

**TOWN OF VASS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
July 8, 2013**

The Regular Meeting was called to order by Mayor Callahan at 7:30 p.m. Commissioners in attendance were: Blackwell, Bridgers, Cirone and Kellis. Commissioner Callahan was absent.

**A. Approval of Agenda**

Commissioner Kellis wanted to add Item I. American Legion Proposals to the agenda. Commissioner Cirone made a motion to approve the agenda with the addition and the consent agenda. Motion carried unanimously.

**B. Consent Agenda**

Items approved by motion above:

1. Minutes of June 10, 2013 Public Hearing
2. Minutes of June 10, 2013 Regular Meeting.
2. Police Report for June, 2013

**C. Public Comments**

Vernetta Solomon of 259 Poplar Street complained about the mobile home on Magnolia Street that has graffiti all over it and broken windows and could the town condemn it and get it torn down. She also presented a petition signed by 6 residents of Poplar Street who would like the name of the street changed so that they could put up mailboxes and received mail from Carthage. Since Carthage already has a Poplar Street, the street name would have to be changed. Board members said they would address the issue at the next meeting.

Barbara McLeod of 120 Poplar Street asked if a street light could be put near her home. She also said the ditch near her home is plugged and when it rains the water backs up into her yard.

Paulette Elliott of 120 Lincoln Ave. thanked the Mayor for attending the Sellars Family reunion and for the proclamation from the town honoring the Sellars Family.

**D. Kris Kosem request to address the Board and his Appeal to the Board of Adjustment**

Mr. Kosem said that he feels the board should not consider the preliminary sketch of the Union-Church Development because it is lacking the information required before submitting to the Planning Board. He was concerned that the plan did not show enough detail and how the water

runoff would be addressed. He felt there was not enough information to make an informed decision.

**E. Discuss Review of Preliminary Sketch of Union-Church Development.**

Shane Sanders, the engineer for the development addressed the board and answered questions. Their interpretation of the Zoning Ordinance for a PUD allowed for smaller lot sizes and related smaller setbacks. As worded the PUD regulations are somewhat vague on the issue. In checking with Moore County Planning, they said it doesn't appear that the setbacks could be changed or at least in their ordinance it specifically states that the setbacks can be changed. There was considerable discussion regarding how the water runoff would be treated and if a detention pond would be necessary. The engineer said that would be determined by the NCDNER Division of Water Quality who will have to approve their detailed plan, but first they wanted to determine if the development can be called a PUD or a Cluster Development.

Commissioner Cirone made a motion to approve the development as a PUD, but that the setbacks would remain as currently specified in the ordinance. Motion carried unanimously. Developers will now work on submitting a preliminary plat for review by the Planning Board.

**F. Discuss Proposed Agreement with Kathy Liles for Planning Consultant Services.**

Because of the complex issues with the proposed development and another proposed development, it was recommended that the town contract with Kathy Liles, an experienced planner to review these plans and work for the town on an as needed basis at the rate of \$35 per hour. Commissioner Bridgers made a motion to approve the contract to hire Ms. Liles. Motion carried 3 to 1 with Commissioner Blackwell opposed.

**G. Discuss Extending Agreement with Howard McKeithen for Mowing Service.**

Because of the abnormal amount of rain we have been receiving, it was proposed to extend the agreement with Mr. McKeithen to continue mowing the Sandy Ramey Park and the Memorial Garden. Commissioner Blackwell made a motion that it be extended for a two month period and that the mowing be done on an as needed basis based as recommended by the Maintenance Technician. Motion carried unanimously.

**H. Update from Chief Deel on plans for a fall festival in Vass.**

Chief Deel informed the Board of the Betterment Committee's plan for a festival to be held October 26 on Seaboard Street. They are hoping for a parade, music, a street dance and vendors. Board members were all supportive of the idea and indicated approval to proceed with the planning.

**I. American Legion Proposal.**

Commissioner Kellis said he would like the Mayor to attend the next meeting of the Vass American Legion Post and the post wanted to present to the town with a poster with the motto “In God We Trust” to be hung at the Municipal Building. He also said the Legion members were looking for a project to help the town and were thinking of adopting some projects at the Memorial Garden and perhaps could do some repairs at the park on the concession stand.

**ADJOURNMENT**

Commissioner Blackwell made a motion to adjourn at 8:45 p.m. Motion carried unanimously.

TOWN OF VASS

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Henry E. Callahan, Mayor

ATTEST: \_\_\_\_\_  
Josephine E. Smith, CMC, Town Clerk