

TOWN OF BAILEY MEETING MINUTES
REGULAR PUBLIC MEETING – 1/20/2026

This Regular Public Meeting of the Bailey Town Board of Commissioner was held at Bailey Town Hall on January 20, 2026 at 6:30 PM.

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

Mayor Owen H. Strickland II was absent.

Also present: Town Administrator/Town Clerk/CFO Joel Killion, Police Chief Adam Gelo, Lt. Andy Cone, and Town Attorney Nick Berry.

Zoning Administrator/Code Enforcer Shawn Lucas was absent.

Mayor Pro Tempore/Commissioner Walter Wells 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 Powell seconded the motion. Motion carried.

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Bissette: Aye, Powell: Aye, Wilson: Aye, Evans: Aye.

Approval of Previous Meeting Minutes:

Commissioner Bissette made a motion to accept the regular public meeting minutes from December 15, 2025, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Bissette: Aye, Wilson: Aye, Powell: Aye, Evans: Aye.

Acceptance of Financials:

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

Town Administrator/Town Clerk/CFO Joel Killion directed the Board's attention to the General Fund Checking Account, which had a balance of \$138,825.56. He then asked them if they would allow him to transfer excess funds as needed above \$50,000 to the General Fund Money Market, which yields a higher interest rate return, so as to maximize the Town's revenues. He

said that keeping excess funds in the higher interest-bearing accounts would help limit future tax increases as much as possible.

Commissioner Bissette made a motion to move the excess funds above \$50,000 out of the General Fund Checking account to the General Fund Money Market account, and Commissioner Powell seconded the motion. Motion carried.

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Evans: Aye, Powell: Aye, Wilson: Aye, Bissette: Aye.

Public Hearing:

None

Public Comments:

None

Administrative Reports:

Sewer & Water Department – Envirolink – Mr. Horne was not present, and Mayor Pro Tempore/Commissioner Wells, who oversees the Sewer & Water Department, said he would provide comments during his remarks.

Cemetery & Landscaping Department – Mr. John Thompson, Owner/Operator of Top Notch Lawn Care – Mr. Thompson shared that everything was going well to prepare with Mayor Pro Tempore/Commissioner Wells and Envirolink for the DEQ’s Compliance Inspection scheduled for the following week. He also reported on the minimal landscaping needs being handled in town and at the Bailey Cemetery due to the cold weather.

Regulatory Department – Mr. Shawn Lucas, Zoning Administrator/Code Enforcer – Zoning Administrator/Code Enforcer Lucas was absent.

Mayor Pro Tempore Wells read an email from Lucas providing an update on the Planning Board and ongoing code enforcement matters.

Police Department – Chief Gelo provided some statistical data on various police activities over the last month. He then informed the Board that the Flock security camera grant the department was applying for included a recurring \$15,000 annual subscription cost, which he felt was excessive. He shared that he believed it would be better use that money for other things for the Police Department.

He also shared that he already has access to the Flock system in Nash County, which is planning to add cameras to the southern end of the County, which will further benefit the Bailey Police Department without any cost to Bailey.

Then, he closed by sharing that the police department received new tasers from the Nash County Sheriff's Department. As a result, this win for the Town allowed his department to save money in their budget that was intended for the purchase of new tasers.

Commissioner Bissette, who oversees the Bailey Police Department, stated that he shared Chief Gelo's reservations about applying for the grant and recommended discontinuing pursuit of the grant.

Administration – Mr. Joel Killion, Town Administrator/Town Clerk/CFO – Administrator Killion provided the Board with an updated copy of the Town's Debt Roster, showing loans that have been paid off and loans the Town is still paying. He also recommended that the Board may want to consider tackling the four (4) remaining loans more aggressively, starting with the smaller loans first.

He then presented a quote for the repair of a single window pane at the Town's garage and request Board direction on whether to proceed.

After that, he presented two quotes from Williams' Paving, which provided two options for street work to be done on Hanover Street. He recommended that the Board consider the first quote, which proposed the removal and disposal of the parking bumpers and the installation of a double yellow line from intersection to intersection.

After some Board discussion, Commissioner Bissette made a motion to proceed with the \$1,000 estimate to remove and dispose of the concrete parking bumpers and install the yellow lines on Hanover Street from intersection to intersection, and Commissioner Evans seconded the motion. Motion carried.

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Bissette: Aye, Evans: Aye, Powell: Aye, Wilson: Aye.

Then, Administrator Killion directed the Board's attention to a document from Mr. Josh Hawley of 120 Water, regarding the completion of the Lead Service Line Inventory (LSLI), completed by 120 Water and Envirolink and paid for by grant funds, with zero cost to Bailey. He asked the Board to review/discuss the enclosed Statement of Work (SOW) and vote on it.

Commissioner Evans made a motion to accept the LSLI contract proposal from 120 Water, which will assist with the material classification of 279 water service locations in town at no cost to the Town of Bailey, and Commissioner Bissette seconded the motion. Motion carried.

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Evans: Aye, Bissette: Aye, Powell: Aye, Wilson: Aye.

Finally, Administrator Killion asked the Board to review, discuss, and vote on the 2025/2026 Budget Amendment #2 included in their packets.

Commissioner Bisette made a motion to accept the 2025/2026 Budget Amendment #2 as presented, and Commissioner Powell seconded the motion. Motion carried.

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Bisette: Aye, Powell: Aye, Evans: Aye, Wilson: Aye.

Commissioner Evans and Mayor Pro Tempore/Commissioner Wells discussed the benefits of and need to seriously consider paying down the aforementioned debts for the long-term good of the Town of Bailey.

Committee Reports:

None

Old Business:

Hanover Street Parking – No further discussion was necessary.

Review of Fee Schedule – Mayor Pro Tempore/Commissioner Wells asked Administrator Killion to share regarding an upcoming meeting with the Rural Water Association to conduct another Rate Study for the Town. This study would determine if the Town’s sewer and water related rates in its Fee Schedule are where they ought to be and what steps need to be taken to get them where they should be if they need to be adjusted in any way. He reminded everyone that the Town’s revenues (taxes and fees alike) had not been regularly and appropriately increased each year as expenses went up for many years, which put the Town of Bailey into an increasingly dangerous financial condition. He added that the State of North Carolina had previously expressed concern about this trend.

Mayor Pro Tempore/Commissioner Wells added that having this completed rate study in hand will help the Board make more informed decisions regarding any needed adjustments to the current Fee Schedule.

Logging in Town Limits – Mayor Pro Tempore/Commissioner Wells provided a brief update and explained that, from a Code Enforcement point of view, nothing could be done to address this.

New Business:

Wesley Privette Memorial Library – Ms. Melissa Corso, Library Director for the Braswell Memorial Library, came to the podium to address and dispel the widespread rumor that the Bailey Library is closing. She stated that the Library has no plans whatsoever to close. She thanked the Town for its support and provided a preview of events and projects currently in development to enhance the Library’s involvement in the community. She also shared that the Library is very interested in participating in any upcoming Town events.

She further explained that the agreement between the Library and the Town expires in June 2026 but will auto-renew as-is unless both parties decide to renegotiate the agreement. She reminded the Town that it is responsible for building, lawn, and tree maintenance.

Ms. Stacie Shatzer, a Library Board Member, was also present to show support for Ms. Corso and the information she shared.

Mayor Pro Tempore/Commissioner Wells thanked Ms. Corso for coming and dispelling the rumor and thanked her for everything she was doing for Bailey and the broader community. He also shared that the rumor regarding the closure of the Country Doctor Museum was also wrong and added that it may be under new stewardship by mid-year.

Commissioner's Remarks:

Dillon Bisette – No remarks.

David Evans – Commissioner Evans shared that a second proposed contract was received by the Lobbyist that seems to be in addition to the original Board-approved contract. He stated he would review it closely and added that he wanted to be sure they fulfilled the first task the Board gave them before going on to something else.

Ervin Powell – No remarks.

Richard Wilson – No remarks.

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

Mayor Pro Tempore/Commissioner Wells reviewed the wastewater treatment center numbers on the Monthly Activity Report provided by Envirolink.

He then shared – on behalf of Zoning Administrator/Code Enforcer Lucas, since he was still absent at this point in the meeting – an update on 6067 Pine Street, the Cameron Crossing development, and the 2030 Future Land Use Plan.

He also provided background information on some sewer-related issues around town that need to be addressed and may be addressed by the upcoming sewer projects. He said he would speak with the engineer to see if these issues could be resolved with the upcoming projects.

Then, he asked if a commissioner would be able to take over his responsibilities over Streets & Trees for the remainder of 2026. He said that there are several street signs and traffic signs all over town that are damaged, fallen or missing and need to be inventoried and repaired or replaced. And he shared that there are large trucks driving through town that are damaging roads and signs, as well as fire hydrants. With that all said, he said that the sewer/water projects are going to eat-up all his time over the next year and this is why he needs someone to take the Streets & Trees department over.

Finally, he (with Commissioner Evan's help) gave an update on where the upcoming three (3) sewer and water projects were at that time.

Mayor's Remarks:

Absent

Closed Session:

None

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

Vote: Mayor Pro Tempore/Commissioner Walter Wells: N/A, Commissioner Powell: Aye, Evans: Aye, Bisette: Aye, Wilson: Aye.

Meeting adjourned.



Owen H. Strickland II, Mayor



Joel Killion, Town Administrator/Town Clerk/CFO