

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 11/18/2024

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on November 18, 2024, at 7 PM.

The following members of the Bailey Town Board were present: Mayor Owen H. Strickland II, and Commissioners Walter Wells, Richard Wilson, Ervin Powell, and David Evans.

Also present: Town Administrator Joel Killion and Town Attorney Mark Edwards.

Called the meeting to order and welcomed guests:

Mayor Strickland called the meeting to order and welcomed everyone.

Invocation & Pledge of Allegiance

Public Hearing(s):

None

Approval of meeting minutes and financials:

Commissioner Wilson made a motion to approve the meeting minutes for the Regular Meeting on 9/16/2024, and Commissioner Powell seconded the motion. Motion carried.

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

The Board of Commissioners accepted the financials as provided.

Agenda:

N.C. League of Municipalities: Ms. Susan McCullen provided an update on how the Accounting Instruction & Mentoring Program, as approved by the Board of Commissioners, has progressed in assisting the Town.

Envirolink: Mr. John Greer (CFO for Envirolink) presented the Monthly Activity Report for September 2024 and provided a brief update on some of the work orders currently being completed in Town.

Commissioner Evans mentioned the need to proceed immediately with the replacement of the effluent meter at the WWTP and Town Administrator Killion provided the Authorization to Proceed on this replacement from Envirolink at a cost of \$5,515. Then, Commissioners Wells and Evans mentioned the need to increase this amount in the motion to \$8,000 in case of any unforeseen expenses.

Commissioner Wells made a motion to appropriate \$8,000 to cover the cost of installing the new effluent meter at the WWTF along with any other needed expenses for the installation, and Commissioner Evans seconded the motion. Motion carried.

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

Top Notch Lawn Care: Mr. John Thompson (Owner/Operator) provided an update on work done in Town, at the cemetery, and at the WWTP.

Old Business:

6571 Peele Road/Lee Street Drainage Issue – Mayor Strickland brought this before the Board again due to receiving another email from the property owner. Then, Commissioner Wells and Mr. John Thompson discussed options for resolving this issue.

ARP Deadline – Mayor Strickland directed the Board’s attention to a copy of an email from the N.C. League of Municipalities regarding the ARP deadline. Then, Commissioner Evans stated that the engineer informed them that there should be no trouble meeting this deadline for the two sewer rehab projects that are forthcoming.

New Business:

TextMyGov – Mayor Strickland directed the Board’s attention to the document in their packets related to TextMyGov, which allows citizens to interact with the Town through text messaging, Some members of the Board discussed the pros and cons of this proposed product for the Town and concluded that this should be tabled until it is studied further.

Lead Service Line Inventory – Mayor Strickland presented a proposal from Envirolink to conduct a lead service line inventory and provided background on why the NCDEQ is requiring this inventory to be done. Then, the Board discussed with Mr. John Greer and Town Attorney Edwards what would be needed to complete this inventory.

Commissioner’s Reports Re: Dept. Operations – Jan. 21, 2025 (Pursuant to Ch. 31.01 of Ordinances) – Mayor Strickland informed the Board of his mandate to request reports from each Commissioner regarding operations over the past year in the various departments they oversee and that these reports be provided within 30 days of the end of the year. He shared that these reports will then be collected on or about January 21st and presented to all the Board members pursuant to this Ordinance.

Public Comments:

No public comments.

Closed Session:

No closed session.

Department Head Comments:

Zoning Administrator/Code Enforcer, Shawn Lucas: Zoning Administrator/Code Enforcer Shawn Lucas provided an update on zoning/code enforcement related items in town.

Bailey Police Department: Police Chief Gelo provided an update on law enforcement related items in town.

Town Administrator, Joel Killion: Administrator Killion provided an update on the 23/24 FY Audit, presented the 2025 Board of Commissioner Regular Meeting Schedule and the 2025 Holiday Schedule, and asked the Board to review and vote on the Proposed 2024 Christmas Bonuses document included in their Commissioner packets.

Commissioner Wilson made a motion to approve the 2024 Christmas Bonuses, and Commissioner Powell seconded the motion. Motion carried.

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

Commissioner's Remarks:

Dillon Bissette: Not present.

David Evans: Commissioner Evans shared that while there is nothing definitive to report, there is activity around Town from people looking to invest in Bailey.

Ervin Powell: No remarks.

Richard Wilson: No remarks.

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

Mayor Pro Tempore/Commissioner Wells shared that he has spoken with individuals who have spoken with business people interested in investing in Bailey and then said that this is why the Board needs to get Bailey's house in order to prepare for growth.

Mayor's Remarks:

Mayor Strickland provided an update on the Town's grant-related work with Witt O'Briens and reminded the Board of the proposal from Mr. Brad Thorne (electrician) for the replacement of lights at Town Hall. He then directed the Board's attention to the "Policy Directive: A-24" document provided to the Commissioners.

Mayor Pro Tempore/Commissioner Wells made a motion to adopt Policy Directive: A-24, which says, "Effective 11-19-2024 at 8:00 am, due in part to the expense of the taxpayers and to limit the Town of Bailey's potential liability, representatives or employees of the Town of Bailey shall not meet or contact the Town of Bailey Attorney without a Commissioner and/or the Mayor of the Town of Bailey present."

Mayor Strickland said he had a motion and asked for a second.

Then, a conversation was had between Commissioner Powell, Mayor Strickland, and Mayor Pro Tempore/Commissioner Wells, which led to Wells withdrawing his motion.

Commissioner Evans made the motion to adopt Policy Directive: A-24, and Commissioner Wilson seconded. Motion carried, with Commissioner Powell opposed.


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

Mayor Strickland then, on a separate matter, directed the Board's attention to a Proposed Non-Disclosure Agreement (NDP) Language document for the Board to review to address later for future use if needed.

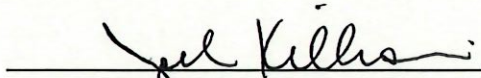
Commissioner Evans made a motion to adjourn the meeting, and Commissioner Wilson seconded. Motion carried.

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

Meeting adjourned.



Owen H. Strickland II, Mayor



Joel Killio, Town Administrator