

**TUESDAY, JULY 20, 2021**  
**TOWN OF SAWMILLS REGULAR COUNCIL MEETING**  
**6:00 PM**

**COUNCIL PRESENT**

Mayor Johnnie Greene  
Clay Wilson  
Melissa Curtis  
Keith Warren  
Joe Wesson

**STAFF PRESENT**

Chase Winebarger  
Julie A Good  
Terry Taylor  
Tanner Greene

**COUNCIL ABSENT**

Rebecca Johnson

**CALL TO ORDER:** Mayor Johnny Greene called the meeting to order at approximately 6:06pm.

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

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

**ADOPT AGENDA:** Mayor Johnny Greene asked for a motion to adopt the July 20, 2021 Agenda.

Melissa Curtis made a motion, and Clay Wilson seconded, to adopt the July 20, 2021 Agenda. All were in favor.

**APPROVE JUNE 15, 2021 REGULAR MEETING MINUTES:** Mayor Johnny Greene asked for a motion to approve the June 15, 2021 regular meeting minutes.

Joe Wesson made a motion, and Clay Wilson seconded, to approve the June 15, 2021 regular meeting minutes. All were in favor.

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

No one wished to speak.

**RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Johnny Greene announced Andrew Tramble, as the July 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 IRAN DIVESTMENT ACT CERTIFICATION:** Mayor Johnnie Greene stated that the Western Piedmont Council of Governments (WPCOG) has stated that they would need an Iran Divestment Act Certification signed stating that the Town of Sawmills is not listed on the Final Divestment List created by the State Treasurer.

Clay Wilson made a motion, and Melissa Curtis seconded, to sign the Iran Divestment Act Certification stating that the Town of Sawmills is not listed on the Finale Divestment List created by the State Treasurer. All were in favor.

**WPCOG PLANNER/CODE ENFORCEMENT OFFICER AGREEMENT:** Mayor Johnnie Greene stated that the current contract with the Western Piedmont Council of Governments (WPCOG) for planning services will expire on June 30, 2021, and will need to be renewed. If renewed, the contract will be effective starting July 1, 2021 and ending June 30, 2022. The amount of the contract will not exceed twenty-four thousand six hundred eighty-eight dollars (\$24,688.00) and will be billed in four (4) equal quarterly payments of six thousand one hundred seventy-two dollars (\$6,172.00).

Melissa Curtis made a motion, and Clay Wilson seconded, to approve the Planning/Code Enforcement Contract Renewal with the WPCOG in the amount of twenty-four thousand six hundred eighty-eight dollars (\$24,688.00) and will be billed in four (4) equal quarterly payments of six thousand one hundred seventy-two dollars (\$6,172.00). All were in favor.

**WPCOG PROVISION OF STORMWATER UTILITY GIS MAPPING SERVICES:** Mayor Johnnie Greene stated that Western Piedmont Council of Governments has sent a contract for the Provision of Stormwater Utility GIS Mapping Services. The contract will be effective starting July 1, 2021 and ending December 31, 2025. The amount of the contract will not exceed thirty-four thousand six hundred sixty-eight dollars (\$34,668.00) and will be billed in four (4) equal annual payments of eight thousand six hundred sixty-seven dollars (\$8,667.00).

Clay Wilson made a motion, and Melissa Curtis seconded, to approve the Provision of Stormwater Utility GIS Mapping Services contract in the amount not exceed thirty-four thousand six hundred sixty-eight dollars (\$34,668.00) and will be billed in four (4) equal annual payments of eight thousand six hundred sixty-seven dollars (\$8,667.00). All were in favor.

**WPCOG ASSISTANCE IN SUPPORTING THE WESTERN PIEDMONT STORMWATER PARTNERSHIP:** Mayor Johnnie Greene stated that the Western Piedmont Council of Governments has sent a contract for the Assistance in Supporting the Western Piedmont Stormwater Partnership. The contract will be effective starting July 1, 2021 and ending June 30, 2023. The amount of the contract will not exceed twenty-four thousand four hundred nine dollars (\$24,409.00) and will be billed in eight (8) equal quarterly payments of three thousand fifty-one dollars and thirteen cents (\$3,051.13).

Melissa Curtis made a motion, and Clay Wilson seconded, to approve the Assistance in Supporting the Western Piedmont Stormwater Partnership contract in the amount not to exceed twenty-four thousand four hundred nine dollars (\$24,409.00) and will be billed in eight (8) equal quarterly payments of three thousand fifty-one dollars and thirteen cents (\$3,051.13). All were in favor.

**WPCOG PROVISION OF ADA PLANNING ASSISTANCE:** Mayor Johnnie Greene stated that the Western Piedmont Council of Governments has sent a contract for the Provision of ADA Planning Assistance. The contract will be effective July 1, 2021 and ending June 30, 2023. The amount of the contract will not exceed six thousand three hundred five dollars (\$6,305.00) and will be billed in eight (8) quarterly payments of seven hundred eighty-eight dollars and thirteen cents (\$788.13).

Melissa Curtis made a motion, and Clay Wilson seconded, to approve the Provision of ADA Planning Assistance contract in the amount not-to exceed six thousand three hundred five dollars (\$6,305.00) and will be billed in eight (8) quarterly payments of seven hundred eighty-eight dollars and thirteen cents (\$788.13). All were in favor.

#### **DISCUSSION:**

**INTERSECTION OF SAWMILLS SCHOOL ROAD AND DRY PONDS ROAD:** Mayor Johnnie Greene stated that there have been numerous accidents and/or deaths due to traffic accidents at the intersection of Sawmills School Road and Dry Ponds Road. This intersection is a DOT road and not a Town maintained road.

Council discussed this matter and instructed Town Manager Chase Winebarger to reach out to DOT and see if DOT can help with the accidents at the intersection.

**RESOLUTION ADDRESSING 4110 ARDMORE LN:** Mayor Johnnie Greene stated that the Council would need to approve a Resolution Confirming Actions of Law Enforcement in Proceeding Against the Owners of 4110 Ardmore Lane to Abate the Nuisance at 4110 Ardmore Lane Pursuant to Chapter 19 of North Carolina General Statutes. North Carolina General Statute Chapter 19 authorizes the abatement of nuisances. The Town has been made aware that 4110 Ardmore Ln has become a nuisance property.

Clay Wilson made a motion, and Joe Wesson seconded, to approve the Resolution Confirming Actions of Law Enforcement in Proceeding Against the Owners of 4110 Ardmore Lane to

Abate the Nuisance at 4110 Ardmore Lane Pursuant to Chapter 19 of North Carolina General Statutes. All were in favor.

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

No one wished to speak.

**UPDATES:**

**JULY CODE ENFORCEMENT REPORT:** Town Planner Dustin Millsaps stated that there are four (4) code enforcement cases open:

- 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. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and the property is still in same condition with extremely high grass and would recommend demolition. Town Planner Dustin Millsaps stated that he has been in contact with Town Attorney Terry Taylor and former Town Planner to get all the evidence for this property. Town Planner Dustin Millsaps stated that on February 19, 2021, the title search process had been started with Town Attorney Terry Taylor. Town Planner Dustin Millsaps stated that on March 11, 2021, there were three (3) heirs found from the title search process and letters had been sent out to all three (3) heirs. Town Planner Dustin Millsaps stated that as of May 11, 2021, fines have started to occur on this property. Town Planner Dustin Millsaps stated that as of June 10, 2021, all information on this case has been handed over to Town Attorney Terry Taylor to explore all options that are left to close this case;
- Carolyn Bray/Robyn Brittan, 2570 Baker Cir. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated that he was working with Town Attorney Terry Taylor to abate this 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). Town Planner Dustin Millsaps stated that on September 10, 2020, the house was still in the same condition and the Town needed to discuss abatement. Town Planner Dustin Millsaps stated that on November 30, 2020, he had been in contact with Town Attorney Terry Taylor to get all evidence for this property done with previous Town Planner. Town Planner Dustin Millsaps stated that on February 12, 2021, Council instructed Town Planner to table this case until the May 18, 2021, meeting to see where the property ends up. Town Planner Dustin Millsaps stated that on May 7, 2021, he spoke with Attorney Bruce Vanderbloemen, the estate attorney for Carolyn Bray, and was informed that the house has had all the paperwork finished for the property to be sold in a tax sale at the end of May. Town Planner Dustin Millsaps stated that on July 2, 2021 Attorney Bruce Vanderbloeman had assumed rights over the property. Town Planner Dustin Millsaps stated that he went by the property on July 9, 2021 and the property looked to be vacant;

- 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. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and all garbage has been picked up, however, the house has multiple windows smashed out which is now a minimum housing violation. Town Planner Dustin Millsaps stated that he spoke with property owner and he plans on removing the trailer on November 5, 2020. Town Planner Dustin Millsaps stated that he spoke to William S Annas, II, the property owner, on November 5, 2020 and his plans are removing the mobile home. Town Planner Dustin Millsaps stated that he tried to get in touch with property owner William S Annas, II four (4) times from November 5, 2020 to November 19, 2020 before he would answer the phone for him again, and Town Planner Dustin Millsaps stated he informed property owner Williams S Annas, II that the Town would have to pursue moving the mobile home or fines would occur for him. Town Planner Dustin Millsaps stated that he talked to property owner William S Annas, II on December 8, 2020 and was informed that the property owner had been in contact with an attorney about removal of the mobile home. Town Planner Dustin Millsaps stated that on January 7, 2021, he spoke with property owner William S Annas, II and the property owner stated that he had not worked with his attorney because his attorney had been quarantined multiple times. Town Planner Dustin Millsaps stated that on 2/7/21 he talked with property owner William S Annas, II,

again and Mr. Annas stated that he is still talking to his attorney about getting the issue handled. Town Planner Dustin Millsaps stated that he spoke with property owner William S Annas, II, on 4/13/21 and Mr. Annas stated that he is currently in the process of evicting current tenant so that he can tear the mobile home down. Town Planner Dustin Millsaps stated that on June 10, 2021, he spoke with William S Annas, II, and was informed that the tenant has been evicted and the last day for the tenant to move out is June 11, 2021. Town Planner Dustin Millsaps stated that William S. Annas, II informed him that after the evicted tenants time to leave is up, he will get with his attorney to look at his options with the dilapidated trailer. Town Planner Dustin Millsaps stated that on July 1, 2021 the tenants had officially been evicted and William S Annas, II was talking with his attorney to see what his next steps on for the trailer would be. Town Planner Dustin Millsaps stated that he went by the property on July 9, 2021 and William S Annas, II had started tearing the mobile home down;

- Glen, Cleo and Doug Sawyer, 4113 Horseshoe Bend Rd. Rubbish. Town Planner Dustin Millsaps stated that he received a complaint regarding tall grass and rubbish and sent a NOV letter on July 2, 2021. Town Planner Dustin Millsaps stated that on July 9, 2021 he went by the property and the problem still persist.

No Council action was required.

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

- Town Manager Chase Winebarger stated that the Town had purchased between 2,300 to 2,400 fish and put them in the pond on the Baird Drive Property.
- Town Manager Chase Winebarger stated that, with Council's approval, he would like to start banning people from Town properties. Town Manager Chase Winebarger stated that people were trying to sleep in the gazebo at the Farmers Market Field and there were people from 4110 Ardmore Ln bringing water jugs and filling them up behind the restrooms at the parks, along with using the bathroom and making messes at the parks.
- Town Manager Chase Winebarger stated that Ebenezer Christian Children's Home had bought land off Horseshoe Bend Road across from Friendship Baptist Church. Town Manager Chase Winebarger stated that the land adjoins Virginia Acres on the back side. Town Manager Chase Winebarger stated that he would like to talk to the owners and see if they would like to annex into the Town.

**COUNCIL COMMENTS:**

Melissa Curtis stated that, as a member of the beatification committee, she would like to suggest that the Town put hay bales and mums at the intersection of US Highway 321A and Sawmills School Road for the fall and then change it out the decorations seasonally at that spot.

Joe Wesson wanted to thank Kelly Price for coming out and stated that he hoped everyone has a great week.

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

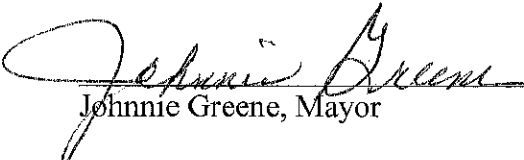
Clay Wilson made a motion, and Melissa Curtis seconded, to go into closed session pursuant to N.C.G.S. § 143.318-11(a)(3) at approximately 6:41pm. All were in favor.

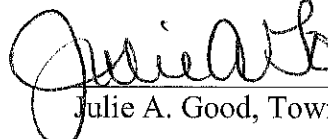
Clay Wilson made a motion, and Joe Wesson seconded, to come out of closed session at approximately 7:01pm. All were in favor.

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

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

The meeting was adjourned at approximately 7:01pm.

  
Johnnie Greene, Mayor

  
Julie A. Good, Town Clerk



**Town of Sawmills  
Caldwell County  
Prepared by: Terry M. Taylor, Attorney at Law**

**Resolution Confirming Actions of Law Enforcement in Proceeding Against the  
Owners of 4110 Ardmore Lane to Abate the Nuisance at 4110 Ardmore Lane  
Pursuant to Chapter 19 of N.C.G.S.**

WHEREAS, the Town of Sawmills is a North Carolina municipal corporation; and

WHEREAS, North Carolina General Chapter 19 authorizes the abatement of nuisances under the terms and conditions in said Chapter; and

WHEREAS, the Town of Sawmills has determined that it is in the best interest of the Town to confirm and support the actions of law enforcement entities to abate said nuisance activities at 4110 Ardmore Lane as is authorized by law.

THEREFORE, THE SAWMILLS TOWN COUNCIL RESOLVES THAT:

1. The Town of Sawmills hereby confirms and supports actions to abate all nuisance activities at 4110 Ardmore Lane, Hudson, North Carolina.
2. Town Officials are hereby authorized to execute all documents necessary to confirm this support and request for a full abatement of nuisance activities.

*[Signatures Appear on the Following Page]*



Adopted this the 20<sup>th</sup> day of July, 2021.

MAYOR:

By: Johnnie Greene  
Johnnie Greene, Mayor

ATTEST:

Julie A. Good  
Julie A. Good, Clerk

[Clerk Seal]



Approved as to Form:

Terry M. Taylor  
Terry M. Taylor, Attorney