

TOWN OF BAILEY MEETING MINUTES
REGULAR PUBLIC MEETING – 12/15/2025

This Regular Public Meeting of the Bailey Town Board was held at Bailey Town Hall on December 15, 2025 at 6:30 PM.

The following Board members were present: Mayor Owen H. Strickland II, Mayor Pro Tempore/Commissioner Walter Wells and Commissioners Dillon Bissette, David Evans, and Richard Wilson. Commissioner Ervin Powell was absent.

Also present: Town Administrator/Town Clerk/CFO Joel Killion, Zoning Administrator/Code Enforcer Shawn Lucas, Police Lt. Andy Cone, and Town Attorneys Mark Edwards.

Mayor Strickland called the meeting to order and welcomed everyone.

Invocation

Pledge of Allegiance

Re-Elected Commissioners Richard Wilson and Dillon Bissette were sworn-in by Superior Court Judge Timothy W. Wilson (District 7A).

Afterward, Commissioner Wilson expressed gratitude for being re-elected, while Commissioner Bissette thanked the citizens for trusting him with their vote for another four years.

Then, Mayor Strickland read his Christmas Address to the public.

Mayor Strickland then provided a brief recess to allow folks to leave who were unable to stay for the remainder of this meeting.

Adoption of Agenda:

Commissioner Evans made a motion to approve the Agenda as written with the modification of deleting item number 19 (Mayor's Remarks), and Commissioner Wilson seconded the motion. Motion carried.

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

Approval of Previous Meeting Minutes:

Commissioner Evans made a motion to adopt the regular public meeting minutes for November 17, 2025, and Commissioner Wilson seconded the motion. Motion carried.

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

Acceptance of Financials:

The Board of Commissioners accepted the Accounts Summary from KS Bank and the Budget vs Actual Report.

Administrator Killion notified the Commissioners that the three Southern Bank credit cards – replaced by the three new KS Bank credit cards when the Commissioners transitioned all of the Town’s bank accounts from Sothern Bank to KS Bank – were paid off and no longer have any activity on them and asked them what they would like for him to do with them.

After some discussion, Commissioner Evans made a motion to leave the credit cards open for three (3) more months, to have the Town Administrator investigate whether or not there would be a negative potential hit to the Town’s credit rating if the cards are closed, and to have him report back to the Board at the end of three months on whether there’s been any automatic activity on the cards. Commissioner Wilson seconded the motion. Motion carried.

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

Public Hearing:

None

Public Comments:

None

Administrative Reports:

Sewer & Water Department – Mr. Jesse Horne w/ Envirolink – Mr. Horne reviewed the Monthly Activity Report for December 2025 and highlighted the work being done to improve the accuracy of the influent and effluent flow numbers at the wastewater treatment facility. Sewer/Water Commissioner Wells and Commissioner Evans also provided some history on what all has been done and is being done to keep the lagoon low, to spray what can be sprayed, and to stay within the daily/monthly spray limits set by the State, with the intent to meet the demands of the sewer moratorium.

Cemetery & Landscaping Department – Mr. John Thompson, Owner/Operator of Top Notch Lawn Care – Mr. Thompson was absent.

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

Police Department – Lt. Andy Cone w/ the Bailey Police Department – Since Chief Gelo was not present, Lt. Cone reported of no major crimes in Bailey and updated the Board on the acquisition of the new 2025 Ford Police Interceptor and the 2018 Dodge Charger purchased from the Town of Stantonsburg. He also shared regarding the results of a toy drive that he spearheaded for the community and added that the Bailey Police Department, with a generous \$1,000 gift from KS Bank, will be conducting the Shop With A Cop program here in Bailey to bless four kids.

Administration – Mr. Joel Killion, Town Administrator/Town Clerk/CFO – Administrator Killion directed the Board’s attention to the *2025/2026 Budget Amendment #1*.

After some discussion, Commissioner Wells made a motion to approve Budget Amendment #1 for the 2025/2026 fiscal year budget as presented, and Commissioner Bisette seconded the motion. Motion carried.

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

Lastly, Administrator Killion shared regarding the *Agreement Between the Town of Bailey and Overman & Parks, CPAS, P.A.* for 2026 included in the Board packets. He then asked them to review it, to ask any questions they may have, and to please vote on it.

Commissioner Evans made a motion to accept the Agreement, and Commissioner Wells seconded the motion. Motion carried.

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

Mayor Pro Tempore/Commissioner Wells then commented that during a recent meeting with Mr. Rich Moore (our engineer with McDavid Associates) and folks from the Upper Coastal Plains Council of Governments (UCPCOG), they mentioned that, from a financial standpoint, that there are a lot of small municipalities in North Carolina that are way behind on their audits. And they added that the Town of Bailey has become the poster child for how to turn things around and handle catching town’s up on multiple years of late financial audits. With that said, he thanked Administrator Killion, the staff, and the Board for all their diligence and hard work in taking something that was very negative and turning it around to bring the Town current on its audits.

Administrator Killion added that they have a good team of people and that without Overman & Parks CPA, the Town of Bailey would not have been able to catch up on all its late audits as effectively and efficiently as it did. He also shared that they provide another set of qualified eyes to review and help manage the Town’s financial matters on a monthly, quarterly and annual basis, keeping us accountable every step of the way, as even the auditor has mentioned several times.

Committee Reports:

None

Old Business:

Hanover Street Parking – Commissioner Bisette shared that he reached out to Williams’ Paving to contact Administrator Killion so they can get together, walk the parking area, and see what options are available.

Review of Fee Schedule – Commissioner Wells said there was no movement on this at that time.

Follow-Up on Material Removal at the end of Reid Street – Mayor Strickland reported that this had been completed that day.

Project Scoping Change & Denial Letter – Mayor Strickland directed the Board’s attention to an email from the DEQ regarding its decision to not move \$90,816 of contingency funds from one completed project to another current project.

New Business:

5882 Pine Street Sewer Issue – Commissioner Wells provided some background information on this sewer-related matter and addressed some areas where the Town can improve how it handles scenarios of this nature.

Sewer/Water Projects Update – Mr. Richard Moore (Engineer with McDavid Assoc. Inc.) provided an update on the 0067 sewer project and shared that the \$5,850,043 bid from Jymco Construction Company, yet to be awarded by the Board of Commissioners, frees up \$2.3 million to further address sewer issues in Bailey.

After some discussion, Sewer/Water Commissioner Wells made a motion to approve the Resolution Amending Capital Project Budget and Awarding Construction Contracts of Sanitary Sewer Improvements Contract No. 21, and Commissioner Evans seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Wells: Aye, Evans: Aye, Wilson: Aye, Bissette: Aye. [Note: Mayor Strickland asked the Commissioners who voted Aye to raise their right hands high, due to the good news associated with this vote.]

Renewal of Permit No. WQ002560 from Division of Water Resources – Mayor Strickland asked the Board to review this document carefully and provide final approval for the renewal of this permit that was completed by Envirolink.

Sewer/Water Commissioner Wells shared that the information provided on this renewal form is not any different from the information previously provided.

Mr. John Greer (CFO w/ Envirolink) approached the podium and Commissioner Evans asked if he had noticed anything of concern when he reviewed this renewal form completed by Envirolink, and Mr. Greer said he did not see anything of concern.

Sewer/Water Commissioner Wells then made a motion that the Board direct Mayor Strickland to sign the 15A NCAC 02T .500 Wastewater Irrigation System Renewal Form as required by the State at this time, and Commissioner Evans seconded the motion. Motion carried.

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

DEQ, NOVs and Civil Penalties – Sewer/Water Commissioner Wells provided background on seven (7) Notices of Violations (NOVs) received this year from the Department of Environmental Quality (DEQ) and how they include civil penalty charges.

After discussion with the Board, Sewer/Water Commissioner Wells made a motion to pay the civil penalties as issued by the DEQ to resolve these NOVs, and Commissioner Wilson seconded the motion. Motion carried.

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

Logging in Town Limits – Mayor Strickland directed the Board’s attention to pictures included in their packets, showing private land in the town limits at O’Neal Street and Edge Street where logging had taken place. He then voiced disapproval of the mess that had been left and added that if part of his proposed Feed Schedule had been approved the Town would have gotten paid for this.

Zoning Administrator/Code Enforcer Lucas said he would look into this matter and discuss it with the property owner, requesting an update that can be provided to the Board. He also said he would bring this before the Planning Board.

Review and Organization of the Town Commission Responsibilities, Nomination and Election of Mayor Pro Tempore, & Review and Designation of Representation to UCPCOG – Mayor Strickland brought these two matters before the Board, asking them if they would like to make any adjustments to the various roles/responsibilities of the Commissioners and to who should fill the Mayor Pro Temp role.

Commissioner Evans made a motion to leave the current assignments in place for Mayor Pro Temp, for representative to the UCPCOG, and for the organizational responsibilities of each commissioner until the next election, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Evans: Aye, Wilson: Aye, Wells: Aye, Bisette: Aye. [Note: Mayor Strickland asked the Commissioners in favor of this motion to hold up their right hands during their vote.]

Commissioner’s Remarks:

Dillon Bisette – No remarks.

David Evans – Commissioner Evans provided an update on the Opportunity Zone discussion with the lobbyist and members of the Bailey Chamber of Commerce. He stated that there has been a delay in this process due to the government shutdown. But he gave some background to what was being discussed regarding the area of the Opportunity Zone. He also shared that two new contract were being drafted and would be provided to him and the Commissioners soon.

Mayor Strickland shared the ABC Board is looking for land in the Town of Bailey as disclosed in the recent county meeting.

He also said that he would like to be included in the discussion with the lobbyist prior to any additional contracts with them. He said that as the registered agent for the town, it would be nice to talk with them and would be more than appropriate.

Commissioner Evans commented that he didn't see that that was something that needed to be done at this point. He also said, regarding the ABC Board's interest in land in the Town of Bailey, that if they would like to get in touch with him on that, he can connect them with folks who own properties and who are talking about buying and selling buildings.

Ervin Powell – Absent.

Richard Wilson – No remarks.

Mayor Pro Tempore/Infrastructure and Sewer & Water Commissioner's Remarks: No remarks.

Mayor's Remarks: No remarks.

Closed Session:

None

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

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

Meeting adjourned.



Owen H. Strickland II, Mayor



Joel Killion, Town Administrator/Town Clerk/CFO