

**TOWN OF VASS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
April 9, 2018**

The Regular Meeting was called to order by Mayor Callahan at 6:00 p.m. Commissioners in attendance were: Blackwell, Callahan, Kellis, Kosem and Mosley. Also in attendance were Consultants Kathy Liles and Leigh Baggs.

**A. Approval of Agenda**

Commissioner Kellis asked to add agenda Item J. Closed session for personnel matters. Commissioner Blackwell made a motion to approve the agenda and Consent agenda. All were in favor.

**B. Consent Agenda**

Items approved by above motion were:

1. Minutes of March 10, 2018 Budget Planning Session
2. Minutes of March 19, 2018 Regular Board Meeting and Closed Session
3. Financial Report for March 31, 2018
4. Budget Amendment 15
5. Police Report

**C. Public Comments**

**D. Libby Carter, Vice Chair, Moore County Board of Education  
John Birath, Chief of Operations, Moore County Public Schools**

Ms. Carter came to discuss the Moore County Education Bond Referendum and encourage everyone to vote in the Primary Election May 8, 2018 Primary Election ballot. The new elementary school being built on Camp Easter Road will alleviate overcrowding at Vass Lakeview and Sandhills Farm Life. Ms. Carter asked the residents to consider helping other county schools by supporting the Bond Referendum. There are two school bonds on the ballot. The first issue is Sandhills Community College for \$20,000,000. Funds will fund construction of a Health Sciences building to consolidate the nursing program in one facility. The second bond issue is for \$103,000,000 and will be used to rebuild three energy efficient, secure and safe elementary schools. Southern Pines Primary and Southern Pines Elementary will be combined into one K-5 off Morganton Road. Aberdeen Primary and Aberdeen Elementary will be consolidated into one K-5 building on Hwy 5 in Aberdeen. Pinehurst Elementary will be demolished and a new k-5 school will be built at the same location. The County Commissioners will determine how the bonds will be repaid. Without the passing of the bonds, the county will have to increase taxes.

Mr. Birath, answered questions pertaining to NC Education Lottery disbursements and how the county utilizes funds received. Sixteen percent of lottery money goes towards education. Lottery money can be used for debt service on new schools and additions, improvements to existing facilities, and replacement of systems or parts of buildings. The county is maintaining 23 schools. All of the new schools will have brand new gyms. Commissioner Callahan asked if the county has done studies to compare the costs of remodeling versus new construction. Mr. Birath stated when replacement costs of renovations reach 74% it is wiser to invest in a new building that will have a longer return on investment. Detached facilities are no longer safe. Schools should be under one roof with one point

of entry. It is too costly to make the old buildings more energy efficient, update plumbing systems or to enlarge class sizes to meet today's needs. The new buildings will be large enough to accommodate 800 students. According to General Statutes there are five methods a board of education can use for disposing property. The county has not decided what to do with the old properties at this time. After the new schools are built and stocked with supplies, the board of education will evaluate which of the five methods they will choose. Funds received for the properties will go back into the Capital Funds for county schools. Mayor Callahan asked if there were any plans for a new high school. Mr. Birath stated there is a master facilities list that identifies projects on the Moore County Schools website. The three new schools will save the county over \$500,000 per year in operating costs. Mr. Birath and Ms. Libby talked about the proposed advanced career center that will offer career programs that are not yet available and will support the three county high schools. The career center will be located in the vicinity of Sandhills Community College.

Vass Lakeview: Ms. Erle asked if the county has plans to upgrade Vass Lakeview. Mr. Birath and Ms. Libby stated improvements to Vass Lakeview are included in the long range plan and will not be over looked.

Ms. Vacek said the last time Dr. Bob spoke at a town hall meeting he said 163 students from Vass Lakeview would be going to the Camp Easter School. He said it would be a 7 to 8 year project for Vass Lakeview to be expanded. In light of the growth in the town, she asked if the school board has thought about the growth and overcrowding when the new subdivisions are completed. Mr. Birath said the future needs have been evaluated. Vass Lakeview is in a good position to grow in capacity.

Commissioner Kellis asked about school security and if the school board has looked at using a badging system for the high schools, and if a system like this would be integrated into the construction. Mr. Birath said they have looked into this type of program; however the funding to support it is not there. The overall management of this type of system is too costly. Ms. Hafner also spoke about school security and the positive upgrades she has seen over the last few years.

## **Old Business:**

### **E. Leigh Baggs – PARTF Grant**

Consultant Leigh Baggs explained the PARTF Matching Grant application she is working on for the Town of Vass. The grant will be used for specific upgrades to the playground. Grant funds come from a dedicated source. The exact amount of available funds will not be determined until all applications are received. The application must state why Vass wants to update the park and justify the request for the money. The Board of Commissioners will have to adopt the Parks and Recreation Comprehensive Master Plan, application and documents. Ms. Baggs talked about the PARTF application scoring process and how the points relate to the amount of funding approved.

Mayor Callahan spoke about his desire to see a gazebo in the park. Commissioner Kellis talked about obtaining funds for a pedestrian bridge across the railroad tracks. Ms. Baggs said after the town completes the initial projects a new application can be submitted at that time for funding for the pedestrian bridge or walking trails from the park to the elementary school. The grant application has to include the specific playground equipment that will be replaced or added to the park.

Commissioner Kellis asked why the land on East Maple was recently cleared. This parcel is part of the plan that would include the pedestrian bridge in the future. Andy Layton said Chief Blakeley asked him to clear that area for an impound lot.

Andy Layton asked if any of the money could be used to reseal the basketball court. Ms. Baggs said it could be used if the board redirected part of the money for that purpose or if the town did three recreational opportunities; such as a trail, refurbish basketball equipment and replacement of playground equipment, the town would receive more points for the criteria. The one thing to keep in mind is that \$100,000 will not go very far.

Leigh Baggs spoke about special events for the town to sponsor. She has spoken to three potential sponsors. Two sponsors may give monetary funding, and one may loan the town equipment and the staff to operate it. She has secured special events calendars from surrounding towns and recommends holding events on Thursday, Friday or Saturday evenings. She has spoken to several potential vendors that are willing to pay a small fee to participate or donate a percentage. Her recommendation is to charge a flat fee. The goal is to provide special events in June, July August and September at no charge to the Town of Vass. If the board is in agreement, she will get a schedule to the board. Other options are to invite the local schools to perform in the park, a farmers market and a food truck rodeo. Commissioner Kellis said Angela Vacek was working on the farmer's market. Ms. Vacek said she has a lot of farmers that have committed to doing a market, and needs the board's permission on how to get the word out. Leigh said she would assist her.

Kathy Liles: DOT will be present on Wednesday, April 11<sup>th</sup> to talk about the Comprehensive Transportation Plan. She strongly suggested the board of commissioners makes sure any pedestrian related plans are included on the CTP map.

#### **New Business:**

**F. Planning Board Reappointments:** Kris Kosem  
Al Mosley  
Daniel Dent

Mayor Callahan called for a motion to reappoint Kristopher Kosem, Al Mosley and Daniel Dent to the planning Board. Commissioner Kellis made a motion. All were in favor.

#### **G. Preliminary Plat Approval – Jordan's Ridge Subdivision**

Bob Koontz, Koontz, Jones Design and Travis Green, Legacy Home Construction presented an overview and preliminary sketch plan for Jordan's Ridge Subdivision. Travis Green summarized the project:

- 20 Acre parcel on Long Point Road (in the Vass ETJ).
- Proposing a 21 lot subdivision.
- ½ acre to ¾ acre lot sizes
- Large amounts of open space.
- County water and septic systems.

Kathy Liles: The plan was approved by the Planning at their last meeting. The board discussed appropriate road width, whether curb and gutter would be needed and if sidewalks would be needed in a subdivision of this size. Due to larger emergency vehicles the cul-de-sacs need larger turning radius. The Planning Board recommended eliminating curb and gutter and sidewalks to meet turning radius requirements, however the Board of Commissioners will need to make the final decision.

Commissioner Kosem: Asked Mr. Greene to clarify that the project would be annexed. Mr. Greene stated that it would be annexed.

Commissioner Kellis: Asked if the purpose of eliminating curb and gutter, sidewalks and street width was to support the trucks coming in. Ms. Liles stated the additional width is needed in at the end of the cul-de-sac for the turning radius. Sidewalks in a cul-de-sac of this size are typically not used.

Once the development is annexed, the town will assume road maintenance. HOA will maintain open space.

Mayor Callahan asked for a recommendation by the board to proceed. Commissioner Callahan made a motion. All were in favor.

#### **H. Review proposal for Father Vincent Capodanno High School**

Proposal for Father Vincent Capodanno High School was presented to the board for informational purposes. The school has met requirements listed in the Town of Vass Zoning Ordinance 12.9. The Planning Board reviewed this at their last meeting.

Bob Klug was present to discuss the background and history of Father Vincent Capodanno High School. The school is currently located in St. Anthony's in Southern Pines. The school is planning to eventually buy property and build a new school. In the interim they are looking at leasing space at 4364 US 1 Hwy. Proposal will be reviewed by Moore County planning officials on April 11, 2018.

Kathy Liles informed the board DOT will have to sign off on the potential impact the school will have on US 1 Hwy, and the County will need to work with them on water, sewer and fire flow. If the student population should exceed 85 the board may need to revisit this plan. For the short term this plan meets all of the town criteria that would need to be addressed by code.

Mayor Callahan and the board of commissioners were in agreement that Father Vincent Capodanno High School would be an asset to the town.

#### **I. Andy Layton – Town Maintenance**

In front of the town hall along the sidewalks there are cracks from the heavy trucks. He asked for permission to purchase materials from Lowes to seal the cracks. There is a pot hole in the parking lot that keeps getting damaged. He would like to see that area paved. The maintenance building was broken into again. Some of his personal equipment was stolen. Mr. Layton asked for permission to buy deer cameras until a security system can be installed.

Commissioner Kellis asked if new fencing and a security system were installed if the maintenance building could be used as an impound lot as well.

Mayor Callahan asked for a motion to give Mr. Layton permission to purchase deer cameras and barbed wire. Commissioner Callahan made a motion. All were in favor.

Mayor Callahan asked for a motion to give Mabel Walden to get a quote from Central Security for a security system for the maintenance building. Commissioner Kellis made a motion. All were in favor.

Commissioner Mosely suggested appropriating funds to renovate the maintenance building in the 19/20 fiscal year.

#### **J. Review proposals for park renovations**

All of the quotes have not been received. Commissioner Kosem made a motion to table this matter. All were in favor.

#### **K. Closed Session – Personnel Matters**

Mayor Callahan asked to go into closed session at 7:35 p.m. for personnel matters. Commissioner Mosley made a motion. All were in favor.

Commissioner Blackwell made a motion to come out of the closed session at 8:01p.m. All were in favor.

#### **Adjournment**

Mayor Callahan asked for a motion to adjourn. Commissioner Kellis made a motion to adjourn the meeting at 8:10 p.m. The motion carried unanimously.

TOWN OF VASS

  
Henry E. Callahan, Mayor

ATTEST:   
Mabel A. Walden, Town Clerk