TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 10/20/2025

The Regular Meeting of the Bailey Town Board was held at Bailey Town Hall on October 20, 2025 at 6:30 PM.

The following Board members were present: Mayor Owen H. Strickland II and Commissioners Dillon Bissette, David Evans, and Ervin Powell.

The following Board members were absent: Mayor Pro Tempore/Commissioner Walter Wells and Commissioner Richard Wilson.

Also present: Town Administrator/Town Clerk/CFO Joel Killion, Zoning Administrator/Code Enforcer Shawn Lucas, Police Chief Adam Gelo, and Town Attorneys Mark Edwards and Nick Berry.

Mayor Strickland called the meeting to order and welcomed everyone.

Invocation

Pledge of Allegiance

Adoption of Agenda:
Commissioner Bissette made a motion to accept the Agenda for this meeting, and Commissioner Powell seconded the motion. Motion carried.

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

Approval of Previous Meeting Minutes:
Commissioner Bissette made a motion to approve the meeting minutes for September 15, 2025, and October 1, 2025, and Commissioner Powell seconded the motion. Motion carried.

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

Acceptance of Financials:
The Board of Commissioners accepted the Deposit Accounts Balances Summary from Southern Bank, the Accounts Summary from KS Bank, and the Budget vs Actual Report.

Public Hearing:
None

Public Comments:
Mr. Cecil Hawley – Mr. Hawley commented on two trash cans laying down on the pavement in the alleyway behind the building formerly occupied by Southern Bank.

Administrative Reports:
Sewer & Water Department – Envirolink – Mr. Jesse Horne or John Greer, CFO – Mr. Horne was absent due to a work-related emergency with one of their other customers and Mr. Greer was unavailable due to sickness.

Cemetery & Landscaping Department – Top Notch Lawn Care – Mr. John Thompson, Owner/Operator – Mr. Thompson provided a brief update on landscaping in Town and at the Bailey Cemetery.

Regulatory Department – Mr. Shawn Lucas, Zoning Administrator/Code Enforcer – Mr. Lucas provided a brief update on zoning, planning and code enforcement-related matters in Town.

Police Department – Chief Adam Gelo – Mr. Gelo was absent.

Administration – Mr. Joel Killion, Town Administrator/Town Clerk/CFO – Mr. Killion presented a Customer Complaint Form to the Board for review and suggested updating it to a Customer Feedback Form so customers can provide both positive and negative feedback regarding customer service.

He then directed to the Board's attention to information in their packets regarding a supplemental response to the Financial Performance Indicators of Concern (FPIC) report provided to the LGC/NC Treasurer. This report inquired about the Town's repeated use of its Fund Balance for many years to balance the annual budgets and the response simply stated that the Board is aware of this issue and "...approved a Fund Balance Policy on 6/16/2025... to ensure this issue is resolved and this practice is not repeated."

Commissioner Evans commented that because the Town did not have enough revenue coming in to pay for all the expenses/expenditures for so many years and failed to incrementally increase its tax rates and fees each year, the State has had to censure the Town for habitually abusing its Fund Balance (its savings) to balance its annual budgets. And this is why the Board of Commissioners has had to be much more aggressive in raising its fees and rates, as well as cutting its expenses where possible. The Town has been in violation of State requirements for many years and the Fund Balance has been depleted because the Town has not been raising enough revenue to cover costs. So, the recent increases in the rates and fees was driven by the State so that the Board of Commissioners really had no choice in the matter. If the Board was not willing to correct its repeated misdeeds, the State would have to eventually come in and take over to get the Town back on track, as they've had to do with other towns in NC.

Commissioner Evans also reminded everyone that the Town had repeatedly ignored for many years suggestions from the Rural Water Association and engineers it had hired regarding the desperate need for rate and fee increases so the Town can afford its operations.

After this, Mr. Killion informed everyone that the 24/25 FY Audit will be completed and submitted to the LGC by October 31, 2025, according to the Auditor.

Next, he directed the Board's attention to an offer provided by Atlantic Merchant/Converge, which has been the merchant provider for KS Bank for over 15 years, for credit card processing services that would, in every way, be an improvement on the current credit card processing services provided by BASYS and AllPaid. After the Board reviewed the documents, Commissioner Evans made a motion to approve the offer from Atlantic Merchant/Converge, and Commissioner Powell seconded the motion. Motion carried.

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

Committee Reports:
None

At this point, Town Attorney Mark Edwards informed the Board of the need to hire someone to update its Code of Ordinances to include all amendments and to have it made available on the Town's website for public use.

Commissioner Evans commented that this is not about changing the Ordinances but about updating them so they include approved amendments and can be utilized accordingly online. This would correct the Ordinances that we already have online to reflect what has been passed by the Commissioners.

Old Business:
Road Closure Request from the Bailey Chamber of Commerce – Ms. Leigh Deans, who is with the Chamber, requested the following road closures for upcoming holiday events:

1. Halloween on Main – Closure of Main Street from Green Street to Benson Street on October 31 from 4:30pm to 8pm
2. Tree Lighting – Closure of Main Street from Jackson Street to Benson Street on December 5 from 5pm to 8pm.
3. Christmas Vendor Fair & Christmas Parade – Closure of Main Street from Jackson Street to Benson Street on December 6 from 7:30am to 5pm and closure of Main Street from Deans Street/264-Alt to Peele Road from 12noon to 5pm.

Commissioner Bissette made a motion to approve this road closure request, and Commissioner Evans seconded the motion. Motion carried.

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

Update on Hanover Street Parking – Commissioner Bissette shared that he would have a quote from Williams Paving by the next Commissioner meeting.

Mayor Strickland shared details related to an inquiry he made regarding paid parking options the Town could eventually utilize.

New Business:
Review of Fee Schedule – Commissioner Evans commented that since the development of existing commercial properties is likely near, he suggested that the Board consider adding a fee for the rehabilitation of *existing* sewer taps. He also suggested that the existing fee for new water taps is too low. With that said, he asked the Board to consider a new Sewer Tap Rehab Fee that would cover 100% of the Town's cost plus 50% of that cost, along with an increase of the Water Service Tap fee to 100% of the Town's cost plus 50% of that cost. He added that the current Water Service Tap fee of 100% of the Town's cost plus 20% of that cost does not cover the Town's cost.

Commissioner Evans made a motion to change the existing Fee Schedule for water taps and the reworking of existing sewer taps to 100% of costs to the Town plus 50% more, and Commissioner Bissette seconded the motion. Motion carried.

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

Commissioner Evans then mentioned the establishment of a committee comprised of folks involved in the various departments represented in the Fee Schedule (i.e. Sewer/Water, Cemetery, Planning/Zoning, etc.) who can review the existing fee schedule and other fee schedule proposals/templates and come to the Commissioners with suggestions.

Commissioner Evans made a motion to form a small committee to review the Fee Schedule, consisting of the Cemetery Commissioner, the Sewer/Water Commissioner, and the department head of Planning and Zoning, and Commissioner Powell seconded the motion. Motion carried.

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

Street Repair & Cost Approval – This item was tabled due to Commissioner Wells being absent.

Commissioner's Remarks:
Dillon Bissette – Commissioner Bissette mentioned making an offer of $5,500 to Stantonsburg for the 2018 Dodge Charger they are selling.

Commissioner Bissette made a motion to extend this offer to Stantonsburg, and Commissioner Powell seconded the motion. Motion carried.

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

David Evans – Commissioner Evans provided an update on movement being made with the lobbyist for the development of an opportunity zone in Bailey.

Commissioner Evans made a motion to be allowed by the Commissioners to continue with the preliminary presentation of the opportunity zone, white paper, and map to the lobbyist and Commerce Department for comments with the official presentation coming back to the

Commissioners when it is prepared. Commissioner Bissette seconded the motion. Motion carried.

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

Ervin Powell – No remarks

Richard Wilson – Absent

Mayor Pro Tempore/Infrastructure and Sewer & Water Commissioner's Remarks:
Mayor Pro Tempore/Commissioner Wells was absent.

Mayor's Remarks:
Mayor Strickland shared that the Gold Leaf Foundation had emailed him about hosting an intern in the second quarter of 2026 for 8-12 weeks. The full-time, college-age intern would be paid by the Foundation and would assist the Town in various departments, including the Bailey Chamber of Commerce, as needed. With that said, he stated that he completed the application for this opportunity and had already received a response that Bailey would be one of the host sites if someone chose us.

Then, he directed the Boards attention to a document in their packets entitled "Nash County ABC Board Schedule of Distribution of Profits" and suggested that Bailey investigate and renegotiate its alcohol tax rates with the County.

Mayor Strickland then asked Commissioner Bissette to share the next item related to the County Doctor Museum.

Commissioner Bissette announced that the Bailey Chamber of Commerce had passed a Resolution to take over temporary stewardship of the County Doctor Museum once ECU's stewardship ends on June 30, 2026. He said that the Chamber is creating a committee to run the Museum as of July 1, 2026. He then added that this is all pending approval by ECU.

Closed Session:
None

Commissioner Powell made a motion to adjourn the meeting, and Commissioner Evans seconded. Motion carried.

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

Meeting adjourned.

Owen H. Strickland II

Owen H. Strickland II, Mayor

Joel Killion, Town Administrator/Town Clerk/CFO