

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 2/19/2024

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on February 19, 2024, at 7 PM.

The following members of the Bailey Town Board were present: Mayor Owen H. Strickland II, Mayor Pro Temp/Commissioner Walter Wells, and Commissioners Richard Wilson, Dillon Bissette Ervin Powell, and David Evans.

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

Called the meeting to order and welcomed guests:

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

Mayor Strickland made a brief statement asking those who wish to address the Board of Commissioners to, from now on, heed the following protocol: Please raise your hand and wait to be recognized. Then, once you are recognized by the Chair, please approach the speaker's podium and provide your name and address or your name and staff position (if you work for the Town of Bailey) before you speak further. Anyone who speaks must do so from the podium. And the Board may or may not address your issue. And if you are with a group, please choose one speaker. Thank you.

Public Hearing(s):

None

Approval of meeting minutes and financials:

Mayor Pro Temp/Commissioner Wells made a motion to approve the meeting minutes, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Mayor Pro Temp/Commissioner Wells: Aye, Wilson: Aye, Bissette: Aye, Evans: Aye, Powell, Aye.

Mayor Pro Temp/Commissioner Wells made a motion to accept the financials, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Mayor Pro Temp/Commissioner Wells: Aye, Wilson: Aye, Bissette: Aye, Evans: Aye, Powell, Aye.

Agenda:

Planning Board: Zoning Administrator/Code Enforcer Shawn Lucas provided an update on everything that took place during the Planning Board/Board of Adjustment's last meeting on

February 12, 2024. He also shared that the Planning Board/Board of Adjustment received a resignation letter from Ms. Kourtney Whitley due to work-related issues. He then recommended that the Board of Commissioners move Mr. Cecil Hawley from his current in-town alternate position into this now-vacant position as the voting member for in-town.

Commissioner Powell made a motion to approve Mr. Cecil Hawley as the new in-town voting member and that the Town open the application process for the alternate position, and Commissioner Evans seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Powell: Aye, Evans: Aye, Wells: Aye, Bissette: Aye, Wilson: Aye.

EnviroLink: Mr. Andrew White (Director of Operations) was not present.

Top Notch Lawn Care: Mr. John Thompson (Owner/Operator) was not present.

Bailey Chamber of Commerce: Mrs. Any Pearson (representative from the Chamber) provided a preview of the events the Chamber is planning for 2024.

Final Approval for Rezoning of Properties on Pine Street: Zoning Administrator/Code Enforcer Shawn Lucas shared that there are two final approvals for two rezoning requests on two properties by Mr. Mario Polanco before the Board.

After Zoning Administrator/Code Enforcer Lucas provided a summary update for the Board regarding the first property at 6067 Pine Street, Mayor Pro Tem/Commissioner Wells shared that he believed it would be helpful for the Board to see on a map where the property at 6067 Pine Street are located.

Administrator Killion pulled up the map on the council chamber monitors for everyone to see.

After everyone reviewed the map and discussed the details of the request, Commissioner Evans made a motion to accept the Planning Board's approval of the rezoning request as recommended, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Wilson: Aye, Wells: Aye, Bissette: Aye, Powell: Aye.

Then, Zoning Administrator/Code Enforcer Lucas provided a summary of the rezoning request for Parcell ID 345513 off Pine Street.

Mr. Polanco approached the podium and shared that his intentions are to build a duplex on this lot. He also said he is seeking to rezone it as a mixed residential property.

Mayor Pro Tem/Commissioner Wells and Commissioner Evans asked Town Attorney Ryan King if there was any reason why the Board of Commissioner could not have the option of sending this request back to the Planning Board with any questions the Commissioners may have or with a request to reconsider something in their decision. The Attorney said that he did not see this as an option, but suggested that the Board table the request while he goes back and looks at the Ordinance and researches case law to determine the answer to this question.

Commissioner Evans made a motion to table this request for additional information and analysis and then revisit it in the near future, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Wilson: Aye, Wells: Aye, Bissette: Aye, Powell: Aye.

Old Business:

RR Bridge/Sandford Street Issue – Mayor Strickland shared that he was informed by the insurance department of the NC League of Municipalities that Bailey current liability insurance would be able to sustain the Town in the wake of a catastrophic incident that would damage the railroad bridge and possibly dislodge it. So, the League suggested that the Town not take over the portion of HWY 581 that goes under the bridge. With that said, the Board of Commissioners can do whatever they want.

Mayor Pro Tem/Commissioner Wells and Commissioner Evans then shared that one viable option would be for the Town to invest in a catastrophic insurance policy that would pay out when the existing insurance policy maxes out. Mayor Pro Tem/Commissioner Wells also added that the NCDOT is waiting on Bailey for an answer.

Mayor Strickland said he will start the process of seeking quotes for the added catastrophic insurance policy so the Board is ready to act during the next Commissioner meeting in March.

Mission Statement – Mayor Strickland asked the Board of Commissioners to review, discuss and possibly vote on the Mission Statement, since it had already undergone the public inspection process.

Commissioner Bissette made a motion to adopt the Mission Statement for the Town of Bailey, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Bissette: Aye, Wilson: Aye, Wells: Aye, Evans: Aye, Powell: Aye.

New Business:

NCLM Proposal for Planning Assistance – Mayor Strickland informed everyone that he and Commissioner Evan met with Mr. Joe Durham, who is a Municipal Operations Consultant with the NCLM regarding his offer to help (at no charge) the Town of Bailey devise a plan that falls under Economic Development.

Mayor Pro Tem/Commissioner Wells made a motion to approve the proposal for planning assistance from the NCLM that Mr. Durham has presented, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Mayor Pro Tem/Commissioner Wells: Aye, Wilson: Aye, Bissette: Aye, Powell: Aye, Evans: Aye.

Town of Bailey Communications Plan – Mayor Strickland directed the Commissioner's attention to the Communications Plan before them and reviewed the details and purpose of the plan.

After the Board reviewed the document and amended a portion of the thirteenth bullet point in the Plan with the assistance of the Town Attorney, the Mayor asked for a vote.

Commissioner Evans made a motion to adopt the Communications Plan as amended, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Evans: Aye, Wilson: Aye, Bissette: Aye, Powell: Aye, Wells: Aye.

Public Comments:

Ms. Amy Pearson – She spoke regarding the ball field located at the Bailey/Middlesex Park.

Department Head Comments:

Zoning Administrator/Code Enforcer, Shawn Lucas: Zoning Administrator/Code Enforcer Shawn Lucas brought a text amendment request before the Board for internet cafés.

Commissioner Evans made a motion to put a moratorium on any future requests for internet cafes in the Town of Bailey, and Commissioner Bissette seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Bissette: Aye, Wilson: Aye, Powell: Aye, Wells: Aye.

Then, after Zoning Administrator/Code Enforcer Shawn Lucas and Town Attorney provided an update on the need for a temporary moratorium to be placed on accepting any new Special Use permits until a new permitting process is devised, Mayor Pro Tem/Commissioner Wells made a motion to place a temporary hold on accepting Special Use permits pending the acceptance of a new permitting process, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Mayor Pro Tem/Commissioner Wells: Aye, Wilson: Aye, Bisette: Aye, Powell: Aye, Evans: Aye.

Finally, Zoning Administrator/Code Enforcer Shawn Lucas brought up a code enforcement case on Pine Street that he has been attempting to address. He asked the Board to consider an ordinance for cleanup of the property.

Commissioner Powell made a motion to approve this ordinance, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Powell: Aye, Wilson: Aye, Bisette: Aye, Wells: Aye, Evans: Aye.

Mayor Strickland asked the Board, the Zoning Administrator/Code Enforcer and the Town Attorney for the best time for everyone for the joint Special Meeting with the Planning Board/Board of Adjustments. Everyone agreed upon Wednesday, February 28 at 6:30pm in the Council Chambers at Town Hall.

Bailey Police Department: Chief Adam Gelo shared that the updated Policies & Procedures manual is being finalized with Commissioner Bisette. He also said that he is still recruiting 1-2 additional officers, to top-off the police staff so Bailey is sure to be covered. He then asked the Board to consider elevating two officers to the rank of Sargeant, with a 10% raise, so he can have a few supervisors available to help him with various work processes.

Commissioner Bisette made a motion to promote Officers Cone and Taylor to the rank of Sargeant with a 10% raise (\$3/hr) as recommended by the Chief. Mayor Pro Tem/Commissioner Wells seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Bisette: Aye, Wells: Aye, Evans: Aye, Powell: Aye, Wilson: Aye.

Town Administrator, Joel Killion: Administrator Killion brought the need for the renewal of the Town's contract with Overman & Parks CPA to the Commissioner's attention for their review and for a vote.

Commissioner Evans made a motion to approve the agreement with Overman & Parks CPA with a caveat of a max-cap of 5% over what was paid last year at which time the auditors would need

to come back to us to ask for an addition, if they need it, beyond the max-cap. Commissioner Bissette seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Bissette: Aye, Wells: Aye, Powell: Aye, Wilson: Aye.

Administrator Killion then notified the Board of Commissioner of the need for an additional laptop, since the one being used by Zoning Administrator/Code Enforcer Shawn Lucas is now being used by Mayor Strickland.

Commissioner Wilson made a motion to purchase the laptop. Commissioner Powell seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Wilson: Aye, Powell: Aye, Wells: Aye, Evans: Aye, Bissette: Aye.

Finally, Administrator Killion asked the Board to review the proposed 24/25 FY Budget Calendar and to vote on its approval.

Commissioner Evans made a motion to adopt the 24/25 FY Budget Calendar as presented. Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Wilson: Aye, Wells: Aye, Powell: Aye, Bissette: Aye.

Commissioner's Remarks:

Dillon Bissette: Commissioner Bissette provided a short update on the Regulatory Advisory Committee.

David Evans: No remarks.

Ervin Powell: No remarks.

Richard Wilson: Commissioner Wilson said he will be reaching out to Top Notch Lawn Care on how to address the mole issue at the Bailey Cemetery.

Mayor Pro Tempore/Infrastructure and Sewer & Water Commissioner's Remarks:

Mayor Pro Tem/Commissioner Wells provided an update on the work being done in the spray fields at the wastewater treatment facility (WWTF) to address the concerns the DEQ has for the

spray heads. He asked the Board of Commissioners to consider purchasing 16 spray heads, any other items and labor for the installation for \$30,000 to keep the WWTF in compliance.

Commissioner Evans made a motion to approve the expenditure of \$30,000 max to get our spray field nozzles back up-and-running, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Wilson: Aye, Wells: Aye, Powell: Aye, Bissette: Aye.

Mayor Pro Tem/Commissioner Wells made a motion that the Town utilize Partners Services Inc. (owned by Commissioner David Evans) for heating/air and plumbing repairs on an emergency basis as needed, and Commissioner Bissette seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Mayor Pro Tem/Commissioner Wells: Aye, Bissette: Aye, Evans: n/a, Powell: Aye, Wilson: Aye. Commissioner Evans recused himself from this vote, as suggested by the Town Attorney.

Mayor's Remarks:

Mayor Strickland updated the Board of Commissioners and the public on various projects he is working on, as well as information of interest to everyone present.

He also presented a proposal for a new Town seal and requested a public review/comment period for the proposed seal for March 1 through March 31, with a Public Hearing after this in April.

Mayor Pro Tem/Commissioner Wells made a motion to establish a public comment period from March 1 to March 31 to be followed by a Public Hearing associated with the request to develop a new Town seal. Commissioner Bissette seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Mayor Pro Tem/Commissioner Wells: Aye, Bissette: Aye, Evans: Aye, Powell: Aye, Wilson: Aye.

Mayor Strickland then requested a motion to move into closed session pursuant to G.S. 143-318.11(a)(4) for Economic Development.

Commissioner Evans made a motion to go into closed session. Mayor Pro Tem/Commissioner Wells seconded. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Wells: Aye, Bissette: Aye, Wilson: Aye, Powell: Aye.

Commissioner Evans made a motion to adjourn the closed session. Mayor Pro Tem/Commissioner Wells seconded. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Evans: Aye, Wells: Aye, Bissette: Aye, Wilson: Aye, Powell: Aye.

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

Vote: Mayor Strickland: N/A, Commissioners Bissette: Aye, Powell: Aye, Evans: Aye, Wells: Aye, Wilson: Aye.

Meeting adjourned.



Owen H. Strickland II, Mayor



Joel Killip, Town Administrator