

TOWN OF BAILEY MEETING MINUTES
PUBLIC & REGULAR MEETING – 2/20/2023

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on February 20, 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 were 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 Hearings:

Zoning Administrator Lucas introduced N-Focus Representative Mr. Michael Harvey to the Board of Commissioners. Mr. Harvey reviewed with the Board the updates made in the Town Zoning Ordinances to allow them to reflect Chapter 160D of the N.C. General Statutes.

No members of the public asked to speak.

Commissioner Wells made a motion that the Town Council approve the 160D zoning changes to make our Zoning regulations compliant with NC law as presented by the Planning Board to go into effect tomorrow morning. Motion was seconded by Commissioner Wilson. Motion carried.

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

Zoning Administrator Lucas explained the road closures request for Main Street for the following Chamber of Commerce festivals in 2023: Easter on Main Street, the Sweet Potato Festival, the Halloween Festival, the Bailey Christmas Tree Lighting, and the Bailey Christmas Parade.

No members of the public asked to speak.

Motion was made by Commissioner Daniels to approve the road closures for these festivals. Motion was seconded by Commissioner Bissette. Motion carried.

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

Approval of financial statements and meeting minutes:

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

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

Agenda:

Bailey Chamber of Commerce: The Chamber had nothing to report.

Planning Board: Zoning Administrator Shawn Lucas shared that the Bailey Planning Board & Board of Adjustments met last Monday (2/13/2023) at Town Hall. The Board of Adjustments' voted unanimously to approve the renewal of the Leaning Tree's special use permit. The Board also voted to improve two home occupational permits - 7301 Windy Court for Ms. Peach Liles who wants to open a hair salon in her accessory building and 12360 Oak Avenue for Mr. Armando who wants to open another business out of his trailer. After this, the Planning Board met for Mr. Tony Stone's rezoning request from R10 to MR a few months ago. The Planning Board voted for option #3 of the statement of consistency, approving the zoning amendment due to the inconsistency of the Town of Bailey's future long-range plan.

Commissioner Wells then shared that he was at this meeting and stated that rezoning it as MR keeps it in a residential state of some type.

Commissioner Wells made a motion to accept the Planning Board's recommendation on this and to approve the rezoning from R10 to MR. Commissioner Wilson seconded the motion. Motion carried.

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

Envirolink: Mr. Josh Powers (Area Manager) reviewed the Monthly Activity Report for January 2023. He shared that the Bailey effluent meter is not reading correctly and said they have two quotes to address this – one from Delta Systems Environmental LLC for around \$6,500 and one from Carolina Technical Services for roughly \$7,000. He also shared that he and Allen have quotes for the hydrant up on Main Street, all roughly about \$3,500 – one quote is from Core & Main and the other is from another company. He then went over the rest of the Report.

Commissioner Wells asked why the current water flow for January was 1.544 MG and the wastewater flows were .2555 MG. Commissioner Daniels responded that it had to do with the meter reading half the amount, which is why the Town needs to have it fixed. Mr. Powers added that the cost to fix it would be about \$7,000.

Old Business:

N/A

New Business:

Mayor Richards brought the Board's attention to the Braswell Memorial Library's Annual Support Invoice for \$2,500. He stated that the Town had been donating for years and asked the Board if it wanted to do so again. Commissioner Daniels said we committed to a contract so that we have to do it and added that we have about 2 more years on the contract.

Commissioner Daniels made a motion to pay the \$2,500 donation to the Braswell Memorial Library. Commissioner Wells seconded the motion. Motion carried.

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

Public Comments:

Mr. Evan Sokolove shared his point of view regarding the investigation into former-Chief Cathy Callahan, the termination of her employment, the media publicity he believes has impaired his ability to find new employment. He then asked for the Board to reinstate him to active law enforcement for the Town.

No motion was made.

Department Head Comments:

Officer DeShawn Taylor, Bailey Police Department: Provided law enforcement numbers for January – 63 business contacts, 48 business closing escorts, 6 calls for services, and 25 traffic stops. He also provided a quote for \$34,383.42 from Motorola Solutions for the upgrading of four radios. He wanted the Board to know that these hardware/software upgrades are due by the end of 2023. This is a Nash County compliance requirement. Officer Taylor is currently working on a grant through Firehouse Subs to help pay for this.

Zoning Administrator/Code Enforcer, Shawn Lucas: Mr. Lucas provided updates on various zoning/code enforcement matters in Town.

Town Administrator, Joel Killion: Mr. Killion re-addressed the Overman & Parks CPA contract for bookkeeping included in the Commissioner packets. He mentioned that the requested breakdown by the Board of the monthly and annual costs was also included in the packet. He also reviewed the reasons why the Town needs an outside/third-party bookkeeper/accountant for the following reasons: (1) To maintain current and accurate financial

information; (2) To protect the Town's interests; (3) To aid the identification of mistakes and possible fraud; (4) It is significantly cheaper than hiring a CFO, and (4) To improve accountability by having someone independent of us, of our unit of government, involved in the Town's financial affairs. This is what CPAs and auditors call "separation of duties." And, according to the recent Municipal Finance class he took through Wilson Community College, auditors like the separation of duties because it shortens and simplifies the auditing process.

Mr. Killion also shared that the total cost per year to hire Overman & Parks would be between \$11,888 and \$14,518, which would be much cheaper than hiring a full-time CFO with benefits.

Commissioner Daniels said that he remembers when Mrs. Becky Smith used to do all the tax stuff and everything in Town Hall. He also said he understands why it is important to do this, but he said he still has people complaining to him on why Town Hall isn't open 8:00 AM to 5:00 PM. He said that if we're going to do all these outside duties he thinks we still need to serve the town. He said some people can't make it here at certain times. He said that if Mr. Killion really wants this, then the Town needs to be open 8:00 AM to 5:00 PM.

Administrator Killion then apologized for giving the Board the impression that hiring a CPA was something he wanted. Instead, this is something recommended by the State and our auditors and is something he believes the Board overall sees the wisdom in. Moreover, he said that hiring a bookkeeper in this way is financially smart for a Town the size of Bailey.

Commissioner Daniels then said he believes hiring Overman & Parks CPA is something that needs to be done. He only asked that the Town be open 8:00 AM to 5:00 PM. He then added that the current Town staff has less duties than Mrs. Smith had in 2004.

Administrator Killion then invited anyone to shadow him Monday through Friday to see just how insignificant the job duties are compared to what they were in 2004.

Mayor Richards added that he would have nothing wrong with changing the Town Hall office hours. He mentioned that when people aren't here, the drop box is available for people to pay their bills. Also, bills can be paid online, over the phone or by mail.

Commissioner Wells shared that this is two separate issues and what is in front of us is hiring Overman & Parks CPA to keep the Town's books current so that we are no longer behind on our audits.

Commissioner Wells made a motion to approve the contract between the Town of Bailey and Overman & Parks CPA as presented. Commissioner Bisette seconded the motion. Motion carried.

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

Mayor Richards asked Commissioner Daniels if he wanted to make the motion to expand the Town Hall office hours to 8:00 AM to 5:00 PM.

Commissioner Daniels said that he recalls that the hours are set by the Mayor, to which the Mayor said he prefers what the Board wants. After this, no other comments were made by the Board.

Administrator Killion said he had no further comments.

Commissioner Comments:

Walter Wells: No comment

Richard Wilson: No comment

Dillon Bissette: No comment

Ervin Powell: No comment

Allen Daniels: Made a motion to replace the hydrant beside the Boy Scout's building for \$3,500 done by Envirolink. Commissioner Wells seconded the motion. Motion carried.

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

Commissioner Daniels then made a motion to replace the metering device at \$7,028 for the spray field. Commissioner Wells seconded the motion. Motion carried.

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

Mayor's Remarks:

No comment

Closed Session:

G.S. 143-318.11(a)(3) Attorney/Client Privileges
G.S. 143-318.11(a)(6) for Personnel Matters.

Commissioner Wells made a motion for the Board to go into Closed Session for Attorney/Client Privilege [G.S. 143-381.11(a)(3)] and Personnel Matters [G.S. 143-318.11(a)(6)]. Commissioner Wilson seconded. Motion carried.

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

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

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


Commissioner Daniels made a motion to raise Mrs. Wilma Sizemore's part-time hourly wage to \$18 an hour. Commissioner Wells seconded. Motion carried.

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

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

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

Meeting adjourned.



Thomas Richards, Mayor



Joel Killion, Town Administrator