

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 6/16/2025

The Regular Meeting of the Bailey Town Board was held at Bailey Town Hall on June 16, 2025, at 6:30 PM.

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

Also present: Town Administrator/Town Clerk/CFO Joel Killion, Zoning Administrator/Code Enforcer Shawn Lucas, Police Chief Adam Gelo, 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 Hearings:

Additional Standards for Zoning Ordinances – Mayor Strickland asked for a motion to open the public hearing for this matter.

Commissioner Bissette made a motion to open the Public Hearing for the *Additional Standards to the Table of Allowed Use Section of the Town of Bailey Zoning Ordinances for Entertainment Indoor*, and Commissioner Wells seconded the motion. Motion carried.

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

Zoning Administrator/Code Enforcer Lucas asked Mayor Strickland to open the podium for Public Comments.

When no one stepped forward for Public Comments, the Mayor asked for a motion to close the Public Hearing.

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

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

Zoning Administrator/Code Enforcer Lucas then recommended to the Commissioners that these additional standards to the Table of Allowed Use Section of the Bailey Zoning Ordinances for Entertainment Indoor be sent to the Planning Board to review during their next scheduled meeting on July 14 and to write a statement of consistency for the Board of Commissioners to consider on July 21.

Commissioner Wells made a motion to send these additional standards to the Planning Board for its review and recommendation, and Commissioner Powell seconded the motion. Motion carried.

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

Zoning Administrator/Code Enforcer Lucas then proceeded to the second portion of this Public Hearing regarding *Additional Standard to the Table of Allowed Use Section of the Town of Bailey Zoning Ordinances for Bars, Entertainment Outdoor, Massage Therapy, Adult Establishments and Pawn Shops*. He read through key proposed updates in the Additional Standards documents provided to the Commissioners and then asked the Mayor to open the Public Hearing for this matter.

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

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

Mayor Strickland opened the floor for Public Comments. However, when no one stepped forward for Public Comments, the Mayor asked for a motion to close the Public Hearing.

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, Wilson: Aye, Wells: Aye.

Then, Zoning Administrator/Code Enforcer Lucas read the Planning Board's Statement of Consistency and Reasonableness, after which the Board voted on the matter.

Commissioner Bissette made a motion to accept the Planning Board's Statement of Consistency and Reasonableness for the Additional Standards for the Zoning Ordinances as presented, and Commissioner Powell seconded the motion. Motion carried.

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

Revision of Ch. 34 to General Ordinance – Mayor Strickland directed the Board's attention to the "Chapter 34: Finance and Purchasing" document received that same evening and proceeded to read it aloud before the Public Hearing.

Then, Commissioner Bissette made a motion to open the Public Hearing, and Commissioner Wells seconded the motion. Motion carried.

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

Mayor Strickland opened the floor for Public Comments. However, when no one stepped forward for Public Comments, the Mayor asked for a motion to close the Public Hearing.

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

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

Commissioner Wells highlighted the need to update and expand Chapter 34 as it currently exists in the Town's Ordinances. However, due to Commissioner Evans' absence and the need to take a very careful approach in reviewing this proposed update to Chapter 34, he suggested that the Board table this matter until next month. With that said, he thanked the Mayor for his hard work in preparing the proposal.

Commissioner Wells made a motion to table this until next month's meeting as an item of discussion, and Commissioner Bisette seconded the motion. Motion carried.

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

Proposed 2025/2026 Fiscal Year Budget – Town Administrator Killion directed the Board's attention to the budget documents included in their packets and reviewed key points for their consideration.

Next, Commissioner Bisette made a motion to open the Public Hearing, and Commissioner Wells seconded the motion. Motion carried.

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

Mayor Strickland opened the floor for Public Comments.

Mr. Michael Turner then stepped up to the podium to voice his disapproval of the property tax increase.

Then, when no one else stepped forward to comment, Commissioner Wells made a motion to close the Public Hearing, and Commissioner Bisette seconded the motion. Motion carried.

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

Mayor Strickland decided to move the vote on the Proposed 2025/2026 Fiscal Year Budget to New Business portion of the meeting.

Acceptance of meeting minutes and financials:

Commissioner Wells made a motion to accept the regular meeting minutes as presented from the 5/19/2025 Board of Commissioner's meeting, and Commissioner Powell seconded the motion. Motion carried.

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

The Board of Commissioners accepted the Deposit Accounts Balances Summary from Southern Bank, the Accounts summary from KS Bank, and the Budget vs Actual Report for 6/13/2025 as presented.

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

Mayor Pro Tempore/Commissioner Wells provided an update on where the Town is in its efforts to rehabilitate its sewer and water systems, with the goal of getting off the sewer moratorium so that Bailey can grow.

He then shared that in January the Board had voted to utilize Partner Services to provide oversight associated with the operation of the wastewater treatment plant and the wells to look at our meter readings and see where our deficiencies are. Thankfully, the meters have been calibrated so that they are now working properly. With that said, he shared that these temporary efforts from Partners Services have helped the Town greatly and are now on hold, pending any further assistance needed and approved by the Board.

Finally, he provided a brief update on his and the Mayor's current efforts to participate with the Wooten Company, Nash County, Middlesex, etc. in developing a regional waste treatment plant for Southern Nash.

Agenda:

Envirolink: Mr. John Greer (CFO for Envirolink) presented a brief update on sewer and water-related matters in Town. Sewer & Water Commissioner Wells then provided clarity to the Board regarding some of the meter and free-board readings shown in the Monthly Activity Report provided by Envirolink for this meeting.

Top Notch Lawn Care: Mr. John Thompson (Owner/Operator) presented a brief PowerPoint presentation of what Top Notch has been doing to service Bailey over the last few months.

Presentation of A.I.M. Program Completion Certificate – Mrs. Susan McCullen (Accounting Assistance Consultant with the N.C. League of Municipalities) provided a summary of how the A.I.M. Program has serviced Bailey over the previous year. She then present two awards: A plaque to the Town of Bailey for successfully participating in the A.I.M. Program and a Certificate of Achievement to Town Administrator Killion for personally completing the year-long A.I.M. Training Program as part of the League's Municipal Accounting Services.

Old Business:

Capital Project Ordinance for the 2020 CWSRF (Project # VUR-W-ARP-0026) – Mayor Pro Tempore/Commissioner Wells said we needed to hold onto this document until further clarity can be provided.

NCDOT – Bailey Bridge – Mayor Strickland directed the Board's attention to a Resolution included in their packets that was requested by the NCDOT on this matter and then proceeded to read it aloud.

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

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

Water Rate Discussion - Mayor Pro Tempore/Commissioner Wells and the Mayor agreed to discuss this with the County.

New Business:

Before proceeding with New Business, the Mayor read a portion of the Town's Charter regarding the absence of voting members of the Board of Commissioners and suggested – due to the importance of the forthcoming vote on the Budget – that the Board vote to excuse Commissioner Evans.

Mayor Pro Tempore/Commissioner Wells and Town Attorney Edwards both agreed that this was not necessary because the language the Mayor read from the Charter deals with excusing members who were already present but had to leave. And since Commissioner Evans was not present, he did not need to be excused.

Fund Balance Policy – Town Administrator Killion read the Policy and then the Mayor asked for a vote from the Board.

Commissioner Wells made a motion to approve the Policy, and Commissioner Powell seconded the motion. Motion carried.

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

2025/2026 Fiscal Year Budget Proposal – Mayor Strickland asked for a vote from the Board on the Budget.

Commissioner Wells made a motion to approve the 2025/2026 FY Budget as recommended, and Commissioner Bissette seconded the motion. Motion carried.

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

2024/2025 FY Budget Amendment #6 – Town Administrator Killion summarized the amendment and the Mayor asked the Board for a vote.

Commissioner Bissette made a motion to approve 2024/2025 FY Budget Amendment #6, and Commissioner Powell seconded the motion. Motion carried.

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

Purchasing Policy Discussion – After Mayor Strickland provided some background on this document and shared that it needed some additional work before being approved, Commissioner Bissette made a motion to table it, and Commissioner Wells seconded the motion. Motion carried.

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

Travel Policy Discussion – Mayor Strickland withdrew this document since it depended on the Purchasing Policy being approved.

Public Comments:

Ms. Jessica Tant (Strickland Road) – Ms. Tant expressed concerns regarding erosion at her family's cemetery due to excessive water run-off that is creating sink holes around some headstones and asked the Town to look into it.

Commissioner Wilson said he would look into this and come up with a solution.

Department Head Comments:

Zoning Administrator/Code Enforcer Shawn Lucas: Zoning Administrator/Code Enforcer Lucas provided a brief update on zoning, planning and code enforcement-related items in town.

During this time, he informed the Board that the grass at 6085 Pine Street was out of hand and needed to be landscaped. He suggested that the Town have Top Notch handle this and then invoice the property owner.

Commissioner Wells made a motion to approve having Top Notch abate the nuisance at 6085 Pine Street due to repeated violations, and Commissioner Bissette seconded the motion. Motion carried.

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

Bailey Police Department: Chief Gelo provided a brief law enforcement update to the Board, along with a statistical report of all the department had accomplished the last six months.

Town Administrator/Town Clerk/CFO Joel Killion: Administrator Killion updated the Board on the upcoming financial audit for the 24/25 FY and on the projected annual revenues expected from transitioning most of the Town's bank accounts to KS Bank.

Commissioner's Remarks:

Dillon Bissette: No remarks.

David Evans: Absent.

Ervin Powell: No remarks.

Richard Wilson: Commissioner Wilson informed the Board of a customer's request to place a small columbaria on their two lots in the Bailey Cemetery and suggested that the Board approve it.

Town Administrator Killion suggested that the Board revisit the Cemetery Ordinance and consider amending it so that the staff has clarity on what is and is not allowed. Otherwise, the staff are forced to make arbitrary decisions every day for customers that may or may not reflect the wishes of the Board. Mrs. Wilma Sizemore, who works for the Town and oversees the Cemetery, asked the Board to make it perfectly clear for the staff what is and is not allowed.

Commissioner Wilson made a motion to approve the request to place the columbaria on the customer's lots and move on. When no one seconded the motion, Mayor Strickland said the motion died for lack of a second.

Commissioner Wells made a substitute motion to approve the customer's request but that the approval carries the weight of researching and updating the Town's Cemetery Ordinance in regards to such items as this going forward. Commissioner Wilson seconded the motion. Motion carried.

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

Mayor's Remarks:

Mayor Strickland provided remarks on House Bill 205 and shared concerns regarding the constant efforts of legislators, who are developers or attorneys for developers or are connected to the development/construction community, and are continually putting items into bills to circumvent and curb the regulatory authority of towns, up to and including the elimination of ETJs, the elimination of Planning Boards and Boards of Adjustment and regulations that force a

developer to spend a dime more than they want to spend. He shared that municipalities have to figure out how to protect their towns and citizens from having to foot the bill for these developers. He also added that these attempted changes are coming so fast and furious that it makes it nearly impossible for towns to keep up with all that is happening so they can do their due diligence to protect themselves.

Then, the Mayor provided a brief summary of his recent visit to the N.C. General Assembly and assured the public that he will continue visiting our legislators for the benefit of Bailey.

Closed Session:

None

Zoning Administrator/Code Enforcer Lucas asked the Mayor if he could please address the Board on something he forgot to mention. He shared that Mr. Matthew Roman, the new owner of Piggly Wiggly, asked for the Board to vote to approve his ABC Permit.

Commissioner Bisette made a motion to approve the ABC Permit for Mr. Roman for the Bailey Piggly Wiggly, and Commissioner Wells seconded. Motion carried.

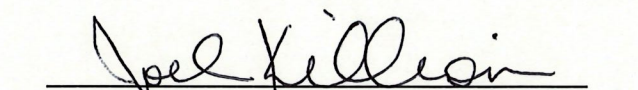
Vote: Mayor Strickland: N/A, Commissioner Bisette: Aye, Wells: Aye, Wilson: Aye, Powell: Aye.

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

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

Meeting adjourned.


Owen H. Strickland II, Mayor


Joel Killian, Town Administrator/Town Clerk/CFO