

**TOWN OF VASS
BOARD OF COMMISSIONERS
REGULAR MEETING
August 13, 2018**

The Regular Meeting was called to order by Mayor Callahan at 6:00 p.m. Commissioners in attendance were: Kosem, Mosley, Callahan, and Kellis. Commissioner Blackwell was not present.

A. Approval of Agenda

Mayor Callahan asked for a motion to approve the consent agenda. Commissioner Kellis made a motion to approve. All were in favor.

B. Consent Agenda

Items approved by above motion were:

1. Minutes of July 9, 2018 Public Hearing
2. Minutes of July 9, 2018 Regular Board Meeting
3. Minutes of July 24, 2018 Special Meeting
4. Budget Transfers for July 2018
5. Financial Report for July 2018

C. Police Report

Chief Blakeley gave his monthly report. He requested a new street light on Poplar Street. Mabel Walden asked if there could be a motion by the board to approve the additional monthly expense. Mayor Callahan asked for a motion to approve the light and expense. Commissioner Kellis made a motion. All were in favor.

Discussion was held regarding warrantied repairs to the license plate camera at Sandy Ramey Park, and installation of electronic locks for the concession stand. In order to install this type of lock, the doors would require steel frames and be ADA compliant.

Chief Blakeley gave an update on the recent car accident that caused damage to Heritage Church of God. The property on the corner of Main Street and South Street removed their basketball goal and had a stack of old telephone poles delivered and placed in the spot of the basketball goal. Chief Blakeley stated he would talk to the owner about removing the poles.

Mr. Hipp's property on Front Street has overgrown grass and weeds. Due to problems with his mower he requested additional time to bring it into compliance.

Commissioner Kosem asked for an update on Mr. Harrison's burned out house at 110 West Maple. Mabel Walden advised that his mother would be returning to the town hall on August 14th with a request to demolish the property.

D. Public Comments

Sam Webb with the American Legion Post 296 addressed the Board to request the use of the Sandy Ramey Keith Park for the Blue Vass Festival on November 11, 2018. He asked if the fee could be waived. The Post would like to use propane heaters and requested permission to enclose two sides of the pavilion to keep the band warm during the festival. He talked about membership growth, the desire to expand their services in the community, and asked if there was anything the Post could do for the town. Commissioner Callahan made a motion to allow the Post to have the festival at no cost, use propane heaters and to wrap the concession stand. All were in favor.

Old Business: None

New Business:

E. BB&T Bank

Mayor Callahan discussed BB&T's decision to close the local branch. He read a draft of a letter he intends to send and asked for input. Ms. Vacek asked to add the branch offers a family atmosphere and to stress the banks is a vital part of the town. Chief Blakely asked to add the town expects 30% growth over the next two years. There were no other comments.

F. Camellia Crossing Pool Location Revisions - Wes Caddell

This matter was held over until Kathy Liles arrived.

G. NCLM 2018 CityVision Annual Conference

Mayor Callahan asked for a motion to name him as Voting Delegate on behalf of the town at the 2018 NCLM CityVision Conference. Commissioner Kosem made a motion. All were in favor.

H. Quote from Sandhills Home Theater for additional security camera at Sandy Ramey Keith Park.

Chief Blakeley reviewed the quote for an additional camera at the park. Mayor Callahan asked for a motion to approve the quote. Commissioner Mosley made a motion. All were in favor.

I. Budget Ordinance Amendments:

- Budget Ordinance Amendment 1 - Community Room paint project
- Budget Ordinance Amendment 2 - Water Line Repair on Maple Lawn
- Budget Ordinance Amendment 3 - Installation of heating and cooling unit in Town Hall
- Budget Ordinance Amendment 5 - Security camera at Sandy Ramey Keith Park

Commissioner Kellis made a motion to approve Budget Ordinance Amendments. All were in favor.

6:40 pm Mayor Callahan called for a motion to for a brief recess for dinner. Commissioner Callahan made a motion. All were in favor.

7:15 pm Mayor Callahan called for a motion to reconvene. Commissioner Kellis made a motion. All were in favor.

J. Camellia Crossing Pool Location Revisions - Wes Caddell

Revisions pertaining to the pool location at Camellia Crossing were reviewed at this time. Wes Caddell and Tim Carpenter from LKC Engineering were present to discuss the following revisions to the overall development plan for Camellia Crossing:

- Relocation of the activity center back to Phase I;
- Break ground on activity center October 1st with a completion date during the spring of 2019;
- Addition of lots 28, 29 and 30 to Phase I ;
- Sidewalk connectivity between both phases;
- Original preliminary plat shows a road where lots 47 and 48 are on the new plat. The removal of this road was approved by the Fire Marshal;
- DOT has approved driveway access;
- Storm areas and Alma Street water lines were discussed;
- Modification of curbing radius to meet DOT standards for balance.

Wes Caddell stated they may be able to do additional grading and provide some type of park on the corners of Lancaster Drive and Claremont Court.

Mayor Callahan asked for a motion to approve the revised plat plan as presented. Commissioner Kosem made a motion. All were in favor.

K. Code Enforcement – Kathy Liles

On June 12, 2018, Kathy Liles met with Mabel Walden and Tim Blakeley to discuss Code Enforcement. Ms. Liles summarized that meeting in the attached document entitled “Memorandum to the Board of Commissioners”. She suggested the Board of Commissioners consider how zoning enforcement should work for the town and to include how enforcement will cover the ETJ, and to designate specific duties for Administration and the Police Department. Ms. Liles discussed the importance of handling minimum housing violations properly, and the legal issues that may arise if improperly processed. Ms. Liles also stated she spoke to Attorney Morphis about drafting an amendment to the current Zoning Ordinance that will assign responsibilities. He asked to be kept involved with the process.

Commissioner Callahan said he was not a big fan of the police department handling code enforcement and thought the board should revisit the use of an outside agency. Commissioner Kosem felt the cost was excessive and would be over the current budget. It was stated an outside agency could possibly be used on call to only work on items that the town designate. Commissioner Callahan commented that he is not always sure who to call when he notices a problem.

Chief Blakeley discussed issues that came up regarding the difference between contiguous and non-contiguous ETJ. He shared the response he received from the Attorney General pertaining to this matter. The town does have jurisdiction in the continuous ETJ, as well as jurisdiction for a seven mile stretch in the non-contiguous ETJ. He stated for criminal enforcement there would be no cost to the town. If the board decides to use a combination of civil and criminal the town will run the risk of complaints from residents. Chief Blakeley stated he would prefer to go criminal, and the language would not have to be changed much. Unlike many towns, Vass is a neighborly town and residents comply in a timely manner to the police department. The Chief talked about the current Nuisance Ordinance and vehicle infractions / misdemeanors.

With the town growing, Ms. Liles suggested the board set enforcement priorities.

Chief Blakeley asked what the number one complaint was. The conscientious of the board was junk cars and overgrown grass. The chief said he would review the ordinance to see what can be moved to the criminal side. Junky yards, unregistered vehicles, signage and road signs as well as fencing are the major issues throughout town.

Ms. Liles asked what issues the Planning Board could look at and indicated minimum housing problems should be handled by an attorney or an experienced title searcher. She suggested compiling a list of the worst housing units and consider tackling one or two a year.

Commissioner Kosem asked what the advantage would be if the town were to hire an outside code enforcement firm for minimum housing. Ms. Liles replied that an outside firm could offer the following services:

- Help define properties;
- Help draft a minimum housing ordinance;
- Set up hearings;
- Send letters;
- Coordinate with Moore County building inspectors.

Kathy explained the minimum housing violation process is lengthy and if a step is missed the town could have to start the process from the beginning. A suggestion was made to get estimates from outside agencies for next fiscal year.

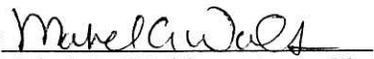
Chief Blakeley said he would look at a list of the top complaints and speak with Ms. Liles for her opinion.

Adjournment

Mayor Callahan asked for a motion to adjourn. Commissioner Mosley made a motion to adjourn the meeting at 8:15 p.m. The motion carried unanimously.

TOWN OF VASS


Henry E. Callahan, Mayor

ATTEST: 
Mabel A. Walden, Town Clerk