

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 4/17/2023

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on April 17, 2023, at 7:00 PM.

The following members of the Bailey Town Board were present: 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.

Called the meeting to order and welcomed guests:

Mayor Pro Tem/Commissioner Daniels called the meeting to order and welcomed the guests.

Commissioner Powell delivered the invocation.

Public Hearings: None

Approval of financial statements and meeting minutes:

Commissioner Wilson made a motion to approve the financial statements and meeting minutes and Commissioner Powell seconded the motion. Motion carried.

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

Agenda:

Planning Board: Zoning Administrator Shawn Lucas was not present due to being in Dallas, NC for Code Enforcement training. So he provided the following for Town Administrator Killion to read to the Board and Public: “The Bailey Planning / Board of Adjustment did not meet last Monday, April 10, 2023, due to insufficient members to make a quorum. The Board will meet on May 08, 2023, at 7 PM, the Board of Adjustment, to rehear Mr. Beamon's Special Use Permit, where the Board that evening could add additional conditions to his permit.”

Killion continued: “Before us, gentlemen, is the local government approval form to allow El Paso to receive its liquor license pending NC ABC board approval. As always, these forms can only be filled out by the Zoning Administrator and signed by the Chief of Police or their designee once the Board makes a motion with a vote.”

Killion passed the form to Commissioner Wells to review. Then Commissioner Wells made a motion to approve the Local Government approval form for El Paso. Commissioner Wilson seconded the motion. Motion carried.

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

Commissioner Wells then brought up a Planning Board/Board of Adjustment-related complaint from Mr. Cecil Hawley regarding one of the Bailey police officers parking a Bailey police car in front of the Leaning Tree, on Nash Street, partly on the dirt and mostly on the street (pictures were taken by Mr. Hawley and included with the complaint). The police officer was picking up a take-out dinner and the car was running and was locked in case of an emergency call, even though there were no headlights or blue lights on. Mr. Hawley further complained that more and more people are also parking there, including Commissioner Richard Wilson. Mr. Hawley is concerned about the Leaning Tree following the guidelines set by the Board of Adjustment for them to operate in the neighborhood. Commissioner Wells showed several pictures of signs posted by the Leaning Tree and by the Town of Bailey directing the Public not to park there. Mr. Hawley requested that this matter be brought back to the attention of the Board of Adjustment to be resolved. Mr. Hawley mentioned that he wanted to keep the Town out of liability in case something happens.

Envirolink: Mr. Josh Powers (Area Manager) reviewed the Monthly Activity Report for March 2023, including three Town issues: (1) Splitting a sewer lateral at 6571 and 6581 Elm Street, (2) 5493 Pine Street is on well water with a well that is nearly dry and needs a water tap, (3) 5825 N. Main Street needs a tap for fire system.

Commissioner Wells made a motion (regarding item #1) that the Board approve placement of the sewer lateral to 6581 Elm Street to resolve the sewer issue associated with the common tap. Commissioner Powell seconded the motion. Motion carried.

Vote: Mayor Pro Tem Daniels: N/A, Commissioners Wells: Aye, Powell: Aye, Wells: Aye, Bissette: Aye. Mayor Pro Tem Daniels voted nay.

Commissioner Wells made a motion (regarding item #2) that the Town place a water meter at 5493 Pine Street with the resident/owner to be billed \$3,000 from the Town for said tap and that the well that exists there be rendered inoperable and removed. Commissioner Wilson seconded the motion. Motion carried.

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

Old Business:

None

New Business:

Mayor Pro Tem Daniels read the 2023 Waterline Replacement Project Application Resolution provided by the UCPCOG and called for a vote of the Board.

Commissioner Wilson made a motion to accept the Resolution. Commissioner Wells seconded the motion. Motion carried.

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

Public Comments:

Mr. Lewis Johnson, of Open Door Recovery ministry at Bailey Church of God, spoke regarding a \$20,000 grant that was approved and provided to the Bailey Police Department that could have been used starting back 2021. He said that this amount was approved for 3 years, totaling \$60,000. He asked how this money ended up not being used by the Town to help with substance abuse recovery needs in the Town.

Mr. Cecil Hawley mentioned receiving a letter dated April 11 from the Zoning Administrator/Code Enforcer regarding an overgrown lot at 6291 Main Street. He said that there is no overgrown grass on the lot and said he doesn't understand what the letter is about, but he said that if anyone can show him what is wrong, he will fix it. Mr. Hawley then stated that he got a licensed surveyor who showed encroachments onto his property at 6297 E. Main Street from the structure at 6303 E Main Street. Then, finally, Mr. Hawley stated that when Ms. Melissa Hayman received a raise, it was published, and that when Mrs. Wilma Sizemore received a raise, it was published. But, he said, that when the Town Administrator received a raise, nothing was published.

Department Head Comments:

Zoning Administrator/Code Enforcer, Shawn Lucas: Since Zoning Administrator Shawn Lucas was not present, Town Administrator Killion read the following provided by Zoning Administrator Lucas:

"We will have a Public Hearing for a rezoning request on May 15, 2023, at 6:30 PM the applicant is the owner/tenant of 6361 Deans St. The existing zoning is Town Center Extension the applicant is requesting it is zoned to Community Institutional to use the building to have a church.

"The past weekend I installed a lock on all the garbage and recycling bins at the PD department. Town Hall Staff has a key to unlock the lock along with myself for the purposes of delivery. I want to see if we can install a one-camera system in that area also to help ensure no one steals any canisters.

"4 cans were dropped off and 2 pickups. I called Sammi to order some more recycling bins since we are down to 3. I will be setting up the cans on Friday night for the Bailey Sweet Potato Festival."

Bailey Police Department: None

Town Administrator, Joel Killion: Town Administrator Killion presented the water tower maintenance proposal from Southern Corrosion. Mayor Pro Tem/Commissioner Daniels mentioned that this is a 10 year contract that the Town requested would include the painting of the tanks at Well #1 and #2. He also covered several aspects of the proposal and then called for a vote of the Board.

Commissioner Wells made a motion for the Town to enter into the 10-year agreement with Southern Corrosion for the maintenance and care of our four filter water tanks effective June 1 with our annual premium the first year being \$27,478 and subsequent year being increased by the amount of the Consumer Price Index (CPI) of the previous year. Commissioner Bisette seconded the motion. Motion carried.

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

Town Administrator Killion then reminded the Board about the 4% increase for garbage and trash pickup from GLF mentioned during the March monthly meeting. Mayor Pro Tem/Commissioner Daniels mentioned that this is a good deal and asked the Board for a motion.

Commissioner Wilson made a motion to accept GLF's increase effective June 1. Commissioner Powell seconded the motion. Motion carried.

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

Town Administrator Killion directed the Board to the Big 5 policies included in their Commissioner packets. He stated that these are required for all towns, cities, etc. that received ARPA funds. He asked the Board to please review these 5 policies and to be prepared to vote on them during the monthly Commissioner meeting in May.

Killion then finally reminded the Board that it needs to review the rate increases suggested by the Rural Water Association's rate study in November 2022.

Mayor Pro Tem/Commissioner Daniels asked that this be looked at during the Budget Workshop in May.

Commissioner Comments:

Walter Wells: Commissioner Wells asked the Commissioner Powell and Bisette keep their eyes on the streets in the areas where the Sewer Projects are being done. McDavid has assured the Town that the roads that have been taken up to complete the project are being patched once the work is done. However, we still need to keep our eyes on any roads that will need to be repaired.

He then also mentioned that there is a desperate need for a camera/spotlight system on the rear portion of the Police Department and the Chamber of Commerce so that the Town can see what is going on back there at night. With that said, he said he would start gathering quotes.

Then, Commissioner Wells finished by mentioning that Middlesex Police Department has invited the Town of Bailey to enter into a Mutual Aid Agreement that is similar to what the Town entered into with Nash County. He handed out copies of the Agreement to the Board and asked the Board to vote on it.

Mayor Pro Tem/Commissioner Daniels asked if Commissioner Wells wanted the Board to vote on this.

Commissioner Wells replied by making a motion to accept the Mutual Aid Agreement with Middlesex Police Department. Commissioner Bissette seconded the motion. Motion carried.

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

Richard Wilson: Commissioner Wilson asked the Board to look at an ordinance from another Town in NC related to keeping the Cemetery clean of trinkets, toys, shells, jars, tin cans, sand, artificial materials, etc. He said that this ordinance could provide a template for the Town to create its own ordinance.

Mayor Pro Tem/Commissioner Daniels mentioned that former Commissioner Shelley Bullard came up with rules in 2003 that addressed the cleanliness of the cemetery and were approved by the Board. He also said that it was never followed by the Board.

Dillon Bissette: No comment

Ervin Powell: No comment

Allen Daniels: Mayor Pro Tem/Commissioner Daniels mentioned that the speed bumps on Williams Street are not secured to the pavement and pose a hazard to drivers and their cars.

Mayor's Remarks:

Mayor was not present to comment.

Closed Session:

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

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

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

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

Vote: Mayor Pro Tem Daniels: N/A, Commissioners Powell: Aye, Wilson: Aye, Wells: Aye, Powell: Aye.

Mayor Pro Tem/Commissioner Daniels asked the Board to set a date for the Budget Workshop. The Board decided upon May 9 at 6pm.

Commissioner Wells made a motion to hire Mr. Adam Gelo as Part-Time Interim Police Chief on a temporary basis at a rate of \$30/hour until such time as other applicants are considered for the position. Commissioner Wilson seconded. Motion carried.

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

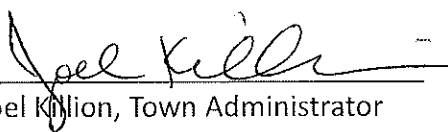
Commissioner Powell made a motion to adjourn the meeting. Commissioner Wilson seconded. Motion carried.

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

Meeting adjourned.



Thomas Richards, Mayor



Joel Killian, Town Administrator