

**TUESDAY, SEPTEMBER 20, 2022
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00PM**

COUNCIL PRESENT

Mayor Keith Warren
Clay Wilson
Rebecca Johnson
Bobby Mosteller

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor

COUNCIL ABSENT

Joe Wesson
Melissa Curtis

CALL TO ORDER: Mayor Keith Warren called the meeting to order at approximately 6:02pm.

INVOCATION: Pastor Danny Wright 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 September 20, 2022 Agenda.

Clay Wilson made a motion, and Rebecca Johnson seconded, to adopt the September 20, 2022 Agenda. All were in favor.

APPROVE AUGUST 16, 2022 REGULAR MEETING MINUTES: Mayor Keith Warren asked for a motion to approve the August 16, 2022 regular meeting minutes.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the August 16, 2022 regular meeting minutes. All were in favor.

APPROVE AUGUST 16, 2022 CLOSED SESSION MEETING MINUTES: Mayor Keith Warren asked for a motion to approve the August, 2022 closed session meeting minutes.

Clay Wilson made a motion, and Bobby Mosteller seconded, to approve the August 16, 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:

SEPTEMBER RECYCLE REWARDS WINNER: Mayor Keith Warren announced Tasena Rumfelt as the September Recycle Rewards Winner. A credit of forty dollars (\$40.00) will be added to the current sanitation bill.

No Council action was required.

PUBLIC HEARING: REZONING FOR PIN 2766819383

OPEN PUBLIC HEARING: Mayor Keith asked for a motion to open the public hearing.

Rebecca Johnson made a motion, and Clay Wilson seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: 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.

PUBLIC COMMENT: No one wished to speak.

CLOSE PUBLIC HEARING: Mayor Keith Warren asked for a motion to close the public hearing.

Rebecca Johnson made a motion, and Bobby Mosteller seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Clay Wilson made a motion, and Rebecca Johnson seconded, to rezone Pin 2766819383 from General Manufacturing to R-15. All were in favor.

PLANNING:

CALL FOR PUBLIC HEARING FOR ANNEXATION: Mayor Keith Warren stated that the Town of Sawmills had received a petition for Voluntary Annexation from Austin Moore and Sydney Moore for parcel NCPIN 2765859216.

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.

Rebecca Johnson made a motion, and Bobby Mosteller seconded, to hold a public hearing for the Voluntary Annexation for parcel NCPIN 2765859216 during the next regularly scheduled Town Council meeting on October 18, 2022. All were in favor.

FINANCE:

BANK SIGNATURE CARDS: Mayor Keith Warren stated that 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.

Clay Wilson made a motion, and Rebecca Johnsons seconded, to authorize Finance Officer Karen Clontz, Deputy Finance Officer Kelly Melton and Town Manager Chase Winebarger to sign on behalf of the Town with regards to banking transactions. All were in favor.

DISCUSSION:

RESOLUTION AUTHORIZING AUCTION SALE: Mayor Keith Warren stated that 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.

Rebecca Johnson made a motion, and Clay Wilson seconded, to approve the Resolution Authorizing Auction Sale to auction the Town's surplus property located at 4476 Sawmills School Road, on Wednesday, October 26, 2022, beginning at 2:00pm in the Town of Sawmills Council Chambers. All were in favor.

CALDWELL COUNTY GOLDEN LEAF FOUNDATIONS SITE PROGRAM

DEVELOPMENT GRANT REQUEST: Mayor Keith Warren stated that 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.

Clay Wilson made a motion, and Rebecca Johnson seconded, to approve the Resolution of Support Caldwell County Golden Leaf Foundation Site Program Development Grant Request. 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:

SEPTEMBER CODE ENFORCEMENT REPORT: Town Code Enforcement Officer Curt Willis stated that there are eleven (11) code enforcement cases that are open.

No Council action was required.

COUNCIL COMMENTS:

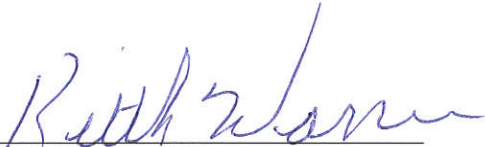
Bobby Mosteller wanted to thank everyone for coming out and investing in the community.

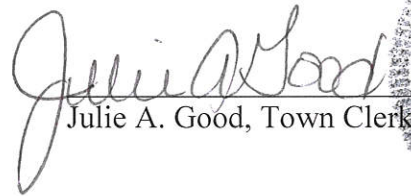
Clay Wilson wanted to thank everyone for coming out.

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

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

The meeting was adjourned at approximately 6:17pm.


Keith Warren, Mayor


Julie A. Good, Town Clerk



**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.

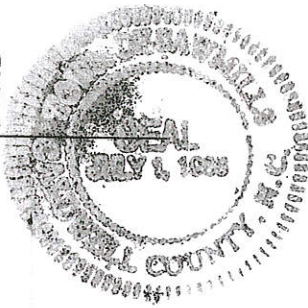
Adopted this the 20th day of September, 2022.

TOWN OF SAWMILLS

By: Keith Warren
Keith Warren, Mayor

ATTEST:

Julie Good
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.



SAWMILLS

North Carolina

4076 US Highway 321A
Sawmills, NC 28630
Phone: (828) 396-7903
www.townofsawmills.com

Town of Sawmills Resolution of Support Caldwell County Golden Leaf Foundation Site Program Development Grant Request

Whereas, 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 the County; and

Whereas, the County has purchased approximately 30 acres to develop in the Town of Sawmills for new manufacturers desiring to locate in the region; and

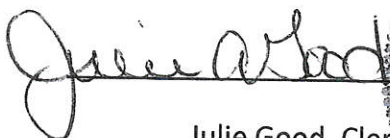
Whereas, this project will include site preparation for the construction of three or more manufacturing facilities; and

Whereas, the Town of Sawmills will partner with Caldwell County to assist in bringing appropriate water and sewer services to the site; and


Whereas, the Town of Sawmills will support Caldwell County and the Caldwell Economic Development Commission in the completion of this project including marketing activities to attract the most desirable companies;

NOW, THEREFORE BE IT RESOLVED, the Sawmills Town Council strongly endorses the Caldwell County Golden Leaf Foundation Site Development grant request and is proud to be a part of this economic development project for the Town and Caldwell County.

ATTEST


Julie Good, Clerk
Town of Sawmills




Keith Warren, Mayor,
Town of Sawmills



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