

TOWN OF NEWLAND

5/6/2025

BOARD MEETING



ATTENDING:

MAYOR: Derek Roberts

ALDERMAN: James Johnson, Gail Haller, Christie Hughes, Kenan Foxx,
Dave Calvert

GUEST: Vicki Caraway, Kenny Caraway, Christy Ray, Nathan Gittner, Will Gittner, Donetta McKinney, Nancy Davis, Theresa Foxx, Susan Johnson, Crystal Wise, Vanessa Angrisani, Mary Jean George, Kevin Winslow, Greg Seiz, George Church, Margaret Church

STAFF: Police Chief Michael Fields, Police Captain Chris Clark, Town Clerk Jessica Buchanan, Town Attorney Gerald McKinney

Mayor Roberts called the meeting to order at 6:08 p.m. and led the assembly in the Pledge of Allegiance. Alderman Foxx made a motion to approve the special meeting minutes from the April board meeting. Alderman Calvert seconded the motion. All agreed by a show of hands and stating aye. Mayor Roberts asked if there were any changes to the agenda and inquired with Attorney McKinney if this was the appropriate place to add Mike Nelson's coffee shop and the Shady Lawn. Attorney McKinney said yes, we could add it to 9e and 9f. Alderman Foxx motioned to adopt the agenda with the additional changes. Alderman Calvert seconded the motion. All agreed by a show of hands and stating aye.

MAYOR PRO TEM HALLER – ROXY ROBERSON

Mayor Pro Tem Haller said she had hoped Roxy could have been here tonight; however, she wasn't able to make it. She said many of you may not know, but Roxy is really sick right now, and she served on the Board of Aldermen back when Donnetta was on the board. MPT Haller said she wanted to take a minute to thank Roxy for her service and all that she had done for the Town of Newland. Everyone gave Ms. Roberson a round of applause.

CONSIDERATION OF CAMPER/RV ORDINANCE AND PUBLIC NUISANCE ORDINANCE REVISION

Attorney McKinney said he had a proposed ordinance related to public nuisances, which he distributed to all the board members. He has reviewed our minutes from the special meeting and taken from them what he believes they have agreed upon regarding what they want to see. If that isn't the case, he asked them to let him know, but hopefully, he won't have to tweak it anymore. He is happy to do so if needed. The key point is that we're assuming that if campers are parked and occupied in mobile home parking, it is considered a public nuisance. The town manager can make that determination and issue a declaration, which will be served by personal service and hosting the property. Then, the owner has two days to apply for a continued occupancy permit and must pay \$150 to do so. The town manager then has two days to decide whether to approve, to the town manager's satisfaction, that it is not a nuisance. If they do that, then they serve it, and the occupant has two more days to appeal, and then it goes before the board. Attorney McKinney stated that he has also added that abandoned vehicles can be deemed a public nuisance if they meet the criteria above. The criteria are taken from the statute as a condition or activity regarding real property that amounts to unreasonable interference with the health, safety, morals, or comfort of the community. And then the final thing is that it is enforceable by the town ordinance and code of penalties; we can obtain an injunction if we want to. We also reserve the authority that if it is a dangerous enough situation, then we can do it

without the process and basically do it. We have a process for removing and disposing of it, which is the same as we would use for junked and abandoned motor vehicles, as outlined in our ordinance. He said he had reworked it because our statute had changed somewhat, but he believes he has set it out the way the board wanted to see it. He asked if anyone had any questions. Mayor Roberts asked if anyone from the board had any comments. Alderman Foxx thanked Attorney McKinney for his work on this. Alderman Foxx motioned to enact section 85 point 11, stating public nuisances are prohibited. Alderman Calvert seconded the motion. All agreed by a show of hands and stating aye.

GRANT PROJECT ORDINANCE

Mayor Roberts said we did not have the people here to discuss this, so we would move on.

MOWING CONTRACT

Mayor Roberts asked Alderman Hughes and Mayor Pro Tem Haller if they had any questions or comments regarding the mowing contract, and they replied that they did not. He asked Alderman Calvert if he had any questions, and Alderman Calvert said no and then asked if they needed to vote on that. Attorney McKinney said it goes to the lowest, responsible, and responsive bidder, and that is the standard we must use. Alderman Hughes said she believes it was pre-audited and should be in the budget. Attorney McKinney stated that when a check is written, a pre-audit will be conducted. Alderman Foxx motioned to move forward with the mowing contract with Caretaker Services. Alderman Calvert seconded the motion. Motion carried 4-1.

POLICE REPORT

Police Chief Michael Fields stated his department had a total of 453 logged activities for April. Mayor Roberts asked if that total was a combination of dispatch and internal logs. Chief said this was from their internal logs however, it should be almost spot on with the dispatch calls because he went through and re-did their log sheets, so it matches what dispatch has. Chief stated that they had thirty-six traffic stops, twelve calls for suspicious persons, six suspicious vehicles, seventeen requests to assist other agencies, and two unwanted persons. He said last month that he had reported to the board about a breaking and entering, larceny, and damage to property case. That resulted in two people being charged with breaking and entering, larceny after the fact, and damage to property. Chief said they are waiting to go to court to see what the results and final charges are. Mayor Roberts asked if he was referring to the breaking and entering at the storage units, and Chief said yes. Alderman Hughes asked if there were thirty-six traffic stops, and Chief replied yes. She asked, and there were no tickets written. Chief said he would have to go back and look because dispatch just labels it as a traffic stop. They do not indicate whether a ticket was issued or not, and he will need to review each individual traffic stop to determine if a ticket was issued. Mayor Roberts asked if they only had one call referencing a mental health subject, and the Chief said they could also be referred to as suspicious persons. He asked Chief if he came out over the weekend and worked with K9 Lazlo. Chief said he worked a split until 10:00 Thursday night and then worked from ten until a little after midnight on Saturday night. Mayor Roberts and Alderman Fox thanked the Chief.

CITIZEN COMMENTS

Nancy Davis stated that the trucks coming in around the elementary school are jake breaking all the time and has gotten extremely noisy. She noted that the signs are still up, stating 'no Jake breaking.' Mayor Roberts said he believes it is a lot of these out-of-town tree folks. Ms. Davis said it is bad and at all hours of the night. Alderman Calvert asked how many people could actually see the sign. Vanessa Angrisani said it was definitely there. Alderman Calvert said we all know it is there because we live here, but maybe it needs to be bigger.

Donetta McKinney said she would like to address the Town's property on Sokassa Road, which is above their home. This is where the Town has a garage and stores a lot of equipment. She said the fence is down, and it's really a disgrace to our neighborhood. There is junk everywhere, nobody is mowing the grass, and that is a residential area for our property owners. That should not be in a residential area and should be placed in a commercial area. Ms. McKinney said when they sit down on their front porch, and they live across the street from this area, then that's the view you have, and it's just a disgrace. The Town is trying to encourage citizens to clean up their properties, but the Town itself hasn't cleaned up its own property. Mayor Roberts said he and Alderman Johnson went to inspect the

fence and asked Mr. Caraway to ride up and take a look as well. Mayor Roberts said he failed to forward the information to the board because he had been so busy and apologized for not doing so, as it does look bad. He said he didn't understand why nobody on the board had been notified that we had that atrocious fence that had been blown down. He asked if anyone on the board had been informed about this, and they all replied no. Donetta said she had mentioned it to some folks but wasn't sure if she had mentioned it to any of the actual board members. However, she would ask that each board member ride up Sokassa Road and see what kind of mess the Town's property is in. She said it would be great if the Town could move their stuff out of a residential area because it hurts the value of our properties. She said they spend all this money updating their homes, and if they want to sell, refinance, or get an appraisal, there is a huge mess in their front or back yard. Ms. Davis said this is where zoning would have come in handy. Mayor Roberts said he was going to have some of his staff move all the old lights to the back side of the property, which won't be one of the first things people see. Donetta asked if there was any room at the sewer plant. Mayor Roberts said he didn't think so because once you back down in there to dump debris, there isn't much room left. Surprisingly, there is a good chunk of land behind it where we could possibly put up a privacy fence. He said he also believes the Town needs to make a decision on all the old lights and offer them up for sale. If somebody wants them, give them a date to purchase them, or let's start getting rid of them. Donetta said it would really help if the Town put the metal building in a commercial area and sold the property to someone who wants to use it for residential purposes. A citizen made a comment that the Town does have a small well on that road.

Christy Ray said she understood that several people knew Jason Banner was her brother. Not only is she having to deal with Jason, but she is having to deal with a lot of drug addicts on Park Street. They walk by and steal things such as solar lights and chainsaws. She said, unfortunately, she couldn't prove all of it because the cameras don't catch everything. She asked what we could do to combat the situation further. Christy said our Police Department Because does a great job because they help her and have to deal with her brother every other day. She reiterated it wasn't just Jason and that there were multiple individuals they had to deal with. She asked what more we can do as a Town with individuals walking on the streets at two and three o'clock in the morning. She said she was tired of screaming at the individuals to get off of her property, and she had to call Chief and his guys all the time. She's sure Mr. Gittner has to deal with stuff like this all the time at the Shady Lawn and people not being in their right minds. Alderman Johnson said the only thing he could think of doing is implementing a curfew, with the exception of normal traffic, which could stop the walking around. Christy Ray said she would appreciate it because, at this point, she couldn't prove many things and would prefer to have a curfew or something similar in place. She said it was getting to the point where it wouldn't be good if someone walked onto her property again, and her neighbors felt the same way

Mayor Roberts inquired about the situation in Newland, as he had noticed a significant increase in individuals walking around. Vicki Caraway said there is an increase in homelessness and untreated mental illnesses. He asked why other surrounding towns, such as Elk Park, Crossnore, or Banner Elk isn't seeing it. Christy Ray and Vanessa Angrisani mentioned that there are homeless camps, abandoned properties, and abandoned trailers they can stay in around Town, which we have discussed before. Ms. Angrisani said they all make their way over for morning treatment between 8 and 9, most likely across Town, which is fine, but that's what it is: a burgeoning population. Donetta McKinney said they traveled Sokassa Road, and their granddaughter had an incident. Two individuals were walking up to Sokassa, carrying bags and tossing items onto the ground. She said they didn't know if they were throwing stuff out for somebody else to come and pick up, drugs, or what, but they travel through there all the time. Christy Ray said her brother, Jason, told her that he knew people were dropping things off in her yard because she had a golf cart, and items were being hidden there that she was unaware of. She said she got rid of it because she knew she would be the one who would get in trouble if anything was found in it. They're hiding things on people's properties without their knowledge. Attorney McKinney said we could explore options for setting a curfew.

Chief Fields stated that North Carolina passed a law allowing homeowners to file trespassing charges against individuals who walk through their yard after 10:00 p.m. if they are on the curtilage of the property. A citizen asked if they had to have 'no trespassing' signs up to take out charges, and Chief said they did not. Christy Ray asked what she could do if she encountered an incident like this but could not go to the magistrate immediately. Chief explained that she could take a photo and go the next day because trespassing was considered a misdemeanor, so she had two years from the time the incident occurred. Mr. Gittner asked if that applied to commercial property as well, and Chief said it was for anywhere. Vanessa Angrisani said she understood the police department had limited standards on what they can do. She took a picture of an individual at the property on West Mitchell, whom she knew already had a no-trespassing order, and brought it to the police department. They were able to issue a warrant and have him

arrested. Christy Ray asked, "What if you didn't have a photo or any evidence?" Chief Fields said you could still go to the magistrate and swear that you saw the individual and try to take out charges.

Mr. Gittner asked if we could circle back and discuss item '9E', which had been added to the agenda at the beginning of the meeting. Mayor Roberts apologized and replied yes. He said the Shady Lawn needs a signature from the Town for their liquor license, and we do not currently have a Town Manager. He said he didn't mind signing it or asking Mayor Pro Tem Haller to sign it; we need somebody to do it and asked how to handle this. Attorney McKinney said the mayor would be the one appointed to sign the document. Alderman Foxx motioned to allow the mayor to sign the liquor permit for Shady Lawn. Alderman Calvert seconded the motion. All agreed by a show of hands and stating aye. Mr. Gittner thanked the citizens for bringing up the jake brakes earlier because it is becoming a real issue at the motel. He said they have to discount rooms, give away free meals, or do anything they could do to appease individuals staying there. He said that a couple of months ago, he had requested a waiver of the occupancy tax under certain conditions. However, this evening, he is officially rescinding that request for the waiver because he worked it out, and all of the money will be coming in. Mr. Gittner wanted to confirm that he needed to file and pay by the 20th of each month and if there was a form he needed to fill out. He was told it was due around the same time as the sales and use tax and asked if the board wanted him to make a form similar to the one on the state website. Jessica said she would print one out for him to fill out. He asked who had applied for the TDA so far, and Mayor Roberts replied nobody. Mr. Gittner inquired about the application process, and Jessica replied that an application was available on the Town's website under "Reports and Forms." He asked if everyone else was collecting occupancy tax, including the Airbnb's, VRBO's, etc. Jessica said that Andrea from the County tax department sent her a list of the short-term rentals that are registered, and letters along with the form had been sent out to those individuals.

Kevin Winslow asked if he could get an update on the road repair on Old Public Road. He said he lives at the end of Eskona, and his driveway is across from it, where there are huge holes. He said it had been a year and a half, and he feels like he has been patiently waiting for something to be done. Mayor Roberts asked him to stay after the meeting so he could get Mr. Winslow's information, and they would take a look at it tomorrow. Mr. Winslow said he would appreciate it and mentioned that he had spoken with Mayor Roberts previously, around six months ago. He said if we would give him half a load of gravel, then he would go away. Mayor Roberts assured him that we would take care of it and that if they took too long during the closed session, to call and leave his information with Jessica. Mayor Roberts stated that he had received a call from Mike Nelson, saying that he needed a signature from the Town for the State and that a drawing should be provided showing how he wants the driveway constructed for his coffee shop. Mayor Roberts said he didn't understand why they were having to do this if Mr. Nelson owned the property and the State was already giving approval. Kenny Caraway stated that he was informed Mr. Nelson had met all the state requirements, and Mike Lacey has completed the surveying for a driveway connecting from Cemetery Road. This driveway requires the Town's approval before a permit can be obtained to construct the building. Alderman Foxx motioned to allow the mayor to sign the Department of Transportation Street and driveway access permit. Alderman Calvert expressed that he didn't know enough about this to make a vote. Alderman Hughes asked Attorney McKinney if they were okay to sign the document. Attorney McKinney said it was okay, and this was kind of pro forma material they were looking at. If the Town had zoning requirements or a committee, then we would need to look into it further. Alderman Hughes seconded the motion, and all agreed by a show of hands and stating aye.

Vanessa Angrisani asked who the town manager was, and Mayor Roberts said nobody, but they were looking for someone. She asked if there was anything in existing agreements that defaults to the Mayor Pro Tem, Mayor, or town attorney. Mayor Roberts said he didn't know, but Alderman Hughes and MPT Haller seem to be taking it over. MPT Haller said she had been at Town Hall trying to help Jessica. Ms. Angrisani asked Jessica if sending these letters (nuisance letters) and things like that were sent out before were still in her domain, and she said yes. Greg Seiz asked about the road repair at Pershing Street. Mayor Roberts said we are always waiting on FEMA to give us an answer, and now that we don't have a town manager, we don't have the answers. He said he and Jessica will try to participate in next week's FEMA meeting, and if he is there, he will specifically ask about the road repairs. He asked if our public works employee would be back by then, and MPT Haller said she received his doctor's note today stating he would return on May 12th. Mayor Roberts explained that Gary has attended all the FEMA meetings, submitted all the photos, inspected all the sidewalks, and has been throughout Town showing them the damage. Mr. Seiz said he had submitted a bill to reopen the road and would like to know where he stands regarding reimbursement. Mayor Roberts said he recalled Sandy telling him about a bill being submitted for a bridge that had

been repaired, and Mr. Seiz said the culvert had washed out, making the road impassable. Mayor Roberts said that if he would make sure Jessica had Mr. Seiz's information, the mayor would follow up with him after he met with FEMA. Mr. Seiz said that's exactly what he had been told before, and Mayor Roberts said the unfortunate part was that was all he could say tonight until he had further information. Mr. Seiz asked if further repairs that are taken from here would be future work, and Mayor Roberts replied yes. Mr. Seiz said he would like to be reimbursed for the work that has been done. He said the board had taken care of pieces of the road in Town to almost completion. He needed to get his road open because there were several houses across the way where people lived. Mayor Roberts said he would definitely get some answers for him and then come back to the board asking how to mitigate this. He asked Jessica if she had the information in Sandy's office, and she said it was in there, but she would have to look for it.

Donetta McKinney stated that we didn't have a town manager at the moment, and the maintenance and water/sewer gentleman was on sick leave. She asked what we would do if there were a major water break or some disaster and who would be in charge. Mayor Roberts stated he would say, MPT Haller and Alderman Hughes. He said they were the ones who stepped up and locked down the town manager's office. Alderman Hughes stated some citizens could sit back there and laugh. MPT Haller said she was trying to be of help, had not done anything, and asked not to be accused. Mayor Roberts said he was merely pointing out that they were the ones who led the way in getting the office locked down. MPT Haller said that was Attorney McKinney's suggestion. Alderman Johnson said he believes Carolina Water is checking our water while our public works employee is out. Donetta said she knew they were checking the water; however, it was concerning that nobody was in charge in case an emergency happened. Mayor Roberts said he and Alderman Johnson found out yesterday that nobody knows where the keys are to any of the trucks, track hoe, or Sokassa. He asked Chief if he could get into Sokassa, and he said he could get through the gate. Donetta said since the fence was torn down, and didn't believe a gate really mattered. Vicki Caraway said that everything they were discussing sounded like public property, and whatever was in Sandy's office belonged to the Town. She asked if they were talking about buildings that belonged to the Town, and Mayor Roberts said yes. If Gary has the keys, then someone should ask him for them, and Mayor Roberts said they have asked the Chief to go and retrieve them. Ms. Caraway said Sandy's computer belongs to the Town, and the Town should have full access to her password.

Mayor Pro Tem Haller said she wanted to address the issue of Jessica not having a key to Sandy's office. MPT Haller came into escort Sandy and retrieve items from her office, and the safe was unlocked. Mayor Roberts asked who was the last person in the safe, and MPT Haller replied Jessica. Mayor Roberts asked if she was accusing Jessica of locking the safe, and she said no, it was not locked back after it was last used. If anybody had the key to the office, then that safe would have been open. Jessica stated that she didn't use the safe in Sandy's office, as the tag office girls use it to keep their money overnight. She said she had her small safe in the cabinet in her office. MPT Haller asked if she had gotten a check out of the safe earlier. Jessica said yes, she had forgotten she had one for the post office when MPT Haller was there and apologized because she does not use that safe often and had forgotten. MPT Haller said she was just making a point that that was one reason she wanted it locked, so everybody didn't have access to that office. Mayor Roberts said he completely agreed with Ms. Caraway and that this was an odd situation. He said he pointed out and asked why we were playing the nepotism game by hiring a husband and wife and putting all our eggs into those baskets. Ms. Caraway said that regardless of who holds the position, there should be someone else who can access the Town's computer system. She said to keep the Town business flowing because this is a very unique situation you have going on. It does happen at other places when people are suddenly sick or unable to perform their jobs; however, there must be someone else who can step in and access these public properties and computer systems so the Town can continue to operate.

Alderman Johnson said he was trying to answer those questions. He believes that if something were to happen to the water, Carolina Water would notify the Town of any leak or damage. The Town doesn't do many repairs anymore, and we have to call Iron Mountain to make the necessary fixes. Donetta McKinney said it would be a concern to her as the Town does not have employees who normally do these types of things on a daily basis. She said that when she, Kenny, Dave, and Roxy were on the board, they had a similar situation regarding locking Sandy's office when they had to fire Joletta. She said they removed the computer to have it checked to see what was going on and retained all of the records that we had. Donetta said she understood the concern that MPT Haller and Alderman Hughes had because you don't know what will happen if somebody resigns, quits, or gets fired. Alderman Calvert said the files on the computer, particularly those relating to the property where Mike Nelson is now located. He said all of those files were encrypted, deleted, and/or destroyed, and you couldn't get to the hard drive. He said there was

a purpose for locking that door because the previous board ran into a lot of problems with a similar situation. Alderman Calvert said when he found out Gary was taking a specific amount of time off and we didn't have anyone else to step in, he had questions and concerns as well. He said when he was on the board with Donetta and Mr. Caraway, they always had staff for these types of situations. He asked what the protocol was because he had never heard back from anyone who was on the email chain and believed that would be everyone on the board. These are the types of things that should be addressed, and we need to understand exactly how, when, where, and what we should do to move forward. He said it is fair to say that there is not a chain of command right now. Donetta reiterated how she believed MPT Haller and Alderman Hughes had every right to preserve the office and lock it until we figured out what was happening, which may have been nothing. Mayor Roberts told Donetta he appreciated the phone call from her and Alderman Calvert explaining the background of the situation because the PTSD with Alderman Hughes flew all over her. Alderman Hughes asked Mayor Roberts to stop using her name and to keep it out of his mouth. Mayor Roberts said he didn't understand what state secrets we were hiding in that office. He said he understood what Donetta and Alderman Calvert were saying, but then they wouldn't let Jessica have access to it. There was a copier, checks, and other items in there that they needed to ensure we maintained the flow of town business. Donetta said you have to keep the flow of the Town, but you also need to preserve it until you can check things out to make sure that the same thing doesn't happen again that happened to us. Alderman Calvert said he explained to Mayor Roberts that it also keeps everyone out of question. Mr. Caraway said securing the building is for everyone's benefit and protection.

Susan Johnson apologized for being late to the game and asked what happened to Sandy. Mayor Roberts said that she resigned, and Ms. Johnson asked why. Mayor Roberts said that she didn't like him, felt that the board was one-sided, and then she took a shot at the employees. He said he had a copy of her resignation letter, which Ms. Johnson could read if she would like to. Based on the conversations they have been having, Ms. Johnson asked if there was a plan in place since Gary and Sandy were married. Mayor Roberts said there has to be because that's what is coming. She asked if they were making plans to hire for that position or if they had feelers out for someone who could take over that job. What if Gary comes back on Monday and says, 'Well, this is it, and I'm not coming back in'? What is the contingency plan? Mayor Roberts said he had contacted Elk Park and asked about their water and sewer employees. He has the certificates that Gary has and asked if there was some way we could work with them. He asked a gentleman if he was with Water Quality, and the gentleman replied yes. He asked if he was taking care of the water system while Gary was out, and he replied that he was. Mayor Roberts said they have all been saying that they need to get somebody else in here to help Gary, and finally, at the last meeting, we decided to start dealing with that. He believes that some people are working for the Town and do not want to work with others; they want to have their own euphoric area. He thinks the board would agree to instruct Jessica to advertise for a second public works employee to assist Gary immediately. He said he knows James is retired, but if it's okay with the board, he would like to talk to James about him coming in to read meters. Mayor Roberts said that was an open question for anyone on the board. Alderman Hughes said that Mayor Roberts literally made him retire. Mayor Roberts asked Alderman Johnson if Gary told Bill that James was worthless and wasn't doing his job, yes or no. Alderman Johnson said he doesn't remember anything about the worthless part. Mayor Roberts said phone calls are being made, but frankly, it's hard to get this board to do anything and to see past the epic mistake of allowing a husband and wife to be in such charge of what is going on here.

Susan Johnson said she didn't necessarily know about husband and wife, but she thought Sandy did a great job. She didn't seem to take any crap from anybody until she couldn't take anymore. Greg Seiz asked if we had anyone working or providing services. The board stated that Jessica was still the town clerk, and Mr. Seiz asked if anyone outside of this office was providing services. Mayor Roberts said he felt confident that if something really went off the rails and Iron Mountain couldn't get here, they could find enough resources between their police department and Mike Nelson to help them. However, this was probably the worst shape he had ever seen the Town in. Mr. Seiz asked why, and Mayor Roberts replied that it was due to mismanagement. Ms. Johnson asked at what point the state comes in and takes over the Town of Newland. Alderman Calvert said they were asking a lot of hypothetical questions, and Gary is scheduled to be back on the 13th. He doesn't believe anything else can be said until he returns. Ms. Johnson asked if there was a point, as someone who owns property in the Town of Newland, in the foreseeable future when the state might intervene and say that we cannot operate as we are and need to send in reinforcements. Mayor Roberts said he did not believe we had reached that point and that we were not in that bad of a situation. He said Ms. Johnson was referring to maintenance, and we could make phone calls to get people here to do the job. We need to secure a town manager and finance officer. He said he doesn't think we're that bad off; however, it's bad and embarrassing. Mr. Seiz asked about the status of our audits, and Mayor Roberts said they were

still in the process of being completed. Alderman Hughes said we caught up for the two years that we were behind, and the reconciliations are being done for the current one so we can be back on track.

Christy Ray stated that she has heard rumors that we are trying to eliminate our police department to save money. She said it was something she had heard through the grapevine and was wondering if it was true at all. Alderman Calvert and Mayor Roberts said that was here say, and Christy said she just wanted to clarify because if that happened, she would be very upset. Mr. Seiz asked the board if they had a plan going forward that they were engaged in, agreed upon, and saw as a solution. Mayor Roberts stated that the board discussed hiring a full-time public works employee last month. Alderman Hughes said they had been talking about it for several months. Mayor Roberts stated that a year ago, the previous board and town administrator had selected someone to hire for the job, but then Gary came back and said he wasn't going to work with that individual. Which he found interesting because if you have never met the person, how can you say you won't work with them? Alderman Calvert stated that Gary said he would do the job himself, and he was not in favor of that. Donetta McKinney stated that one person cannot effectively run a maintenance and water/sewer department. Mr. Seiz said it certainly makes you quite reliant on them, and the job security is really good there. Alderman Johnson stated that Gary holds some certifications; however, specific aspects of the water and sewer system are contracted out. As far as leaks go, Gary notifies Iron Mountain when they are found, and they come out to fix it if it is something he cannot fix.

Jessica asked if the board could approve the regular April board minutes, as they had only approved the special meeting minutes from April. Alderman Foxx made a motion to approve the board meeting minutes from the April board meeting. Alderman Calvert seconded the motion. All agreed by a show of hands and stating aye. Attorney McKinney said that he had two or three more ordinances that he had tweaked. However, they did not have to do them today. One of them was to revamp the abandoned and junked motor vehicles ordinance because he knew that was on everybody's radar. They also discussed campers being parked on an owner's property and the duration they could stay. He passed out copies to the board members, stating that it was a draft, but it was at least a starting point. Attorney McKinney stated that there was a discussion regarding allowing one tap at a property line and then several people residing on that property who would tap into the internal system. He stated that whenever you connect to the Town's water and sewer system, you must obtain a permit to do so. He said they could address that next week or at their next meeting if they prefer to do so. Mayor Roberts asked if the board would go ahead and authorize Jessica to advertise for the public works position, as they would otherwise go another month without filling the position. Alderman Foxx motioned to allow the town clerk to post the full-time public works position. Alderman Clavert seconded the motion. All agreed by a show of hands and stating aye. Alderman Johnson reiterated to make sure and post it as a maintenance worker number one. Alderman Calvert stated that the reason it wasn't approved before was that it wasn't in the budget; however, now we can proceed with bringing someone else because it is included in the 25-26 budget. Mr. Seiz asked if it was in the budget this year, and the board replied yes.

Ms. Angrisani stated that regarding the items the board was discussing at the moment, the citizens of Town are the ones who continue to drive by the trailers that are partially obstructing the road and have waste lines hooked into the sewer system outside the edge of the building. She asked if there was an opportunity for the board to take a few more minutes to look over those ordinances, and Mayor Roberts said they were not going anywhere. Mayor Roberts asked Mr. Isenhour from Water Quality if there was anything he would like to report about the water/wastewater system, as he had been assisting while Gary was out on sick leave. Mr. Isenhour stated that the operators had been maintaining the system, and so far, everything was functioning correctly. Alderman Johnson thanked him for his help to the Town. Mayor Roberts asked Ms. Johnson if she would like to see the camper ordinance, and she said she somehow missed this information. The individuals who bought the little red house across from their property on Kelly Street have a camper and was wondering if the ordinance pertained to the issue. Mayor Roberts stated that the camper shall be located at least ten feet from the street right away and may not be occupied for more than ten days in a calendar month. The camper may be located in a mobile home park only if a permit has been obtained. Therefore, as set forth in 85-11, which they discussed earlier, the camper has an adequate and functioning system disposed of sewage, either in the town system or pumping or disposal at a site designated designed for such service at the same time, which is used as a sole method of sewage disposal. Mayor Roberts asked Alderman Hughes if she wanted to add to the ten feet away from the street right away. Alderman Johnson asked her how much she would like to set it back to, and she said possibly fifteen. Mr. Seiz asked if there were setbacks already in place, and Ms. Angrisani replied that a ten-foot setback was already in place for the Town. The camper at Scott Rodes is out beyond the edge of the building and is already inside the ten-foot setback. Mayor Roberts said that Sandy was supposed to address it after they discussed it last month. He asked if everyone wanted to stick with the ten-foot setback and asked for a

motion to pass 91.04A. Ms. Angrisani asked if any consideration needs to be written into this piece regarding grandfathering, and Attorney McKinney said no. Alderman Foxx motioned to pass section 91.04A. Alderman Hughes seconded the motion. All agreed by a show of hands and stating aye.

Mayor Roberts read the requirements for a connection permit and the reasons a permit application could be rejected. *(Please refer to #50.41 and #50.43, which are attached to the minutes, for specific details).* Attorney McKinney explained that if an individual residing within a parcel wants to tap into the Town's water and sewer system, they must follow this process. Mr. Seiz asked what the intent of this was for. Mayor Roberts stated that we have several individuals at the mobile home parks who have tapped into their neighbors' water and sewer lines. Then, it overruns, sewage begins to overflow, and we have to turn off their water until the issue is fixed. Vicki Caraway said this specific mobile home park had sewage running into people's yards. Mr. Seiz said he has multiple warehouse buildings and one meter. Whether he has four or eight bathrooms in that building, they all connect to the same meter, which determines his sewage usage. Mayor Roberts asked what if his neighbor came along and tapped into his line? Mr. Seiz stated that his property is all deeded to him, he was the owner, and all of the water and sewer services were in his name. Alderman Johnson said they were discussing individuals who did not own the parcel and attempted to access the system without an account with the Town. Mayor Roberts told Mr. Seiz he doesn't see him getting swallowed up in this at all. This refers to specific issues that the Town has been addressing for several years. Attorney McKinney explained that #50.43 already existed. However, he added subparagraph D, which states that the connection, including any private system connecting to the Town's water and sewer system, is not reasonably functional. It should be the duty of the applicant to demonstrate to the Town the functionality and design of the connection in accordance with section 50.46. In other words, they have to prove to the Town that it works, and if they cannot demonstrate that to you, then you can reject the application. Alderman Foxx motioned to pass statutes #50.41 and #50.43. Alderman Calvert seconded the motion. All agreed by a show of hands and stating aye.

Alderman Calvert stated he had been trying to get a tap on his property for over a year, and Mayor Roberts has been trying to get one for three years. Mayor Roberts said we have to call Iron Mountain now to do the work because, apparently, our maintenance department cannot do it. Donetta McKinney asked if Iron Mountain handles the tap-ins, as the Town used to do them. He said he had been told that the individual requesting the tap has to pay Iron Mountain for them to come out and get to the point where the tap needs to be installed. Then, our public works team member performs the actual tap-in. And they're it magically appears to tap into your house. He said the price used to be \$1,800-\$2,000, but it has now increased to \$9,000. Donetta said that was a lot of money, and Mr. Seiz said that was insane. Mayor Roberts said that four years ago, he had spoken with Keith about getting a tap, and for everything, it was going to be under \$2,000. After we ran everybody off, he said he came in the first summer he became mayor, paid the bill, and has been waiting ever since. Then, he was told by Gary that he had to hire somebody like Iron Mountain. They came out to meet with the mayor and Gary to give an estimate, and it was going to be \$9,000. He said the point he was trying to make to Gary was that people wouldn't want to come to Newland if everything they did was going to cost \$10,000 or more. Donetta stated the Town made money by doing those types of things. She said this is something that needs to be addressed, and people can tap on for a reasonable price, and the Town can accommodate it. Mr. Seiz said that most municipalities finance it by adding it to your water bill, and you can pay it off over a period of time. Alderman Calvert asked if the tap fees that would be installed at the old Lowe's building would come to the Town. Mayor Roberts and Alderman Johnson stated the tap fees would come to the Town, and their construction company would complete all the work.

Attorney McKinney said it allows us to tow away abandoned and junked vehicles in the ordinance. He said he added in 80.02A to cover lawnmowers, tractors, and other items that won't run and are sitting on somebody's property. It is up to the town manager to go and determine whether or not it is appropriate to issue an order. If they are issued an order, they are entitled to a notice before we can tow them, and they can appear before the board for a hearing. He said if things are bad enough, we can go ahead and remove them, especially if they are obstructing traffic or abandoned vehicles on the street. If the vehicle is towed, a process is in place to determine if the individual can retrieve it. If the Town disposes of the vehicle, can we get our money from the individual? Mr. Seiz asked how it was paid for. Mayor Roberts said it was paid for by the individual or by the tow truck companies. He has talked to a few of them, and they get paid by the recycling center. Alderman Foxx made a motion to pass the ordinance regarding abandoned and junk motor vehicles. Alderman Hughes seconded the motion. The motion passed with a 4-1 vote. Attorney McKinney reinsured that this would replace the existing ordinance. Alderman Foxx made a motion to enter a closed session, referencing personnel. Alderman Johnson seconded the motion. All agreed by a show of hands and stating aye.

CLOSED SESSION – PERSONNEL

Let the records show no action was taken during the closed session.

ADJOURNMENT

Coming out of the closed session, Mayor Roberts said that Ms. Haller had resigned as Mayor Pro Tem. MPT Haller stated that she did not resign from that position; she resigned as Deputy Finance Officer. Alderman Johnson said they needed to set a date to appoint a town manager. Mayor Roberts asked Alderman Hughes if she would be here on Monday, and she replied maybe. He said they would all come back at 5:00 on Monday. Jessica asked if anyone wanted to come by and sign the checks since MPT Haller was no longer the deputy finance officer. MPT Haller said we needed a deputy finance officer to sign the checks and to let Mayor Roberts sign them. Mayor Roberts said he was not signing anything. Alderman Johnson asked if he was still on the bank paperwork, and Jessica said he was. Alderman Foxx motioned to adjourn the meeting. Alderman Johnson seconded the motion. All agreed by a show of hands and stating aye.

MEETING ADJOURNED AT 9:08 PM



Town Clerk, Jessica Buchanan



Mayor, Derek Roberts