

TOWN OF BAILEY MEETING MINUTES  
REGULAR PUBLIC MEETING – 5/18/2026

This Regular Public Meeting of the Bailey Town Board of Commissioners was held at Bailey Town Hall on May 18, 2026 at 6:30 PM.

The following Board members were present: Mayor Owen H. Strickland II, Mayor Pro Tempore/Commissioner Walter Wells (who entered later in the meeting), and Commissioners Richard Wilson, Dillon Bissette, Ervin Powell, and David Evans.

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

Mayor Strickland called the meeting to order and welcomed everyone.

**Invocation**

**Pledge of Allegiance**

**Adoption of Agenda:**

Commissioner Bissette made a motion to approve the Agenda as presented, and Commissioner Wilson seconded the motion. Motion carried.

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

**Approval of Previous Meeting Minutes:**

Commissioner Bissette made a motion to approve the meeting minutes from the Regular Public Meeting on April 20, 2026, and Commissioner Wilson seconded the motion. Motion carried.

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

Commissioner Evans made a motion to approve the meeting minutes from the 26/27 Public Budget Workshop on May 4, 2026, and Commissioner Wilson seconded the motion. Motion carried.

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

**Acceptance of Financials:**

The Board of Commissioners accepted the Accounts Summary from KS Bank, the Budget vs. Actual Report, and the KS Bank Statement for the General Funding Checking Account for March 2026.

**Public Hearing:**

Zoning Administrator/Code Enforcer Shawn Lucas opened this hearing for a Text Amendment for Extension Outside Town Limits (Water/Sewer). He provided background on this amendment

and went over the draft of the amendment provided to the Commissioners for their review and consideration. This amendment would be added to Chapter 51: General Water and Sewer Provision Section 51:13 Extension Outside of Town Water/Sewer. (See attached for details)

Commissioner Evans made a motion to open the Public Hearing, and Commissioner Wilson seconded the motion. Motion carried.

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

Mayor Strickland opened the podium for Public Comments to whoever wished to speak on this Text Amendment:

- Mr. Charles Tyson approached the podium asked about the Town's ETJ (Extra-Territorial Jurisdiction) and asked clarifying questions about the Amendment.

Commissioner Bissette made a motion to close the Public Hearing, and Commissioner Powell seconded the motion. Motion carried.

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

Zoning Administrator/Code Enforcer Lucas provided additional information regarding this amendment and provided the Board with options to either approve, deny or table the amendment.

Commissioner Evans made a motion to approve the Amendment as presented, and Commissioner Powell seconded the motion. Motion carried.

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

Then, Zoning Administrator/Code Enforcer Lucas directed the Board attention to a Resolution he provided regarding a temporary 10-month moratorium on the acceptance, processing and approval of applications for data center developments within the Town of Bailey and its ETJ. He also provided some background on data center considerations and similar moratoriums in Nash County.

Commissioner Evans voiced concern that the definition of data centers, provided in Section 2 of the Resolution, was too broad and stated that the Board did not have enough information, one way or another, to make a decision. He shared that, according to the definition, there are data centers in the Town of Bailey already. And while this may not be the intent, he said that the definition would have to include these "data centers." He then suggested that this Resolution be tabled and that the language of the definition be adjusted.

Commissioner Bissette reminded the Board that this moratorium would, according to the Resolution, be "...in effect for a period of ten (10) months from the date of adoption, unless extended, modified, or repealed by the Town Board of Commissioners."

Commissioner Evans explained that this Resolution would severely limit businesses if they needed to bring servers into Town, based on the strict definition provided in the Resolution.

Zoning Administrator/Code Enforcer Lucas explained that this Resolution would simply place a limit on data centers related to AI.

Commissioner Evans reiterated that the Resolution does not say anything about AI in its definition or anywhere else. And he added that such a broad definition would open the Town to lawsuits as the Resolution would have us indiscriminately applying it based on a definition that is not concise.

Commissioner Bissette commented that this Resolution would merely place a pause on accepting applications for data centers and provide the Town time to research this matter further and craft a better Resolution, with a better definition for more long-term use.

Mayor Strickland shared that this Resolution would provide protection for the Town, seeing as it does not have an enormous legal budget, and would allow the Town to develop a solid Resolution before being approached by developers.

Commissioner Bissette made a motion to approve the Resolution as presented, and Commissioner Powell seconded the motion. Motion carried.

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

**Public Comments:**

**Mr. Charles Tyson** – Mr. Tyson thanked the Board for passing the Resolution related to data centers.

**Mr. Cecil Hawley** – Mr. Hawley thanked the Bailey Chamber of Commerce for the great job it did in planning and facilitating the 2026 N.C. Sweetpotato Festival. He added, though, that he heard complaints related to the Town being out of compliance with the Americans with Disabilities Act. He also asked that he receive a written explanation regarding a utility billing refund he claimed he was due. And finally, he voiced disapproval of the yard waste fee.

**Administrative Reports:**

**Sewer & Water Department – Envirolink** – Sewer/Water Commissioner Wells, who had just entered the meeting, reviewed Envirolink’s Monthly Activity Report included in the Board packets.

**Cemetery & Landscaping Department – Mr. John Thompson, Owner/Operator of Top Notch Lawn Care** – Mr. Thompson shared that the landscaping at the Cemetery, the spray field, in town, etc. all looked good. He also mentioned that Top Notch had done some extra work around Town to prepare for the festival.

**Regulatory Department – Mr. Shawn Lucas, Zoning Administrator/Code Enforcer** – Zoning Administrator/Code Enforcer Lucas provided a summary of code enforcement work done around town, thanking Top Notch for its help related to landscaping.

**Police Department** – Chief Adam Gelo shared a summary of law enforcement coverage provided for the 2026 N.C. Sweetpotato Festival and briefed the Board on updates related to the police department in general.

**Administration – Mr. Joel Killion, Town Administrator/Town Clerk/CFO** – Administrator Killion directed the Board’s attention to the 25/26 Budget Amendment #4 and asked the Board to review it for a vote.

Commissioner Wells made a motion to approve this budget amendment, and Commissioner Wilson seconded the motion. Motion carried.

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

Administrator Killion asked the Board for any directives related to Mr. Hawley’s comments.

Commissioners Powell and Wells asked Mr. Killion to research his utility billing refund issue and provide an explanation in writing to Mr. Hawley and the Board, per Mr. Hawley’s request. Then, the Board will be informed on the matter and vote on a solution.

Then, after some Board discussion regarding Mr. Hawley’s ADA compliance concerns, Commissioner Evans made a motion directing Mayor Strickland to consult with other mayors about how they made their streets handicap accessible, including the steps they took, the contacts or resources they used, and any grants they identified, and Commissioner Wells seconded the motion. Motion carried.

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

Mayor Strickland promised to have the report to the Board during the next meeting.

Regarding Mr. Hawley’s yard waste comment, Administrator Killion explained that the Town’s contractors, including Top Notch, are increasing their rates by 2% to 5% due to consumer price index increases, inflation, fuel costs, and other rising expenses. He stated that the Town pays approximately \$71,000 per year for yard waste collection services and charges citizens approximately the same amount to cover those costs. He further explained that the yard waste fee is intended to cover the actual cost of the service, unlike in the past when those costs were paid from general revenues with the hope that enough funds would remain to cover them.

He added that if the Board chose to discontinue the Town's yard waste collection and disposal service, citizens would become fully responsible for managing their own yard waste and all associated costs.

Administrator Killion then directed the Board's attention to the proposed FY 2026/2027 budget included in their packets and read the proposed budget message, as is his annual practice. He emphasized that no fund balance was needed to balance the proposed budget and noted that no fund balance had been needed thus far in FY 2025/2026 to cover expenditures, as promised in 2025.

He also informed the Board that the proposed budget would be available for public inspection from May 19 through June 15, providing approximately twice the amount of time required by state statute before the public hearing scheduled for June 15.

Afterward, Mayor Strickland asked the Board for permission to proceed into New Business, following by Old Business, out of courtesy to the two contractor – Meridian Waste and GFL Environmental – who were present.

**New Business:**

**Meridian Waste** – Mr. Reid Sasser, General Manager, introduced himself, provided a background history on Meridian Waste, reviewed the proposal that was provided to the Board members in their packets, and fielded questions.

**GFL Environmental** – Mr. Patrick Luce, Government Contracts Manager, introduced himself, reviewed the proposal for possible removal of recycling services, addressed concerns related to recent customer complaints, and fielded questions.

It was stated that Bailey is currently in a contract with GFL until April 30, 2027. The Board discussed the need to make a change soon – preferably before or soon after July 1 – by either switching companies or discontinuing recycling services or both.

Note: Commissioner Powell and Bissette left at this point of the meeting.

**Old Business:**

**WWTP Permit Renewal Discussion** – Mayor Pro Tempore/Commissioner Wells provided an update on the Town's work done in response to the NCDEQ's report from its inspection of the wastewater treatment plant (WWTP).

**Glover Street (Property Boundary Issue at O'Neal & Finch Streets** – Town Attorney Mark Edwards approached the podium and shared background information on this matter and explained the legal process the Board can take to resolve it. Then, Mayor Pro Tempore/Commissioner Wells delivered additional details to the Board and reviewed the survey map with the Commissioners.

After some discussion, the Mayor explained that the Board can vote to approve the Resolution on this issue, to deny it, or to postpone/table it.

Commissioner Wells made a motion, upon the presentation of a corrected Resolution, to approve the Resolution declaring the intention to consider the closing of Glover Street as presented with the changes requested, and Commissioner Evans seconded the motion. Motion carried.

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

**Emergency Generator Maintenance, Service & Implementation – Mayor Pro Tempore/Commissioner Wells** updated the Board that the work on the generator will be done by the July meeting, ready for use at the lift stations, wells, etc.

**Commissioner's Remarks:**

**Dillon Bissette** – No remarks.

**David Evans** – No remarks.

**Ervin Powell** – No remarks.

**Richard Wilson** – No remarks.

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

Mayor Pro Tempore/Commissioner Wells updated the Board on Ms. Tina Beddingfield's request for a refund of the \$669 Debt Setoff amount that was processed on April 7, 2026, to recover unpaid utility billing funds. He explained that Ms. Beddingfield formerly owned the Bonanza Grill on Hanover Street and that, when she closed the business, she did not disconnect utility services with the Town. As a result, charges continued to accrue over several months in 2020, leaving a balance of \$3,072.76 on the account.

Commissioner Wells then directed the Board's attention to documents included in the Board packets by Administrator Killion, which showed the Town's written attempts in 2022 to notify Ms. Beddingfield of the matter. He stated that Ms. Beddingfield said she did not receive those letters because she had closed her Post Office box when she closed the restaurant and did not provide the Town with a forwarding address. He added that she is now seeking relief.

Mayor Strickland noted that Debt Setoff would continue to garnish Ms. Beddingfield's tax returns until the full amount is paid.

Commissioner Wells then asked the Board to weigh in on the matter.

Commissioner Evans asked Administrator Killion what Ms. Beddingfield was specifically requesting. Administrator Killion stated that she was requesting a refund of the \$669 already collected and that it was inferred she also wanted the remaining balance to be forgiven.

Administrator Killion stated that whatever decision the Board made should be one that could be enforced fairly and consistently for everyone, in keeping with the Board's wishes.

After discussing several options and considering the unique circumstances, Commissioner Wells made a motion directing Town staff and the Town Attorney to remove the customer's remaining debt from NC Debt Setoff and notify Ms. Beddingfield that the Town would not refund the \$669 already collected, but would forgive the remaining balance. Commissioner Wilson seconded the motion. Motion carried.

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

Mayor Pro Tempore/Commissioner Wells alerted the Board to a sewer issue at Brock's Equipment a few months ago. He mentioned that it was discovered in the process that Brock's Equipment had been paying water fees for a very long time and asked the Board to think about how this can be resolved so the Board can make a quality decision.

**Mayor's Remarks:**

Due to the lateness of the hour, Mayor Strickland said he would deliver his remarks during the next meeting.

**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, Wells: Aye.

Meeting adjourned.

  
Owen H. Strickland II, Mayor

  
Joel Killion, Town Administrator/Town Clerk/CFO