

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 5/15/2023

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on May 15, 2023, at 7:00 PM.

The following members of the Bailey Town Board were present: Mayor Thomas Richards, Mayor Pro Tem/Commissioner Allen Daniels, and Commissioners Walter Wells, Richard Wilson, Dillon Bissette, and Ervin Powell.

Also in attendance was Town Administrator Joel Killion and Town Attorney Ryan King.

Called the meeting to order and welcomed guests:

Mayor Richards called the meeting to order and welcomed the guests.

Commissioner Powell delivered the invocation.

Public Hearing(s): None

Approval of financial statements and meeting minutes:

Commissioner Wilson made a motion to approve the meeting minutes and Commissioner Wells seconded the motion. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wilson: Aye, Wells: Aye, Daniels: Aye, Bissette: Aye, Powell: Aye.

Commissioner Bissette made a motion to approve the financials and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Bissette: Aye, Wilson: Aye, Daniels: Aye, Wells: Aye, Powell: Aye.

Agenda:

Planning Board: Zoning Administrator Shawn Lucas shared that the Bailey Planning Board/Board of Adjustments met last Monday (May 8) and had only one item of business, namely to bring Mr. Beaman back in for his special use permit that was approved 2 years ago. It was renewed last year, but the Board wanted to bring him back in since he has not yet met some of the conditions. The Board wanted to talk with him and see where he's at and see how the Board could assist him in meeting the conditions. Mr. Beaman communicated with Mr. Lucas that he simply lost track of time in meeting the conditions but said he will try to get it done in the next 20 days and will keep Mr. Lucas updated.

Mr. Lucas also shared that the Panning Board/Board of Adjustments will not be meeting in June and July, since they have no business to handle in June and because July is their vacation month.

EnviroLink: Mr. Josh Powers (Area Manager) referred the Board to the Monthly Activity Report for April 2023 included in the Commissioner packets. He said that the only issue left to handle is the installation of a water tap at 5789 Pine Street. He said that this would require the customer to come in a pay \$3,000 of the total cost of the job, which is \$3,752.95.

He also said that EnviroLink has 2 maintenance crew members coming on board so that EnviroLink will no longer outsource work to sub-contractors so as to save the Town money in the future. This will allow EnviroLink to charge less than \$3,000 for new water taps.

Mayor Pro Tem/Commissioner Daniels mentioned that tap fees used to be only about \$1,200 with everything included. He further stated that when the contract with EnviroLink was written up in 2007, it was not set up to hire contractors. He said that hiring contractors like this will eat up the Town's budget.

Mr. Powers assured the Board that with the 2 maintenance crew members coming on board, subcontractors will no longer be used. And they will be going by the original price list in the contract.

Mr. Powers then spoke about Well #1 being wired for emergency use but stated that it needs new wiring to the well pump for permanent repair and use.

Commissioner Wells asked Mr. Powers to keep the Board updated on the repair of the flume under the inflow meter where there's a slight back flow that is preventing accurate readings. He said that the NCDEQ has their eyes on this issue and needs us to address it.

Mayor Pro Tem/Commissioner Daniels then asked about the security system in the building at the lagoon. Mr. Powers said its really not a requirement but is more for the Town's benefit. So, Mayor Pro Tem/Commissioner Daniels then instructed Administrator Killion not to pay the security system fees anymore.

Top Notch Lawn Care: Mr. John Thompson provided an update on where Top Notch stands. Leaf and limb pickups have been caught up after months of not being done and now Top Notch is on a regular weekly schedule. He said that they are experiencing a seasonal increase from where customers are pruning trees and bushes and the like.

Mayor Richards asked Mayor Pro Tem/Commissioner Daniels about having Top Notch spray for fire ants out at the cemetery. Mayor Pro Tem/Commissioner Daniels told Mr. Thompson to go ahead and do it.

Mayor Pro Tem/Commissioner Daniels also cautioned Top Notch about extending themselves too much, since, previously, there were only about 17 pick-up days. He said he didn't want to see Top Notch exceed its contract.

Old Business:

Big 5 Policies – Administrator Killion reminded the Board that they have had the five documents outlining what the Big 5 Policies are as a requirement for receiving ARPA funds. Every town had to adopt these policies if they received these funds. These five policies are as follows: (1) Eligible Use Policy for the Expenditure of American Rescue Plan Act of 2021 Coronavirus State & Local Fiscal Recovery Funds by Town of Bailey, (2) Conflict of Interest Policy, (3) Town of Bailey CSLFRF Non-Discrimination Policy, (4) Records Retention Policy, and (5) Allowable Costs & Cost Principles for Expenditure of American Rescue Plan Act.

Commissioner Bisette made a motion to accept the Eligible Use Policy for the Expenditure of American Rescue Plan Act of 2021 as well as the Conflict of Interest Policy, as well as the Town of Bailey CSLFRF Non-Discrimination Policy, as well as the Records Retention Policy, and the Allowable Costs & Cost Principles for Expenditure of American Rescue Plan Act. Commissioner Wells seconded the motion. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Bisette: Aye, Wells: Aye, Powell: Aye, Daniels: Aye, Wilson: Aye.

Water/Sewer Rate Study from the Rural Water Association – Administrator Killion asked the Board to pull out the rate study included in their packets. He then reviewed what the proposed rate increases would be over the next 5 years in order to cover depreciation, inflation, and debt service costs, as well as to provide capital reserves for the fund balance for future capital expenditures that arise due to system repairs and replacement. He also stated that these minimal annual increases are necessary to bring revenue over expense so as to make Bailey's utility system self-sustaining.

Mayor Pro Tem/Commissioner Daniels suggested that this Rate Study proposal be adopted during the 2023/2024 FY Budget meeting in June.

New Business:

Chubby's Pizza Water Tap – Zoning Administrator Shawn Lucas stated that the owner of Chubby's Pizza approached the Town about having a water meter on their property to provide their food truck with water so they can open up for business. Mr. Lucas said that he informed the owner that this would have to be brought before the Board to ensure this goes through the proper protocols. He also said that stipulations would have to be placed in the permit so that the food truck does not become a permanent solution for them. And since there is nothing in the Town Ordinance that addresses this kind of situation, a text amendment is needed to authorize a permit like this. The permit should also include a time restriction. In the meantime, the owner is to follow existing guidelines.

2015 Ford Taurus – Town Attorney Ryan King stated that it has been noticed in the Settlement Agreement that the Town has with Officer Evan Sokolove that when he has a new place of employment the Town would do a 160A-271 property exchange to get rid of the 2015 Ford Taurus the Town does not need. Administrator Killion placed this notice in the newspaper. All

the Board has to do, if you are so inclined, is to make a motion to approve the exchange of property according to what is in the Settlement. This approval would authorize Administrator Killion to sign the title over to the Town of Brookford, NC when the representative of said town comes to Town Hall.

Commissioner Wells then said that the representative from the Town of Brookford, NC, Mr. Evan Sokolove, said that he will be here at Town Hall tomorrow (May 16) with the letter from the Town authorizing him to be able to handle Brookford's part in transferring the title. And at that time, the \$1 can be exchanged.

Commissioner Wells made a motion to approve the exchange of property as outlined in the Settlement Agreement with Officer Sokolove. Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye.

2022/2023 Budget Amendment & Ordinance – Administrator Killion drew the Board's attention to the 2022/2023 Budget Amendment worksheet in their packets.

Commissioner Wells made the motion to approve the Town of Bailey 2022/2023 Budget Amendment Ordinance as laid out in the worksheet. Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye.

Public Comments:

None

Department Head Comments:

Zoning Administrator/Code Enforcer, Shawn Lucas: Zoning Administrator Shawn Lucas- stated that the special use permit was issued to Mr. Jimmy Jones. Special use permits have also been approved for the 2nd Annual Sweet Potato Festival this Saturday. Mr. Lucas also said that the blue recycle cans will be placed out on Main Street Friday night in preparation for the festival. Also, he said he will be working this week or next week on replacing street signs that are missing or damaged around town.

Bailey Police Department: Police Commissioner Wells said that there is no activity report for this month. He also said that one of our officers found employment elsewhere, while Officer DeShawn Taylor is still helping part-time. Also, Nash County Sheriff's Deputy Adam Gelo is taking the lead associated with coverage here in Town. He is also a candidate, along with others, for the permanent Chief position. Deputy Gelo is working on the resources needed to cover the

festival this Saturday. He is also a strong believer in community policing and regularly walks door to door along Main Street as a law enforcement presence, both to our businesses and to residents.

Town Administrator, Joel Killion: No comment

Commissioner Comments:

Walter Wells: No comment

Richard Wilson: Commissioner Wilson directed everyone's attention to the completion of Mr. Brayden Gibson's Eagle Scout service project – the placement of a monument at the Bailey Cemetery Veteran's Memorial section with the "Folds of Honor" inscription.

He then stated that the family of Ms. Barbara Finch buried the urn holding the cremated remains of her niece (who passed away last year) in Ms. Finch's plot. Later, they were informed that they could not do that. But Ms. Finch does not want it disturbed. So, she wants to know if the Town will approve it and allow her to pay the \$500 opening/closing fee and the \$300 maintenance fee.

Dillon Bissette: No comment

Ervin Powell: No comment

Allen Daniels: No comment

Mayor's Remarks:

Mayor Richards encouraged everyone to come out to the 2nd Annual Sweet Potato Festival this weekend.

Closed Session:

G.S. 143-318.11(a)(6) for Personnel Matters

Commissioner Bissette made a motion for the Board to go into Closed Session for Personnel Matters. Commissioner Wilson seconded. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Bissette: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye.

Commissioner Wells made a motion for the Board to return to Open Session. Commissioner Wilson seconded. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Daniels: Aye, Powell: Aye, Bissette: Aye.

Commissioner Powell made a motion to adjourn the meeting. Commissioner Wells seconded. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Powell: Aye, Wells: Aye, Daniels: Aye, Bissette: Aye, Wilson: Aye.

Meeting adjourned.



Thomas Richards, Mayor



Joel Kilian, Town Administrator