

**TOWN OF VASS
BOARD OF COMMISSIONERS
REGULAR MEETING
JANUARY 13, 2020**

The Regular Meeting was called to order by Mayor Pro Tem Callahan at 6:05 p.m. Commissioners in attendance were Blackwell, Kosem, Kellis and Mosley. Mayor Callahan was excused. Kathy Liles was present.

A. Approval of Agenda

Mayor Callahan asked if there were any additions to the agenda. Commissioner Blackwell requested to move Item I to the end of the agenda and Commissioner Kellis added item M. The mayor pro tem called for a motion to approve the agenda and 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 December 16, 2019 Regular Board Meeting
2. Minutes of December 16, 2019 Special Called Closed Meeting

C. Police Report

Chief Beck told the board everything was going fine in the Police Department. He spoke about a recent foot chase officers Haddock was involved in and a domestic situation they were able to diffuse. The activity log from December 1, 2019 – January 13, 2020 was given to the board members at the beginning of the meeting.

D. Public Comments

None

E. Commissioner Mosley took the Oath of Office for a two-year term. The Oath of Office for Chief Beck was carried over until he receives final certification from Training and Standards.

Old Business:

F. Winder Station Site Plan review – Tim Grissinger and Daniel Kirk from the Timmons Group were present.

Kathy Liles asked Mr. Grissinger to give an overview of the project and the preliminary site plan for the proposed Winder Station subdivision on Main Street. Mr. Grissinger stated the project is on a 26.5-acre tract zoned in the R-1 district. He said they were present to discuss proposed stormwater features of the project. The proposed plan is for 70 single family lots. The developer is planning to place amenities for the community such as sidewalks, public road agreements, stormwater piping, public water and sewer to all lots, streetlights and street trees. The site will have 11 acres of undisturbed land.

Kathy said stated any major project now gets reviewed by an engineer and is sent off to RULAC for feedback to let the town know if the project is consistent with base objectives. Pete Campbell, who is now leading RULAC sent a message that this project is in the flyway and the area is important for protection. Mabel stated she spoke to Pete and he wanted to make sure the town is aware that anything that is approved is in the fly zone and that the developers understand that. He is open to coming down to meet and the fly zone may be expanding over time and wants to make sure people understand there may be more activity in the future. Kathy said it would be good to meet Mr. Campbell to hear what he has to say and make sure he has a better understanding of the town's future growth. Commissioner Kellis talked about the role of RULAC.

Kathy stated this project would require permanent stormwater management measures post construction and said they would have to have a sedimentation erosion control plan from the state before they could move forward. These items would need to be in place before construction drawings can be signed off on. Things to consider are how watershed applies, how does the town handle a cluster development and in this particular case a special intensity allocation would need to be done. She stated the way Vass' watershed regulations are written; it is one dwelling unit per 20,000 square feet. If you run those numbers, this project actually has a few more homes. The state approach says you can have one per 20,000 square feet or not more than 24% built upon area unless a special intensity allocation is received. This project is at 24.02% built upon area and is right at the 24% and normally the .02 would be dropped. Because of the way Vass' regulations are written the project has to be approved as a special intensity allocation, and because the lots are clustered with a large amount of open space set aside it makes the project a watershed cluster development. In terms of the lot sizes, they are smaller lot sizes and is why they can get the lot yield right at 24%. Kathy reviewed an email from Kevin Lindsey from Crawford design. Kevin reviewed the site plan. The one piece of code that is a little different in the town subdivision regulations is that in the post construction scenario on the backend it is to the 25-year storm event which is substantial and uncommon for the areas. Usually projects are designed for a 1 year or 10-year storm event to store the water and you passthrough the 100-year storm event, so everyone is not flooded out which is the norm. Kathy and Kevin discussed the matter and Kevin felt the board should discuss whether they were willing to go to the 10-year event measurements. Kathy made note of the fact that the Timmons group provided data and hydrographs for the site for 1 year and 10-year events. The question is does the board want them to store using the 25 year for treatment purposes.

Commissioner Kosem asked how much rain a 25-year event would account for. Mr. Grissinger said when you increase the size of the storm event the bases do get larger and require larger wet ponds. For the most part in urban areas they usually go higher because the amount of items that can be affected. Mr. Grissinger said he feels the 10-year measurements should be sufficient. He did review the calculation they used down to 5-minute increments per hour. Mr. Grissinger stated you can't design for acts of God.

Kathy stated this submittal was one of the best the town has ever seen. The Timmons Group met with staff ahead of time, ran the numbers as requested and were willing to provide the information without any qualms.

Kathy said when the subdivision regulations get updated, they should probably change from a 25-year storm event to a 10-year storm event. Tim Grissinger said the pipe under Fire Lane will bypass to slow the water down, everything else will go into a retention pond. All of the water should slow down based on their calculations. Mabel Walden to have Tim Brewer check the water pipe on South Street and get the diameter to Danielle Kirk so they can recalculate the flow.

Mayor Pro Tem Callahan asked if the Planning Board had any concerns. Commissioner Kosem stated they did not. He said the lots are small, but they did a good job with water containment. The Mayor Pro Tem asked if the houses would be patio homes. Mabel Walden said she hasn't received any new designs. They are trying to reach a \$180,000 price point. Mr. Grissinger said the owner is looking to create a product with a good atmosphere with curb and gutter, nice trees and sidewalks. Kathy stated the town has lighting standards that will need to be followed.

Mayor Pro Tem Callahan asked for a motion to approve the preliminary plat recognizing it was approved with a 10-year design instead of the 25 and not to be released for construction until all of the other mechanical parts have been met. Staff is to bring any problems back to the Board of Commissioners. Motion to approve as requested was made by Commissioner Kosem. All were in favor.

Motion to authorize the 10/70 provision was made by Commissioner Blackwell. All were in favor.

Commissioner Kosem said he no longer had time to be the town representative for RULAC (Rural Land use Advisory Committee). Commissioner Kellis said he would take his spot.

G. Contract for Monthly Accounting Services from Lloyd McConnell's office was reviewed. Commissioner Mosley made a motion to approve. All were in favor.

H. Commissioner Kellis presented a proposal for upgrading the swings and fall zone in the playground. He stated the fall zone would need to be upgraded in order to bring it in to compliance. Commissioner Blackwell asked what would happen to the old equipment and if the pipe in the middle of the playground would be removed and Commissioner Kosem asked how many tons of wood carpet did the quote cover. Commissioner Kellis said the old set may be able to be donated, he would get up with Mr. Brewer about the pipe and was not sure about how many tons the quote covered. Commissioner Kosem made a motion to approve the quote. All were in favor.

I. Quotes to upgrade email server

This matter was held over for further research.

Discussion Topics:

J. Moore County Sewer expansion

Mayor Pro Tem Callahan reviewed notes from the sewer expansion meeting held on January 7, 2020 at the town hall. A copy of the notes are attached as Exhibit B.

K. Mabel Walden informed the Board of Commissioners a community Fair Housing meeting would be held on January 29, 2020 at 6:00 p.m. Community Fair Housing meetings are a requirement of the CDBG Grant.

L. Commissioner Kellis said the American Legion was onboard to fill Easter eggs. Commissioner Blackwell explained the Special Events Committee decided to have sponsors for the event and stated the legion could be a sponsor. There was discussion about how the sponsorship would work. Commissioner Kellis said the Legion started the event and donated the eggs and expected to fill them again this year. Rhonda Kosem explained the FAA club from Union Pines would fill

the eggs as a community service event to earn credits for school. The two groups will work together to make the event work out.

M. On behalf of the Special Events Committee Commissioner Blackwell presented a plaque listing Artworks Vass as the first-place winner of the 2019 community Christmas tree contest and a trophy and gift certificate for first place to the town hall/public works staff for the town hall, police department and fire department Christmas tree contest.

N.

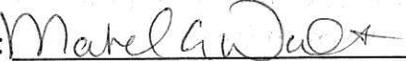
O. Commissioner Kellis

Adjournment

Mayor Pro Tem Callahan asked for a motion to adjourn. Commissioner Blackwell made a motion to adjourn the meeting at 7:42 p.m. The motion carried unanimously.

TOWN OF VASS


Matthew Callahan, Mayor Pro Tem

ATTEST: 
Mabel A. Walden, Town Clerk