjourned.

Rev. John Green, moderator  
Sheilia Fox, clerk

Drafted By: Terry M. Taylor, Attorney at Law, P.O. Drawer 2428, Hickory, NC 28603

STATE OF NORTH CAROLINA

**DEED OF EASEMENT FOR UTILITIES**

COUNTY OF CALDWELL

**THIS DEED OF EASEMENT**, made this the 8<sup>th</sup> day of FEBRUARY, 2010, by and between Mt. Zion Baptist Church of Sawmills, Inc., 1787 Cajah Mountain Road, Hudson, NC 28638, Grantor, and Town of Sawmills, a North Carolina Municipal Corporation, 4076 US Hwy 321-A, Granite Falls, NC 28630, Grantee;

**WITNESSETH:**

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey unto the party of the second part, its successors and assigns, the right and easement to construct and maintain any and all utilities, including, but not limited to, water and sewer, and storm drainage lines and pipes, electrical and electronic lines and systems, either above or below ground, and all other utilities that may be operated by the party of the second part at any time in the future, through and upon the land of the parties of the first part, the same being situated in Hudson Township, Caldwell County, North Carolina, and more particularly described as follows:

**BEING** all of that easement area described as follows:

**BEGINNING** at a point set forth in the southern right of way margin of Cajah Mountain Road and running thence from said point of Beginning, S 06° 53' 00" E 53.0 feet to a point; continuing thence a new line S 23° 07' 00" W 28.77 feet to a point; thence N 63° 16' 07" W 41.53 feet to a point; continuing thence across the Duke Power right of way S 60° 13' 30" W 92.36 feet to a point; thence N 25° 09' 32" W 16.25 feet to a point; thence N 13° 54' 49" E 12.18 feet to a point; thence N 60° 13' 30" E to the point and place of BEGINNING, and being a total of 37.14 square feet according to the survey prepared by Dalfus E. Herman, Land Surveyor, and being dated January 21, 2010, and being shown on the map attached hereto as Exhibit "A" and incorporated herein by reference.



**TO HAVE TO HOLD**, the said grant of right and easement unto it, the party of the second part, its successors and assigns, forever.

The said grant shall include the right of ingress and egress over the above described land of the parties of the first part for the purpose of constructing, maintaining, repairing, enlarging and reconstructing any such utility on said premises or removing any obstruction interfering with the enjoyment of such rights and, in general, any rights and privileges which may be necessary for the permanent maintenance of any street and/or utilities in, through and upon said premises.

**IN TESTIMONY WHEREOF**, the said parties of the first part have hereunto set their hands and seals as of the day and year first above written.

**Mt. Zion Baptist Church of Sawmills, Inc.**

By: \_\_\_\_\_

President

**STATE OF NORTH CAROLINA**  
**COUNTY OF CALDWELL**

I, a Notary Public of CALDWELL County and State, do hereby certify JOHN GREEN personally came before me this day and acknowledged that he is President of **Mt. Zion Baptist Church of Sawmills, Inc.** and that he, as President of **Mt. Zion Baptist Church of Sawmills, Inc.** being authorized to do so, executed the foregoing on behalf of the Corporation.

WITNESS my hand and notarial seal, this the 8<sup>TH</sup> day of FEBRUARY, 2010.

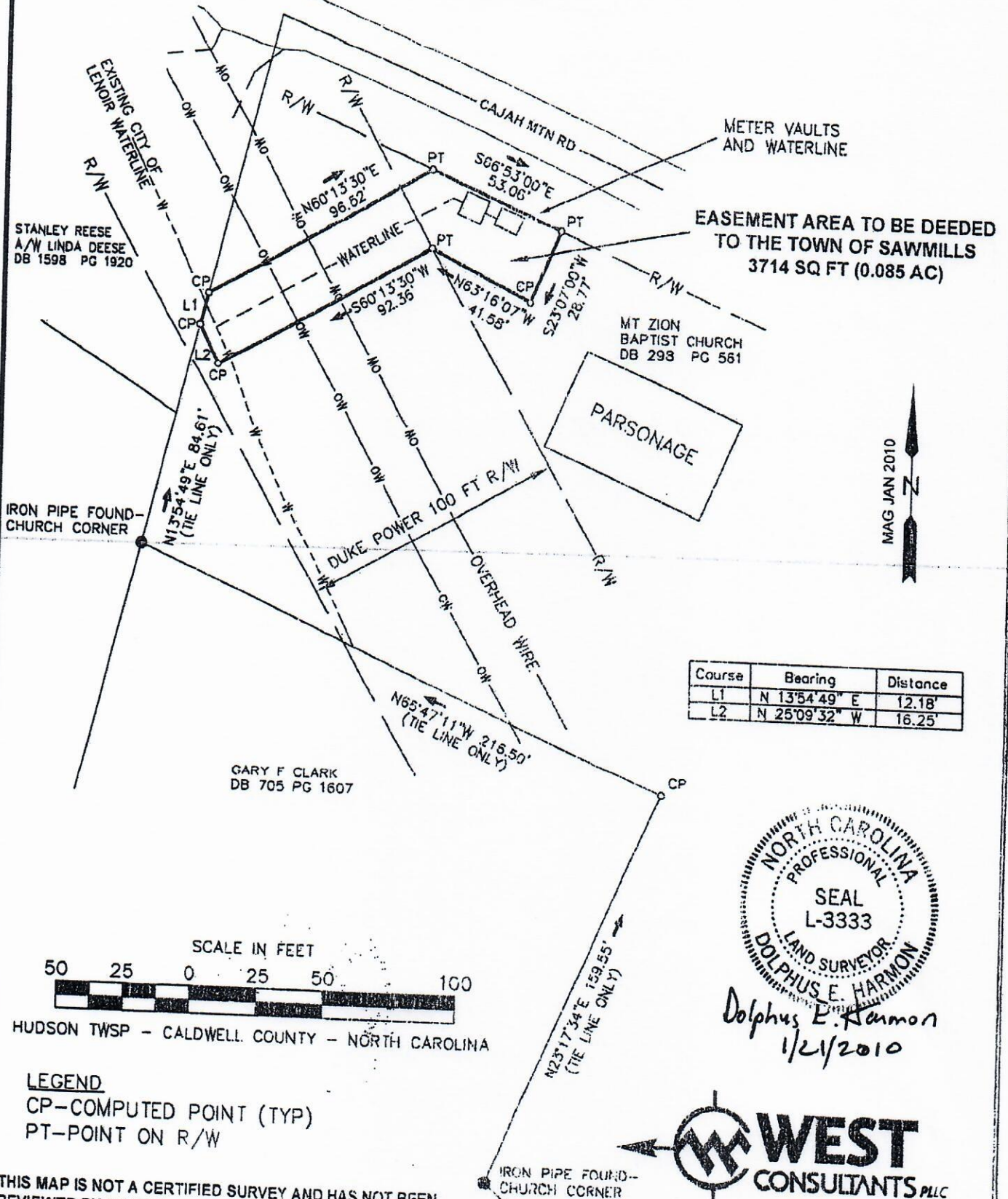


SUSAN M. NAGLE

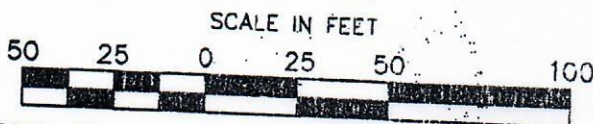
Notary Public: Susan M. Nagle

My commission expires: 08-01-2011

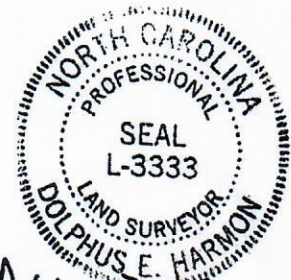
**TOWN OF SAWMILLS  
(WATERLINE EASEMENT ACQUISITION-MT ZION BAPTIST CHURCH)  
JAN 2010**



Course	Bearing	Distance
L1	N 13°54'49" E	12.18'
L2	N 25°09'32" W	16.25'



HUDSON TWSP - CALDWELL COUNTY - NORTH CAROLINA



*Dolphus E. Harmon*  
1/21/2010



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**AGENDA ITEM 10A**

**MEMO**

**DATE:**

September 15, 2020

**SUBJECT:**

Updates:  
Code Enforcement  
Monthly Report

**Discussion:**

The attached report shows the progress that Planner Dustin Millsaps continues to make throughout the town.

**Recommendation:**

No Council action required.

### Code Enforcement Report

Property Address	Property Owner	Issue	Notes
2570 Baker Circle	Carolyn Bray/ Robyn Brittan	Abandoned Mobile Home/Garbage and Rubbish	Working with attorney to abate. Will treat as junk and Debris and not minimum housing. If so the town can proceed to abate after 30 days of notice. Got a Quote that will demo Empire trailer and how off all debris including our equipment labor and fees. Total:\$4,100.00) <b>Dustin-9/10 House is still in same condition, need to discuss abatement.</b>
4486 SAWMILLS SCHOOL RD	TERESA ANNAS COMPTON	Abandoned Mobile Home/Garbage and Rubbish	Complaint Received 1/13. Letter was sent on 1/16. Deadline of 1/28. Trailer is not finished and located on the same property of the Compton house that was abated in 2018. Staff will investigate and work with attorney for possible courses of abatement. One of the sons of Ms. Compton is scheduled to meet with staff in February to work towards getting the property in his name and get the property cleaned up. Staff has yet to speak with any representative of this property. <b>Dustin-9/10 Went by the house, still in same condition with extremely tall grass. Abatement is still recommended.</b>
4434 JESS DR	DALE E and DEBRA MILLER	Garbage and Rubbish/Property Maintenance	Complaint Received 1/28. Staff investigated the compliant that addressed two properties and possible violations. A letter was sent on 2/13. Deadline of 3/4 for the Miller property. The Miller property is in violation for having high grass/vegetation and junk and garbage located around the property. Another complaint was received on 5/7 and final letter was sent on 5/13 with a deadline of 5/31. Staff spoke to Mrs. Miller on 6/1/2020 who has a medical condition and she asked for an extension and said she is working to get property cleaned up. <b>Dustin- 9/10 Property new tenant is cleaning up the property 3/4 the way done. Will issue a final citation.</b>
4095 GATEWOOD DR	DENISE DOTSON/WILLIAM S ANNAS II	Abandoned Mobile Home/Minimum Housing	Complaint Received 3/5. A regular letter and a certified Letter was sent on 3/5. Deadline of 3/23/2020. Trailer has been spray painted and has an apparent tenant. However, Water meter was pulled from property. Property was cleaned up. However, Mr. Anna's informed me that a new tenant has moved into the mobile home. Second letter was sent 5/15/2020 for additional garbage on property. Deadline is 6/15/2020. Staff will investigate and work with attorney for possible courses of abatement. <b>Dustin-9/10 All garbage is picked up, however the house has multiple windows smashed out. This is a minimum housing issue.</b>
2511 BAKER CIR	STEVE and MARY HAND	Garbage and Rubbish/Property Maintenance	Complaint Received 4/20. Complaint states property is overgrown and consist of junk vehicles. A regular letter was sent on 4/23. Deadline of 5/15/2020. Will investigate further. <b>Dustin-9/10 Property owner was contacted, junk has been moved-junk vehicles remain.</b>
4689 GREENWOOD TER	DEATON ROBIN and DENISE HOLLAR	Rubbish Grass	Received two complaints about the property on 8/11/2020. A letter has been sent to the property owner. Complaints say the grass is so long it is creating a bug/snake problem. <b>8/20 Grass was mowed</b>
4126 SHOUN DR	RONALD B and CYNTHIA H HERMAN	ACCESSORY STRUCTURES, RESIDENTIAL and 154.30 MINIMUM REQUIREMENT OF DWELLING	Received a complaint that the tenant was living in a shed behind a rental property. Property owner and property tenants have been sent a letter. The property owner has since moved out, because he could not make the payments on the shed. The shed however will be repossessed. Currently trying to get in contact with the building company to see if true. <b>8/22 Building was removed, the building company threw out all of the belongings onto the property. A new Nuisance has been filed for the junk.</b>



1991 Stamey Rd	RONALD B and CYNTHIA H HERMAN	ACCESSORY STRUCTURES, RESIDENTIAL and 154.30 MINIMUM REQUIREMENT OF DWELLING	8/23 the property owner asked for a extra trashcan for the property. When the call was taking place the property owner said they need an extra can "because we share water from the mobile home to my camper, but we have too much trash for one can." On 8/27 a nusiance letter was sent. 9/9 Camper was removed.
4126 SHOUN DR	RONALD B and CYNTHIA H HERMAN	Garbage and Rubbish/Property Maintenance	8/25 Property has a large amount of garbage and rubbish on the property from a building that was removed. A letter was issued on 8/27. 9/9 Property was cleaned.
4680 SAWMILLS SCHOOL RD	BRITTANY NOELLE DILLS	Rubbish Grass	9/1 letter was issued for a rubbish grass complaint. 9/10 Grass was mowed