

AGENDA

**Regular Meeting of the Sawmills Town Council
Sawmills Town Hall
Tuesday, September 20, 2022
6:00 pm**

1. Call To Order Mayor Keith Warren
2. Invocation Mayor Keith Warren
3. Pledge of Allegiance Mayor Keith Warren
4. Adopt Agenda Mayor Keith Warren
5. Approve Meeting Minutes
A. August 16, 2022 Regular Meeting Minutes Mayor Keith Warren
B. August 16, 2022 Closed Session Meeting Minutes Mayor Keith Warren
6. Public Comment
7. A. September Recycle Winner Mayor Keith Warren
8. Public Hearing: Rezoning for PIN: 2766819383
A. Open Public Hearing Mayor Keith Warren
B. Staff Comments/Recommendations Mayor Keith Warren
C. Public Comment Mayor Keith Warren
D. Close Public Hearing Mayor Keith Warren
E. Council Action Mayor Keith Warren
9. Planning:
A. Call for Public Hearing for Annexation for NC Pin 2765859216 Mayor Keith Warren
10. Finance:
A. Bank Signature Cards Mayor Keith Warren
11. Discussion:
A. Resolution Authorizing Auction Sale Mayor Keith Warren
B. Caldwell County Golden Leaf Foundation Site Program Mayor Keith Warren
Development Grant Request
12. Public Comment
13. Updates:
A. Code Enforcement Report Code Enforcement Officer Curt Willis
B. Council Comment Mayor Keith Warren
14. Adjourn Mayor Keith Warren

TUESDAY, AUGUST 16, 2022
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM

OATH OF OFFICE FOR NEW COUNCIL MEMBERS: Town Clerk Julie A. Good administered the Oath of Office to incoming appointed Mayor, Keith Warren and incoming appointed Council Member, Bobby Mosteller.

COUNCIL PRESENT

Mayor Keith Warren
Melissa Curtis
Rebecca Johnson
Joe Wesson
Bobby Mosteller

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor

COUNCIL ABSENT

Mayor Pro Tem Clay Wilson

CALL TO ORDER: Mayor Keith Warren called the meeting to order at approximately 6:04pm.

INVOCATION: Pastor Ed Warren gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Keith Warren led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Keith Warren asked for a motion to adopt the August 16, 2022 Agenda.

Joe Wesson made a motion, and Rebecca Johnson seconded, to adopt the August 16, 2022 Agenda. All were in favor.

APPROVE JULY 19, 2022 REGULAR MEETING MINUTES: Mayor Keith Warren asked for a motion to approve the July 19, 2022 regular meeting minutes.

Joe Wesson made a motion, and Melissa Curtis seconded, to approve the July 19, 2022 regular meeting minutes. All were in favor.

APPROVE JULY 19, 2022 CLOSED SESSION MEETING MINUTES: Mayor Keith Warren asked for a motion to approve the July 19, 2022 closed session meeting minutes.

Melissa Curtis made a motion, and Joe Wesson seconded, to approve the July 19, 2022 closed session meeting minutes. All were in favor.

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

No one wished to speak.

RECOGNITIONS:

AUGUST RECYCLE REWARDS WINNER: Mayor Keith Warren announced Gwendolyn Watson as the August Recycle Rewards Winner. A credit of forty dollars (\$40.00) will be added to the current sanitation bill.

No Council action was required.

PLANNING:

CALL FOR PUBLIC HEARING ON REZONING FOR PIN 2766819383: Town Planner Dustin Millsaps stated that the property at pin 2766819383 is zoned General Manufacturing and has been such for more than sixth (60) days. Town Planner Dustin Millsaps stated that the owner would like to have the property rezoned to R-15 and build stick built homes on the lot to rent. Town Planner Dustin Millsaps stated that the Sawmills Planning Board had voted unanimously to recommend this rezoning.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to call a Public Hearing during the next regularly scheduled Council meeting on Tuesday, September 20, 2022, at 6:00pm for Rezoning Pin 2766819383 from General Manufacturing to R-15. All were in favor.

FINANCE:

CALDWELL COUNTY SCHOOL DONATION REQUEST: Mayor Keith Warren stated that the Caldwell County Schools had requested a donation in the amount of fourteen thousand dollars (\$14,000.00).

Melissa Curtis made a motion, and Joe Wesson seconded, to give a donation in the amount of fourteen thousand dollars (\$14,000.00) to the Caldwell County Schools. All were in favor.

DISABLED AMERICAN VETERANS CHAPTER 6 DONATION REQUEST: Mayor Keith Warren stated that the Disabled American Veterans Chapter 6 had requested a donation in the amount of two hundred dollars (\$200.00).

Melissa Curtis made a motion, and Rebecca Johnson seconded, to give a donation in the amount of two hundred dollars (\$200.00) to the Disabled American Veterans Chapter 6. All were in favor.

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

No one wished to speak.

UPDATES:

AUGUST CODE ENFORCEMENT REPORT: Town Planner Dustin Millsaps stated that there are thirteen (13) code enforcement cases open:

- Robert E. McCrary and Vivian H Hughes, Pin 2776033610, Abandoned Manufactured Home. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent for an abandoned manufactured home located on the property, with a deadline to have the property cleaned of September 21, 2022;
- Robert E McCrary and Vivian H Hughes, 4340 Trojan Ln, Junk/Rubbish and Minimum Housing Standards. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent for minimum housing standards on the property due to people living in a garage and multiple tents throughout the property. Town Planner Dustin Millsaps stated that the property owners have a deadline of September 21, 2022, to have the property in compliance;
- Troy W Yount Jr and Maxie F Yount, Pin 2776047612, Junk/Rubbish and Minimum Housing Standards. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent for junk scattered throughout the property with abandoned cars and manufactured homes. Town Planner Dustin Millsaps stated that there is also minimum housing standards due to the dilapidated homes on the property. Town Planner Dustin Millsaps stated that the property owners have a deadline of September 21, 2022, to have the property in compliance;
- Troy W Yount Jr and Maxie F Yount, 4311 Trojan Ln, Junk/Rubbish and Minimum Housing Standards. Town Planner Dustin Millsaps stated on July 21, 2022, a NOV letter was sent for junk scattered throughout the property with abandoned cars and manufactured homes. Town Planner Dustin Millsaps stated that there is also minimum housing standards due to the dilapidated homes on the property. Town Planner Dustin Millsaps stated that the property owners have a deadline of September 21, 2022, to have the property in compliance;
- Gladys Greene, 2624 Mission Road, Rubbish. Town Planner Dustin Millsaps stated that on February 24, 2022, a NOV letter was sent for rubbish. Town Planner Dustin

Millsaps stated that he went by the property on March 22, 2022 and the property has started to be cleaned up;

- Parker Cox, 2527 Sigmon Dr, Rubbish. Town Planner Dustin Millsaps stated that on November 23, 2021, a NOV letter was sent. Town Planner Dustin Millsaps stated that as of December 3, 2021, the it has started to be cleaned, but there is still a substantial amount of rubbish remaining. Town Planner Dustin Millsaps stated that the property has been cleaned a little, but not enough to make a difference. Town Planner Dustin Millsaps stated the a final letter will be issued. Town Planner Dustin Millsaps stated that he went by the property on March 8, 2022 and nothing has changed. Town Planner Dustin Millsaps stated that he went by the property on May 11, 2022 and the property is almost perfect;
- Gary Hicks, 2520 Sigmon Dr, Rubbish. Town Planner Dustin Millsaps stated that on November 23, 2021, a NOV letter was sent fpr dilapidated amd structures on the property. Town Planner Dustin Millsaps stated that the NOV letter was returned to the Town on November 27, 2021. Town Planner Dustin Millsaps stated that he is trying to find different avenues to get the NOV letter to the right person. Town Planner Dustin Millsaps stated that he went by the property on March 8, 2022 and the property seems to be abandoned. Town Planner Dustin Millsaps stated that on May 11, 2022, the property is abandoned. Town Planner Dustin Millsaps stated on June 15, 2022, this property needs to be turned over to attorney for abatement;
- Linda G. Wartko, 5299 Lakewood Dr., Rubbish. Town Planner Dustin Millsaps stated that on October 29, 2021, he received a complaint for stacks of newspapers and junk piled up around the yard. Town Planner Dustin Millsaps stated that he went by the home and observed numerous debris from the road in front, on the sides and all around the home and sent a NOV letter out. Town Planner Dustin Millsaps stated that he went to the address on November 9, 2021 and there has been no progress on the issues. Town Planner Dustin Millsaps stated that he went by the property on December 3, 2021, and the problem still persists, if not worse, and it sees that the newspapers have been covered with newspapers and leaves. Town Planner Dustin Millsaps stated that as of February 8, 2022 the newspapers have been moved to the back of the house and a pile at the street. Town Planner Dustin Millsaps that a final letter will be issued. Town Planner Dustin Millsaps stated that he went by the property on March 8, 2022 and there has been no change. Town Planner Dustin Millsaps stated that he went by the property on March 22, 2022 and the property owner has somewhat started cleaning the newspapers up. Town Planner Dustin Millsaps stated that he went by the property on May 11, 2022 and the property looks to be abandoned. Town Planner Dustin Millsaps stated that on June 15, 2022, he is waiting on the status of this home;
- Eloise Baker C/O Robert M Baker, 4564 Sawmills Sch Rd, Abandoned Manufactured Home/Rubbish. Town Planner Dustin Millsaps stated that a NOV letter was sent on June 15, 2022, with a deadline of July 16, 2022. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;
- Shelley W. and Roger D. Johnson, 4678 Rockview Pl, Abandoned Manufactured Home/Rubbish. Town Planner Dustin Millsaps stated that on June 15, 2022, a NOV letter was sent for rubbish around the home and very tall grass. Town Planner Dustin

Millsaps stated that there was a deadline of July 16, 2022. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;

- Casey Wallace, 3950-6 Walters Cir, Rubbish/Junk. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent to the owner for two (2) abandoned cars with junk materials, with a deadline of September 21, 2022, to have property in compliance. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;
- Casey Wallace, 3950-1 Walters Cir, Rubbish/Junk. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent to the owner for rubbish around the property with an abandoned car in the front yard, with a deadline of September 21, 2022, to have the property in compliance. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved;
- Donald E Pollock, 4555 Kane Cir, Rubbish/Junk. Town Planner Dustin Millsaps stated that on July 21, 2022, a NOV letter was sent to the owner for rubbish materials in the yard, with a deadline of September 21, 2022, to have the property in compliance. Town Planner Dustin Millsaps stated that he went by the property on August 9, 2022, and all issues have been resolved.

No Council action was required.

TOWN MANAGER UPDATES: Town Manager Chase Winebarger had the following updates:

- Town Manager Chase Winebarger stated that he held a Pastors Meeting on August 10, 2022. Town Manager Chase Winebarger stated that he is planning to have the Pastors Meeting quarterly. Town Manager Chase Winebarger stated that all the Pastors were interested in taking part in the Halloween Trunk or Treat and the Christmas Tree Lightening.
- Town Manager Chase Winebarger stated that on August 22, 2022, at Mt. Zin Baptist Church, the NCDOT is having a meeting for the Cahah Mountain Road DOT project. Town Manager Chase Winebarger stated that from 2:30pm to 3:30pm the meeting is open to elected officials and from 4:00pm to 7:00pm the meeting is open for public comment. Town Manager Chase Winebarger stated that he was going to try to be there for the entire meeting if any elected officials would like to come to familiarize themselves with the project.
- Town Manager Chase Winebarger stated that the BRIC grant was supposed to have been awarded in June, but has not been awarded yet. Town Manager Chase Winebarger stated that while he was gone to class, Ben Willis from the WPCOG, informed him that Mr. Willis had received an email stating that the Town had made it to the final review.
- Town Manager Chase Winebarger stated that he had spoke to Alison Adams, who is over the Planning/Code Enforcement at the WPCOG, regarding the current contract

the Town is in with the WPCOG for Planning and Code Enforcement. Ms. Adams would like to split the contract to individual Planning and Code Enforcement contracts. Town Manager Chase Winebarger stated that Town Planner Dustin Millsaps would continue doing Planning for the Town on an as needed basis and Ms. Adams would send a Code Enforcement Agent from the WPCOG to handle all code enforcement cases. Town Manager Chase Winebarger stated that the cost would remain the same for the duration of the current contract.

- Town Manager Chase Winebarger stated that the Town normally has the Veterans Memorial Celebration on the Saturday after Veterans Day, however, Town Manager Chase Winebarger stated that other Veterans Celebrations in the County have moved to the day before Veterans Day. Town Manager Chase Winebarger stated that he would like for Council to think about moving the Town's Veterans Memorial Celebration to the day before Veterans Day so that Sawmills Elementary School students can be more involved with the celebration. Council wanted to keep the Veterans Memorial Celebration on the Saturday after Veterans Day.
- Town Manager Chase Winebarger stated that the new Christmas decorations have been ordered and will be up before the Christmas Tree lightening on November 19th. Town Manager Chase Winebarger stated that there will be a eighteen inch (18") ornament with rope lights to light the path to the ornament and it will be placed where pictures can be made. Town Manager Chase Winebarger also stated that staff is trying to get poles covered with lights all the way to Sawmills Hardware this year. Town Manager Chase Winebarger stated that staff was trying to find a way to put lights on Cahah Mountain Road and Mission Road, but there are no poles until you get to Mt. Zion Church on Cahah Mountain Road and Ardmore Drive on Mission Road, so the only way that lights can go in those directions is to either put poles up or have a gap between the lights.
- Town Manager Chase Winebarger stated that the Town of Sawmills has a new Industrial Park: Evergreene Industrial Park. Town Manager Chase Winebarger stated that Caldwell County had purchased the thirty (30) plus acre property off Helton Road and plans to build four (4) fifty thousand (50,000) square foot buildings (which can be expanded) and one (1) thirty (30) square foot building divided into six (6) five (5) thousand square foot units inside.
- Town Manager Chase Winebarger stated that he had received a call from a customer at the end of Edgewood Drive regarding closing a portion of Edgewood Drive where Oaktree Lane cuts through. Town Manager Chase Winebarger stated that there is only approximately .37 miles that is Town maintained and the rest of Edgewood Drive and all of Oaktree Lane are private streets. Town Manager Chase Winebarger stated that he informed the customer that this would be a civil matter.
- Town Manager Chase Winebarger stated that the last four (4) Flock cameras were slated to be installed this week, however, there have been some questions about the Greenwood Terrace placement and that staff was working with the company regarding those issues.
- Town Manager Chase Winebarger stated that the paperwork was being finalized on the new Baird Park lights and, hopefully, installation would begin soon.

- Town Manager Chase Winebarger stated that surveying has begun on the new Town Hall/Baird Park site and that grading and building is still on schedule to go out to bid in the October time frame.
- Town Manager Chase Winebarger stated that the new Public Works building is almost ready to move into. Town Manager Chase Winebarger stated that staff is working to finish the project with the monies available, but that staff may have to come back to Council if there are any problems.
- Town Manager Chase Winebarger stated that Trunk or Treat will be at Baird Park on Monday, October 31 this year and he would let Council know of the time so that anyone that wishes to can participate.

COUNCIL COMMENTS:

Melissa Curtis wanted to congratulate Keith Warren on being appointed Mayor and wanted to welcome Bobby Mosteller to the Council.

Bobby Mosteller stated that he looked forward to working with everyone and that he looked forward to working for the citizens of the Town of Sawmills.

Joe Wesson wanted to congratulate Keith Warren on being appointed Mayor and stated that he looked forward to working with Bobby Mosteller. Joe Wesson thanked Council for keeping the Veterans Memorial Celebration on Saturday. Joe Wesson wanted to thank Preach Ed Warren for coming out and doing the invocation. Joe Wesson stated that he appreciated everyone coming out to the meeting. Joe Wesson stated that he wanted to thank staff for all that they do for the Town.

Mayor Keith Warren stated that he appreciated his wife, granddaughter, sister, and mother coming out. Mayor Keith Warren wanted to thank his uncle Preacher Ed Warren for coming out and doing the invocation. Mayor Keith Warren stated that he will continue to pray for the Town of Sawmills and the people that live in and work for the Town of Sawmills.

CLOSED SESSION PURSUANT TO N.C.G.S. §143.318-11(A)(3): Mayor Keith Warren asked for a motion to go into closed session.

Rebecca Johnson made a motion, and Joe Wesson seconded, to go into closed session pursuant to N.C.G.S. § 143.318-11(a)(3) at approximately 6:53pm. All were in favor.

Rebecca Johnson made a motion, and Melissa Curtis seconded, to come out of closed session at approximately 8:35pm. All were in favor.

COUNCIL ADJOURN: Mayor Keith Warren asked for a motion to adjourn.

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

The meeting was adjourned at approximately 8:35pm.

Keith Warren, Mayor

Julie A. Good, Town Clerk

AGENDA ITEM 7A

MEMO

DATE:

September 20, 2022

SUBJECT:

Recognition:
Recycle Rewards
Program

Discussion:

The Town of Sawmills would like to congratulate Tasena Rumfelt on winning the Recycle Rewards Program for the month of September. She will be presented with a Certificate of Appreciation. A forty dollar (\$40.00) credit will be added to the current sanitation bill.

Recommendation:

No Council action is required.



MAYOR
Keith Warren

Town Manager
Chase Winebarger

**TOWN
COUNCIL**

Clay Wilson, Mayor Pro-Tem
Melissa Curtis
Rebecca Johnson
Joe Wesson
Bobby Mosteller

**SAWMILLS TOWN COUNCIL
SEPTEMBER 13th, 2022
6:00 PM**

PLANNER'S STAFF REPORT

Property Address: N/A
Owner Name: Chad Moss
Mailing Address: 180 N Main St
PIN: 2766819383
Land Area: 22.37 acres
Zoning: G-M (General Manufacturing)
Proposed Zoning: R-15 (High-Density Residential)

Background

This property is right on the edge of the Town of Sawmills jurisdiction. This property has been zoned G-M in excess of 60 days. There are no open violations into this property at this time. The reason for this rezoning is to increase residential housing units within our region. Mr. Chad Moss is proposing for upwards of 30 different parcels with just as many homes. Mr. Moss has recently closed on this property.

Land Use and Zoning

This properties current land use is vacant with no primary structure or use.

Surrounding Zoning:

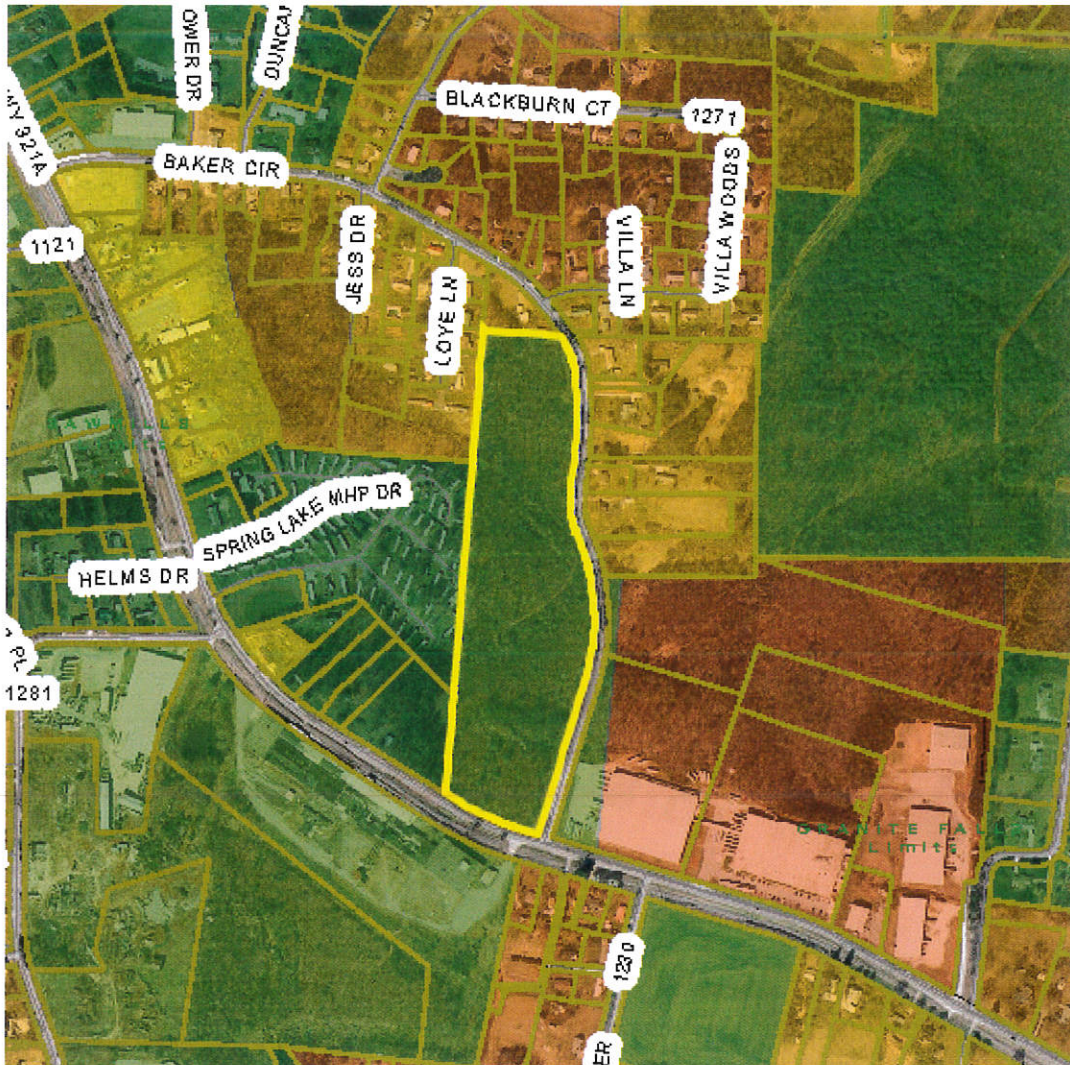
North: RA-20/R-20
South: G-M/R-20
East: RA-20/G-M
West: RA-20/R-15

Surrounding Land Use:

North: Single Family Residential
South: General Manufacturing/Single Family Residential
East: Single Family Residential/General Manufacturing
West: Single Family Residential

Staff recommendation

Staff recommends that the Town of Sawmills calls for a public hearing to rezone this lot to R-15 (from G-M). This will grow the Town's property values and help curb the housing crisis that is facing our area. It will also bring down home and rent prices to something more affordable given that many homes in this area. The planning board also voted unanimously to recommend this rezoning. I have not had any negative calls on this property, for the most part citizens have been excited that it is changing away from manufacturing.



4076 US Highway 321-A * Sawmills NC * (828)396-7903 * (828)396-8955 fax

<http://www.townofsawmills.com/>

The Town of Sawmills does not discriminate on the basis of age, sex, race, religion, national origin, disability, political affiliation, or marital status.

AGENDA ITEM 9A

MEMO

DATE:

September 20, 2022

SUBJECT:

Planning Matters:
Call for Public Hearing:
Annexation

Discussion:

The Sawmills has received a petition for Voluntary Annexation from Austin Moore and Sydney Moore for parcel NCPIN 2765859216. Attached to this memorandum is the signed petition, a survey of the area to be annexed, the legal description of the properties, and deed.

The Town Council must hold a public hearing in order to annex the parcel. Staff proposes the public hearing be set for the next regularly scheduled Town Council meeting on October 18, 2022.

Recommendation:

Staff recommends Council call for a public hearing on the requested annexation for October 18, 2022 at 6:00PM during their regularly scheduled Council meeting.

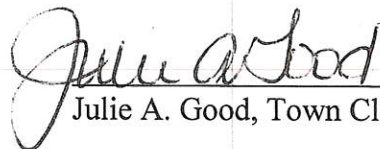
NORTH CAROLINA
CALDWELL COUNTY

TOWN OF SAWMILLS
CLERK'S CERTIFICATE
FOR ANNEXIATION

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 Austin Moore and Sydney Moore for property being briefly described as 7.59 acres from Survey dated August 16, 2022, see Deed Book 2063, Page 1296, Caldwell County Registry, and has determined that the annexation petition meets the requirements set forth by N.C.G.S. Section 160A-58.1.

This the 23rd day of August, 2022.


Julie A. Good, Town Clerk





Planning Department General Application Form
(Not for Site Plan Review Submittals)

Type of Action Requested:

Annexation ☒

Appeal ☐

Conditional Use Permit ☐

Zoning Text Amendment ☐

Variance ☐

Zoning Map Amendment ☐

Applicant Austin Moore Owner Austin Moore

Address 3112 Dry Ponds Rd Address 4294 Troll Dr

Granite Falls, NC 28630 Granite Falls, NC 28630

Telephone 828-493-6071 Telephone

Legal relationship of applicant to property owner SELF

Property location Dry Ponds Rd.

Tax parcel 08116 1 24C Zoning district Sawmills Acreage of Site 8

[Signature]
Signature of Applicant

[Signature]
Signature of Property Owner

Sydney Moore
Signature of Applicant

Sydney Moore
Signature of Property Owner

For Staff Only:

Filing Fee: \$

Receipt # N/A

Application No.: 01-22

Date Submitted (Complete): 8-12-22

NORTH CAROLINA
CALDWELL COUNTY

TOWN OF SAWMILLS

PETITION FOR CONTIGUOUS ANNEXATION

Date: 8/12/22

Caldwell Co. Tax Parcel ID No.: 08116 1 24C

Petition No.: 01-22

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: (List of All Owners)

ADDRESS:

Austin Moore

3112 Dry Pines Rd

Sydney Moore

Granite Falls, NC 28630

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)

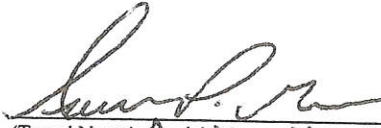
PETITIONERS:

ADDRESS:

DATE:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Name of Property Owner(s): (All Owners must sign with signatures notarized)


(Typed Name): Austin Moore

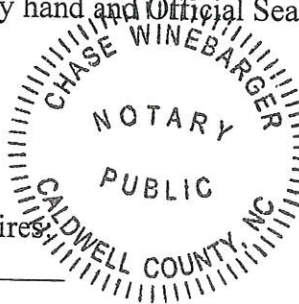

(Typed Name): Sydney Moore

Date: 8/12/22

NORTH CAROLINA
Caldwell COUNTY

I, Chase Winebarger a Notary Public, for said County and State, do hereby certify that Austin Moore personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Seal, this 12 day of August, 2022.




Notary Public

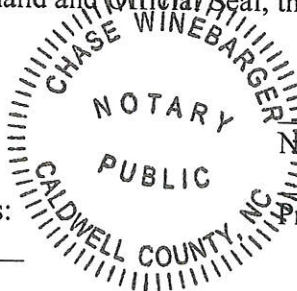
Chase Winebarger
Printed Name of Notary Public

My Commission expires:
09/12/2023

NORTH CAROLINA
Caldwell COUNTY

I, Chase Winebarger a Notary Public, for said County and State, do hereby certify that Sydney Moore personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Seal, this 12 day of August, 2022.




Notary Public

Chase Winebarger
Printed Name of Notary Public

My Commission expires:
09/12/2023

BK 2063 PG 1296 - 1299 (4)
This Document eRecorded:
Fee: \$26.00
Caldwell County, North Carolina
Wayne L. Rash, Register of Deeds

DOC# 10075366
08/08/2022 09:01:05 AM
Tax: \$0.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00

Parcel Identifier No. 2765-85-9216

Mail after recording to: JOHN G. FULLER, ATTORNEY, 352 2ND ST NW, HICKORY NC 28601

This instrument was prepared by: JOHN G. FULLER, ATTORNEY, 352 2ND ST NW, HICKORY NC 28601

THIS DEED made this 3rd day of **August, 2022**, by and between

GRANTOR

Sydney Herman Moore (formerly Sydney Nicole Herman) and husband,
Austin Patrick Moore
4294 Tower Drive
Granite Falls, NC 28630

GRANTEE

Austin Patrick Moore and wife, Sydney Herman Moore
4294 Tower Drive
Granite Falls, NC 28630

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 Town of Sawmills, Lovelady Township, Caldwell County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Submitted electronically by "John G. Fuller, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Caldwell County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2043, Page 2052, Caldwell County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

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

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Sydney Herman Moore (SEAL)
Sydney Herman Moore

Austin Patrick Moore (SEAL)
Austin Patrick Moore

STATE OF NORTH CAROLINA, COUNTY OF CALDWELL

I, Darla M. Crowe, the undersigned, a Notary Public of the County and State aforesaid, certify that Sydney Herman Moore and Austin Patrick Moore appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 2022.

Darla M. Crowe

Notary Public

My commission expires: 11/15/2023

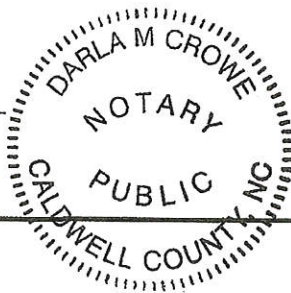


EXHIBIT "A"**8.003 Acres Total-7.66 Acres Outside of Road Right of Way of Dry Ponds Road
Lovelady Township, Caldwell County, North Carolina**

1. **Beginning** at an existing iron pin found, a 5/8" rebar, located on the northern margin of the 60 foot right of way of Dry Ponds Road, (State Road 1115) as shown on Plat Book 17 at page 256, Caldwell County Public Registry and also being on the western line of Blake and Brittany Herman, Deed Book 2014, page 386, Caldwell County Public Registry;
2. then **South 01° 37' 49" West 30.24 feet** to a point, in the centerline of Dry Ponds Road;
3. then **North 81° 13' 35" West 14.24 feet**, with the centerline of Dry Ponds Road, to a point;
4. then **North 84° 59' 47" West 58.98 feet**, with the centerline of Dry Ponds Road, as defined by Plat Book 17 at pages 156 & 157 and Deed Book 1223, page 1403, Caldwell County Public Registry, to a point;
5. then **North 87° 03' 37" West 57.24 feet**, with the centerline of Dry Ponds Road, to a point;
6. then **North 89° 40' 07" West 58.76 feet**, with the centerline of Dry Ponds Road, to a point;
7. then **South 85° 37' 50" West 54.83 feet**, with the centerline of Dry Ponds Road, to a point;
8. then **South 80° 01' 31" West 55.69 feet**, with the centerline of Dry Ponds Road, to a point;
9. then **South 74° 33' 00" West 55.88 feet**, with the centerline of Dry Ponds Road, to a point;
10. then **South 70° 55' 05" West 55.56 feet**, with the centerline of Dry Ponds Road, to a point;
11. then **South 69° 24' 59" West 51.36 feet**, with the centerline of Dry Ponds Road, to a point;
12. then **South 69° 26' 06" 34.50 feet**, with the centerline of Dry Ponds Road, to a Rail Road spike buried in the pavement;
13. then **North 01° 36' 02" East 35.00 feet**, along the eastern line of Richard A. Miller, Deed Book 1227 at page 1400, Caldwell County Public Registry, also see Richard A. Miller, Deed Book 1404 at page 707, Caldwell County Public Registry, to a new iron pin set, close to a power pole;

14. then North 01° 36' 02" East 766.00 feet, along the eastern line of Richard A. Miller to an existing iron pin found, in the southern line of Richard A. Miller, Deed Book 1936 at page 1354, a power pole is located just to the east of this line, an overhead power line crosses this line;

Note: The call described in item 14 crosses into and then out of a Zone AE 100 Year Flood Boundary, see: FEMA PANEL 371027-6500J, which said flood plane runs across the northern portion of the subject tract, described in this written description;

15. then South 84° 54' 36" East 484.24 feet, along the southern line of Richard A. Miller, Deed Book 1936 at page 1354, to an existing iron pin found at the northwest corner of Blake & Brittany Herman, Deed Book 2014, page 386, Caldwell County Public Registry.

Note: The call described in item 15 is the Deed line according to Deed Book 1227 at page 1400, the property line according to Plat Book 17 at page 158 entitled "L. J. Haas Tract" R-76 by Crescent Resources dated 9-14-1997 and the line according to Southern Power Company Survey, dated, April 1, 1920 Sheet No. L-11;

16. then South 01° 37' 49" West 30.00 feet, along the line of Blake & Brittany Herman, Deed Book 2014 at page 386, to an existing iron pin found, a ½" rebar grown into the base of a 12" tree;
17. then South 01° 37' 49" West 631.31 feet, along the line of Blake & Brittany Herman, Deed Book 2014 at page 386, to the point and place of BEGINNING, containing 8.003 acres by coordinate Method (including Road Right of Way and Flood Plane Area, BEING A PORTION OF TRACT 1 OF PLAT BOOK 17 at Page 156 & 157, See Deed Book 1227 at page 1398. There are 7.66 Acres Outside of the road right of way.

The existing iron pin located at the point of BEGINNING described in item 1 and item 17 is further described in the survey as follows: Nad 83 datum, N.C. Grid Coordinates of EIP: N 754927.5760 feet & E 1269168.1098 feet.

This description taken from a survey dated October 8, 2021, entitled Boundary and Location Survey of an existing parcel of land with Sawmills Planning Jurisdiction for: "Austin & Sydney Moore" of Property from Jeffrey Herman, by Darrin L. Reid of Darrin L. Reid Land Surveying and Planning, 2729 Gettysburg Place, Claremont, NC 28610, (828) 459-9699.

Reference: Deed Book 1227 at page 1398, Caldwell County Public Registry
PIN: 2765-85-9216

Darla/Client Files/Moore, Austin and Sydney/Exhibit A

AGENDA ITEM 10A

MEMO

DATE:

September 20, 2022

SUBJECT:

Financial Matters:
Approve Update to
Bank Signature Cards

Discussion:

With the hiring of Kelly Melton as Deputy Finance Officer, new signature cards will need to be updated at the bank. The bank requires a new signature card to be on file whenever there are changes in the staff and/or Council. Two (2) signatures are required for accounts payable checks, and the purchase and/or sales of Public Funded Certificates of Deposits.

Recommendation:

Staff recommends Council approve the new signature cards to be on file at First Citizen's Bank.

AGENDA ITEM 11A

MEMO

DATE:

September 20, 2022

SUBJECT:

Discussion:
Resolution Authorizing
Auction Sale

Discussion:

The Town of Sawmills owns a parcel of land located at 4476 Sawmills School Road that is surplus to its needs. North Carolina General Statute § 160A-270 permits the Town to sell real property at public auction upon approval of the Town Council and after a publication of a notice announcing the auction. A Resolution Authorizing Auction Sale will need to be approved so that staff can sell the surplus real property. The auction will be held on Wednesday, October 26, 2022, beginning at 2:00pm in the Town of Sawmills Council Chambers.

Recommendation:

Staff recommends Council approve the Resolution Authorizing Auction Sale for Wednesday, October 26, 2022, beginning at 2:00pm in the Town of Sawmills Council Chambers.

**TOWN OF SAWMILLS
RESOLUTION AUTHORIZING AUCTION SALE**

WHEREAS, the Town of Sawmills (the "Town") owns a parcel of land indicated on Attachment A that is surplus to its needs; and

WHEREAS, North Carolina General Statute § 160A-270 permits the Town to sell real property at public auction upon approval of the Town Council and after publication of a notice announcing the auction;

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAWMILLS RESOLVES THAT:

1. The Town Council authorizes the sale at public auction of the one (1) parcel of land indicated on Attachment A.
2. The auction will be conducted at 2:00 p.m., Wednesday, October 26, 2022, in the Council Chamber, Town Hall, 4076 US Highway 321-A, Sawmills, NC 28630.
3. The terms of the sale are that the Buyer must present at the auction a bid deposit of five percent (5%) of the amount of the bid, either in cash or with a certified check. This deposit will be held by the Town until either the Town Council rejects the high bid for the property or, if the Town Council accepts the high bid, the closing of the sale. The deposit will be forfeited to the Town if the high bidder refuses to close the sale after the bid has been approved by the Town Council.
4. After the auction, the high bid shall be reported to the Town Council. The Town Council will accept or reject the bid within thirty (30) days after the bid is reported to it. No sale may be completed until the Town Council has approved the high bid.
5. The Town reserves the right to withdraw any listed property from the auction at any time before the auction sale of that property.
6. Additional terms of sale are:
 - a) That the property is sold in its current condition, as is, and the Town gives no warranty with respect to usability of the property; and
 - b) Buyer must remove the abandoned Mobile Home on the property within forty-five (45) days of closing.

Adopted this the ____ day of _____, 2022.

TOWN OF SAWMILLS

By: _____
Keith Warren, Mayor

ATTEST:

Julie Good, Town Clerk

ATTACHMENT A

FIRST TRACT:

BEGINNING at an iron stake in the center of the Dry Ponds Road, Jack Harris' corner, and runs with the center of said road North 24 deg. 30' East 83 1/2 feet to an iron stake, Miller's corner; thence with Miller's line South 78 deg. East 149 feet to an iron stake, a new corner; thence a new line South 10 deg. 30' West 100.7 feet to an iron stake, Jack Harris' corner; thence with Harris' line, South 71 deg. 15' East 173 feet to the **BEGINNING**.

SECOND TRACT:

BEGINNING on an iron pin, Jones R. Martin's northeast corner, and runs a new line South 71 deg. East 125 feet to an iron pin, a new corner; thence a new line South 10 deg. 30' West 351.2 feet to an iron pin, a new corner in Russell Miller's line; thence with Russell Miller's line North 71 deg. West 125 feet to an iron pin; thence with Russell Miller's line North 10 deg. East 132 feet to a stake, Miller's and Clark's corner; thence with Clark's line North 11 deg. East 118.5 feet to an iron pin, Clark's and Martin's corner; thence with Martin's line North 10 deg. 30' East 100.7 feet to the **BEGINNING**, containing one acre, more or less.

The foregoing being the same property conveyed to Teresa Annas Compton by Deed recorded in Book 1895, Page 150, Caldwell County Registry. Parcel No. 08-55-1-1.

AGENDA ITEM 11B

MEMO

DATE:

September 20, 2022

SUBJECT:

Discussion:
Caldwell County Golden Leaf
Foundation Site Program
Development Grant Request

Discussion:

The Town of Sawmills and Caldwell County officials are working together to develop an Industrial Park to increase economic opportunity for the Town, its residents, and Caldwell County. Caldwell County purchased approximately thirty (30) acres to develop in the Town of Sawmills for new manufacturers desiring to locate to the region. This project will include site preparation for the construction of three (3) or more manufacturing facilities. The Town of Sawmills will partner with Caldwell County to assist in bringing appropriate water and sewer services to the site.

Recommendation:

Staff recommends Council approve the Caldwell County Golden Leaf Foundation Site Program Development Grant Request.

AGENDA ITEM 13A

MEMO

DATE:

September 20, 2022

SUBJECT:

Updates:
Code Enforcement
Monthly Report

Discussion:

The attached report shows the progress that Code Enforcement Officer Curt Willis continues to make throughout the town.

Recommendation:

No Council action required.



CODE ENFORCEMENT ACTIONS TRACKER

August 2022

CEO Curt Willis, 828-485-4263, curt.willis@wpcog.org

Date Opened (YRMTDY)	Town	Property Address	Violation	Man Hours	Status	Deadline
220822	Sawmills	7011 Spartan Dr	JNMV	1	New Violation	220906
220822	Sawmills	7011 Spartan Dr	Nuisance - TJD	1	New Violation	220906
220822	Sawmills	4255 Trojan Ln	Nuisance - Ovrgrth	1	Owner Notified	220928
220822	Sawmills	4215 Trojan Ln	Nuisance - Ovrgrth	1	New Violation	220906
220822	Sawmills	4315 Trojan Ln	Nuisance - TJD	1	New Violation	220906
220822	Sawmills	4315 Trojan Ln	JNMV	1	New Violation	220906
220822	Sawmills	2624 Mission Rd	Nuisance - TJD	1	New Violation	220906
220822	Sawmills	2520 Sigmon Dr	Nuisance - Ovrgrth	1	New Violation	220906
220822	Sawmills	5299 Lakewood Dr	Nuisance - TJD	1	New Violation	220906
220822	Sawmills	2527 Sigmon Dr	JNMV	1	New Violation	220906
220822	Sawmills	2527 Sigmon Dr	Nuisance - TJD	1	New Violation	220906