

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 12/11/2023

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on December 11, 2023, at 7 PM.

The following members of the Bailey Town Board were present: Mayor Thomas Richards, Mayor Pro Temp/Commissioner Walter Wells, and Commissioners Richard Wilson, Ervin Powell, and David Evans.

Also in attendance was Town Administrator Joel Killion.

The following member of the Bailey Town Board were absent: Commissioner Dillon Bissette

Called the meeting to order and welcomed guests:

Mayor Richards called the meeting to order and welcomed the guests.

Commissioner Powell delivered the invocation.

Mayor-Elect Owen H. Strickland II and Re-Elected Commissioners Walter Wells, Ervin Powell and David Evans were sworn-in by Superior Court Judge Timothy W. Wilson (District 7A).

Mayor Strickland then proceeded to direct the Board's attention to a document included by him in the Commissioner's packets containing his proposal regarding the organization of the Commissioner's Roles and Responsibilities. He then asked the Board if anyone had a nomination for Mayor Pro Tem.

Commissioner Evans nominated Commissioner Walter Wells. Commissioner Powell seconded the nomination. Motion carried.

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

Mayor Strickland then reviewed the document he included in the Commissioner's packets and asked the Board for feedback.

Mayor Pro Tem/Commissioner Wells stated that Commissioner Dillon Bissette, who was absent due to sickness, requested to remain as Police Commissioner. Commissioner Wells also added that he wanted to formally request that Commissioner Evans assist him with his duties, since they are considerable, to provide additional continuity, involvement, knowledge.

Mayor Strickland asked for a motion to accept his written proposal related to the organization of the Commissioners' roles and responsibilities.

Mayor Pro Tem/Commissioner Wells made the motion. Commissioner Evans seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioners Well: Aye, Evans: Aye, Wilson: Aye, Powell, Aye.

Mayor Strickland then recessed the meeting for a 15-minute intermission.

Public Hearing(s):

None

Approval of meeting minutes and financials:

Mayor Pro Tem/Commissioner Wells made a motion to approve the meeting minutes, and Commissioner Evans seconded the motion. Motion carried.

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

Mayor Pro Tem/Commissioner Wells made a motion to accept the financials, and Commissioner Powell seconded the motion. Motion carried.

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

Agenda:

Mayor Strickland asked for Police Chief Adam Gelo to provide his updates to the public at this time so he can then be free to resume his patrolling of the town for the rest of the evening.

Chief Gelo stated that the Police Department now has seven sworn officers, with one in the queue who should be ready soon. And we are currently running two shifts that are providing coverage for the Town. It is also on the department's radar to update its policies and procedures.

Planning Board: Zoning Administrator Shawn Lucas shared that there was a public hearing back in October regarding a text amendment for Ms. Strickland to allow auto leasing as a Special Use in the Town Center. He asked that the Board vote on this.

Mayor Pro Tem/Commissioner Wells ask Zoning Administrator Lucas if this was a vote to amend the Use Table itself in the Planning Book to allow auto leasing as a Special Use in the Town Center District. Zoning Administrator Lucas said that that is correct. Mayor Pro Tem/Commissioner Wells also added that if this ends of as an approved use in that district, then anyone who wants to seek permission to do auto leasing in Town Center will have to do the same process and go before the Board of Adjustments to seek that Special Use Permit.

Commissioner Powell made a motion to approve the Statement of Consistency by the Planning Board and adopt this as a Special Use Permit, and Commissioner Evans seconded the motion. Motion carried.

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

Zoning Administrator Lucas then spoke about the two requests that came before the Board of Commissioner on November 13, during the Public Hearing, regarding rezone requests by Mr. Mario P. This request then went before the Planning Board on November 20. The Planning Board requested a 30-day extension from the Board of Commissioners for additional time to review the requests.

Mayor Pro Tem/Commissioner Wells made a motion to give the Planning Board an additional 30 days extension to review this rezoning request, and Commissioner Wilson seconded the motion. Motion carried.

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

EnviroLink: Mr. Andrew White (the Director of Operations) was not present due to illness.

Mayor Pro Tem/Commissioner Wells shared that the spray field at the wastewater treatment facility (WWTF) needs to be reseeded with a better type of grass so as to promote better absorption of the wastewater being sprayed on the field. He then directed the Board's attention to a quote from McLamb's Lawn Service to address this issue for \$1,560.

Commissioner Evans made a motion to approve the estimate for the reseeded of the spray field for \$1,560, and Commissioner Wilson seconded the motion. Motion carried.

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

Mayor Pro Tem/Commissioner Wells then directed the Board's attention to another proposal in their packets for the moving of the effluent meter gauge in the WWTF house to the wall behind the desk so it is much more assessable by personnel. This proposal is by Carolina Technical Services for \$731.24.

Commissioner Evans made a motion to approve this proposal, and Commissioner Wilson seconded the motion. Motion carried.

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

Top Notch Lawn Care: Mr. John Thompson (Owner/Operator) was not present due to being held up at a Christmas play at his child's school.

Old Business:

Advisory Committees Update – Mayor Pro Temp/Commissioner Wells shared regarding the Advisory Committee Meetings and its work with the DEQ to rehab various aspects of the WWTF and update various operating procedures. He also mentioned that he and Envirolink are working on getting Well #1 back online.

Commissioner Wilson said he had not hosted any other Cemetery Advisory Committee meetings since the first one on November 2, 2023.

Commissioner Powell said didn't create an Advisory Committee because no one applied to become a part of it. So, he said he will just work with the Planning Board/Board of Adjustments.

Commissioner Evans said that he will help Mayor Pro Temp/Commissioner Wells with his public works responsibilities. He also said that he will be working with Town Administrator Killion on gathering an Advisory Committee for Economic Development, Planning and Projects.

RR Bridge/Sandford Street Issue – Mayor Pro Temp/Commissioner Wells stated that the State is waiting on the Town to decide on whether or not it will take over the portion of 581 that goes under the RR bridge. He also said that he believe the Town can handle it.

New Business:

2024 Town Hall Holiday Schedule – Town Administrator Killion reviewed the documentation included in the Board of Commissioners' packets and asked the Board to vote on the proposed schedule.

Commissioner Powell made a motion to approve the schedule, and Commissioner Wilson seconded the motion. Motion carried.

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

2023 Christmas Bonuses – Town Administrator Killion presented a proposal to pay each staff member in Town Hall, as well as Police Chief Gelo and Officer Taylor, a \$500 Christmas bonus.

Commissioner Powell made a motion to approve the Christmas bonuses for 2023, and Commissioner Evans seconded the motion. Motion carried.

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

Mayor Strickland stated that since the 2023 Christmas bonuses do not include the new officers who have recently come on board with Bailey, he wondered if the Town Board would consider

doing something for them to welcome them to our Town, to thank them for their work and as a way to say Merry Christmas.

Town Administrator Killion suggested that \$100 Visa gift cards could be purchased for each of the officers.

Commissioner Powell made a motion to approve the gift cards, and Commissioner Evans seconded the motion. Motion carried.

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

Public Comments:

No one signed up to speak and no one spoke up to speak, as allowed by Mayor Strickland.

Department Head Comments:

Zoning Administrator/Code Enforcer, Shawn Lucas: Zoning Administrator Shawn Lucas stated that a Planning Board meeting is planned for January 8, 2024 at 7pm, preceded by a Public Hearing at 6:30pm.

Bailey Police Department: No present.

Town Administrator, Joel Killion: Town Administrator Killion mentioned that there is a fallen tree on a water drain/easement beside Mr. Jerry Bissette's home and asked the Board to consider having it cut up and removed by Top Notch Lawn Care for \$1,200.

Commissioner Evans suggested that we ask Mr. Glenn Perry, who has a business across the street from Mr. Bissette's shop, if he would be willing to handle the tree, since he uses wood like that all the time in his business.

Town Administrator Killion said he would certainly reach out to Mr. Perry.

Commissioner Powell made a motion that if Mr. Perry does not want to remove the tree, then the Town would proceed with having Top Notch remove it for \$1,200, and Commissioner Wilson seconded the motion. Motion carried.

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

Commissioner Comments:

Dillon Bissette: No comment.

David Evans: Commissioner Evans stated that he will begin developing the Economic Development & Planning Advisory Committee.

Ervin Powell: No comment.

Richard Wilson: No comment.

Walter Wells: No comment.

Mayor's Remarks:

Mayor Strickland passed out a proposed mission statement to the Board members, read it aloud for all present, and asked the Board to please review it throughout January in preparation for the Board of Commissioners' meeting in February. He also asked that the citizens be given the opportunity chew on this statement and to provide public comments on it, preferably in writing, to get their ideas.

Commissioner Evans made a motion to provide the month of January as a public comment period for the proposed Mission Statement so that it can then be revisited at the Commissioner meeting in February, and Commissioner Wilson seconded the motion. Motion carried.

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

Mayor Strickland read a statement thanking the citizens of Bailey for allowing him to serve them as mayor and provided a preview of some of what he intends to work on to help Bailey progress into the future.

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

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

Meeting adjourned.


Owen H. Strickland II, Mayor


Joel Killion, Town Administrator