

TOWN OF BAILEY MEETING MINUTES  
REGULAR MEETING – 6/19/2023

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on June 19, 2023, at 7:00 PM.

The following members of the Bailey Town Board were present: Commissioners Walter Wells, Richard Wilson, Dillon Bissette, and Ervin Powell.

Also in attendance was Town Administrator Joel Killion.

The following members were absent: Mayor Thomas Richards and Mayor Pro Tem/Commissioner Allen Daniels (who resigned on 6/1/2023).

**Called the meeting to order and welcomed guests:**

Commissioner Wells called the meeting to order and welcomed the guests.

Commissioner Wells asked the Board for recommendations for who should chair the meeting. Commissioner Bissette made a motion for Commissioner Wells to chair the meeting. Commissioner Wilson seconded the motion. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Bissette: Aye, Wilson: Aye, Powell: Aye.

Commissioner Powell delivered the invocation.

**Public Hearing(s): 2023/2024 FY Budget**

To ensure there was no conflict of interest among any of the Board members, Commissioner Wells read the following statement to the Board: Does any Board Commissioner have a conflict of interest or the appearance of a conflict of interest with regard to any item on the agenda and, if so, please state so at this time.

After hearing none, the meeting proceeded.

Commissioner Wells explained that the Board of Commissioner held the Workshop and Presentation for the proposed 2023/2024 FY Budget as required by State Statute.

Commissioner Wells opened the public comments portion of the public hearing. The first to speak was Mr. Owen Strickland II.

Mr. Strickland introduced himself, provided his address and mentioned that he is a candidate for Mayor in the upcoming election. He read his comment as follows:

Good Evening, My name is Owen H. Strickland II, I live at 5711 Pine Street, Bailey, North Carolina and I am a Candidate for Mayor of Bailey in the November Election.

Ladies and Gentlemen, I am here to speak tonight about the 2023-2024 Proposed Budget for Bailey.

I understand very well Town Budgets are difficult to create, balance, and fund. I am here to bring the following items to your attention following some research I completed.

**Item 1:** The proposed .05 Cent - Property Tax Increase to a total of .68 Cents per \$100 valuation places the Town of Bailey tied for the Second (2<sup>nd</sup>) highest Property Tax Rate in North Carolina for a town with a population between 500 and 596 (2022 Fiscal Year numbers).

**Item 2:** The proposed Property Tax of .68 Cents places Bailey with the Third (3<sup>rd</sup>) highest Property Tax Rate in Nash County behind Whitakers and Rocky Mount. (2022 Fiscal Year numbers).

**Item 3:** The ABC Profit - line notes \$0.00 in each section. However, after speaking with Nash County ABC Board finance staff profit payments from the ABC Board have been made quarterly. During the last four quarters, ABC Profit payments have equaled \$9,661.00 which is not accounted for in this budget document.

**Item 4:** Based upon media reports and statements from some Nash County Commissioners, the Nash County Tax Office will be completing a Property Tax Revaluation this year to be provided to taxpayers in January, 2024. As we know property prices/values have increased significantly over the past couple of years. Revaluations are not based solely on value/prices, however the County will likely use it as part of the revaluation. Nash County has seen an approximate increase of 12% in 2022. If the Nash County Tax Department increases Tax Valuations by 5%, a \$130,000.00 valuation will increase by \$6,500.00 to \$136,500.00. The 2022-2023 property taxes on this \$130,000.00 property would be \$819.00. With the Budget's new .68 Cent rate proposed, property taxes on this property would be \$884.00, an increase of \$65.00. If Nash County increases the tax valuation by 5%, the same property taxes would rise to \$928.20, an increase of \$109.20 over the preceding fiscal year.

**Item 5:** In my experience, Service Fee Increases and Property Tax Increases should not occur within the same Budget cycle, due to the burden placed upon citizens.

I appreciate and understand the difficult decisions you have to make as elected and appointed officials. I wanted to make sure you had some context for the approval, modification or denial of the Bailey's 2023-2024 Budget. Thank you for allowing me provide this information to you.

He followed up by saying that he was not for or against this proposed budget but was only presenting blanket information he looked up.

Mr. Cecil Hawley then got up and provided his address, along with his comments.

He said that 25-30 new homes have been build in Bailey, all in the \$300,000 range, and asked if this was added to the budget.

He then asked about when the public will know when they have police coverage in town.

Commissioner Wells asked Mr. Hawley to keep his comments related to the Budget.

Mr. Hawley then asked about the loan the Town has for the Town Hall building and why it, along with the \$30,000 for a new police car, was not included in the budget spreadsheet.

He also inquired about the complete breakdown of all the salaries for all employees.

Ms. Patricia Finch provided her address and read her comments: She stated that she believes the Board is proposing to raise tax rates to pay for some very poor decisions it has made. She then spoke disapprovingly of the Town outsourcing some jobs that she believes should be done by Town employees. She also said that after paying the debt service fees, she wanted to know where those debt now stand. She closed by asking the Board to leave the \$.05 tax rate increase off the Budget and thanked the Board for allowing her to comment.

Commissioner Wells closed the public comments portion of the public hearing and mentioned that the Budget is now in front of the Board for their comments. He reminded the Board that their duty is to have a Budget approved by July 1st as required by the State.

Town Administrator Killion asked the Board if they would like for him to address any of the comments from the Public. Commissioner Bisette said he didn't think it would hurt to do so.

Administrator Killion started by addressing Mr. Strickland's list of items.

Regarding Item 1, Administrator Killion said that the 2022 statistic Mr. Strickland referenced in comparison to Bailey' proposed \$.68 tax rate does not take into account the tax increases other towns/cities in NC are currently proposing and approving before July 1st. We won't know until all the towns and cities in NC have passed their budgets where our proposed \$.68 tax rate ranks in comparison.

Regarding Item 2, Administrator Killion said that the 2022 statistic referenced in comparison to Bailey' proposed \$.68 tax rate does not take into account the tax increases other towns/cities in Nash County are currently proposing and approving before July 1st. We won't know until all the towns and cities in Nash County have passed their budgets where our proposed \$.68 tax rate ranks in comparison.

Regarding Item 3, Administrator Killion said that the "ABC PROFIT" is showing zero because the revenue deposits were entered into the "BEER AND WINE TAXES" GL Account in error and may also have been entered into "MISCELLANEOUS" in error. He said that the town employees were trained to enter these revenues this way but will be re-trained this week. He also added that these revenues will be moved to the correct GL Account this week.

Regarding Item 4, Administrator Killion said that the Town is aware of the upcoming property tax revaluations.

Regarding Item 5, Administrator Killion said while the costs of garbage, recycling, yard waste and sewer/water maintenance have all gone up, the Town hasn't gone up on its rates for years, which has put the Town on dangerous financial footing. We were advised by the Rural Water Association back in November 2022 that if we did not increase our water and sewer rates gradually year-by-year, our utility system would only become less and less viable, fiscally and physically. A big part of the reason why Bailey is on the moratorium in the first place is because we haven't been saving money in Capital Reserves to be able to adequately address needed repairs and maintenance in a financially responsible and timely fashion. Plus, as we all have noticed since Covid, the price of absolutely everything has dramatically increased.

According to our past financial statements, from FY 2013/2014 to FY 2017/2018, our tax rate was \$0.61 per \$100 of valuation. Then, from FY 2018/2019 to FY 2022/2023, the tax rate was \$0.63 per \$100 of valuation. Unfortunately, because taxes have not been raised incrementally over time in a way that doesn't overload the taxpayers, we now have to catch-up somewhat to match expenses, which have gone up the last 2-3 years due to inflation and the overall market.

Commissioner Wells commented regarding the revaluation of property, stating that it will show up on our 2024 tax year bills, not 2023. And there will be a new budget next year at this time. He said that typically what happens in most municipalities, depending on their budgets, is that if property valuations go up, tax rates go down to keep the dollar amount where it was before.

Administrator Killion proceeded to address Ms. Finch's comment about outsourcing. He said that the purpose of having an outside, third-party bookkeeper/accountant is to provide a cost-effective solution for the identification of mistakes and possible fraud. It is also for the protection of the Town's financial interests. Furthermore, having an outside, third-party bookkeeper/accountant improves accountability by having someone independent of the Town involved in monitoring the Town's financial affairs on a monthly, quarterly and annual basis. This is what CPAs/auditors refer to as "separation of duties". And, according to the Municipal Finance Class Administrator Killion completed last year, auditors look for the separation of duties because it shortens and simplifies the auditing process. Without this level of accountability, auditors will have to include the lack of accountability in what they call a "finding" in the Town's audits and in reports to the LGC, which is something we should want to avoid.

Administrator Killion went on to explain why we need a budget advisor? Mrs. Tracy Sullivan has over 25 years of local government experience. It would take Administrator Killion years to get the training needed to provide the Town of Bailey the knowledge and expertise she provides. Her assistance ensures that the budget is structured according to LGC expectations, which are strict. And we want to do everything we can to continue to build a solid relationship of trust with the LGC, since we are behind on our audits. Did you know that last year was the first time the Town of Bailey submitted a Budget Ordinance to the LGC? As Administrator Killion said, "In the years I served as a Commissioner, I never saw a Budget Ordinance. Also, having Mrs. Sullivan's aid provides additional accountability to our budget process in accordance with N.C. Statute. This is a complex process and having the assistance of someone who has done this work for over 25 years – all for only around \$900 a year – provides the LGC with the assurance that we care about doing this right. The LGC is looking at us very closely, since we are on the distressed unit list and they want to make sure we are dotting every 'i' and crossing every 't' in ways that surpass what we've done in previous years. She is also helping to provide an objective and rational review of our overall financial health that yields sensible solutions for our Town's short- and long-term well-being. By the way, Mrs. Sullivan will not be here indefinitely; she helps us once a year, on a limited basis, to help me acclimate to the budget process in a way that allows Bailey to meet all the demands of the State. And when you only do the budget once a year, it's nearly impossible to develop the 'muscle memory' needed to be thorough and consistent. We have a lot of catching up to do and we want to get it all done as soon as possible but not at the expense of doing quality work."

Regarding sewer and water debt, Administrator Killion clarified that Bailey does not have any sewer debt with the USDA and has only one USDA water loan left to pay off. So, as of July 1, the \$8.00 Sewer Debt Service fee will be changed to an \$8.00 Sewer Capital Reserve fee to allow the Town to add money to the fund balance for future capital expenditures (sewer repairs and maintenance). This July 1 change will also include splitting the existing \$9.95 Water Debt Service fee into a \$2.97 Water Debt Service fee and a \$6.98 Water Capital Reserve fee. Again, part of the reason why Bailey is on the sewer moratorium is because we didn't have a well-funded Sewer Capital Reserve fund to provide all the desperately needed repairs and maintenance in a timely and sufficient manner. And this change, as suggested by the Rural Water Association, will fix that in time.

Commissioner Wells added that the Town's water and sewer systems have to pay for themselves. We shouldn't take money out of the general fund to address sewer issues. It has to be self-funded and self-sustained. He also said that, with the Town being on the Distressed Unit list since 2002, if the State sees that the Town isn't doing all it can to become fiscally and physically viable, if our budgeting and reporting to the State show that we aren't doing our job, they can take over the Town. With that said, these increases are not meant to hurt the citizens but to prevent this since their eyes are on Bailey.

Ms. Finch reiterated her concern about the tax increase and the raising of the water/sewer rates and garbage/recycling fees. In response, Administrator Killion said that he didn't think anyone in the room could disagree with her concern. We all feel it. Since Covid, everything has changed.

Prices on everything have gone up. And since we are a little municipality, low on the totem pole of our state and nation, prices for everything have gone up for local government as well, which forces us to raise taxes and fees like everyone else. Construction costs, labor costs, material costs have all gone up, and inflation has raised prices across the board. This is why other towns in Nash County, as well as across our state and nation, are having to raise taxes and fees as well. All these towns cannot survive without doing this, just as businesses cannot survive without raising their prices.

Commissioner Wilson said that he assumed everything that's been talked about are facts and that the facts aren't going to change any. He said that he thought we should take out medicine be done with it.

Commissioner Bissette asked the Board if they have any concerns. Commissioner Wells said that he has three houses in Bailey and isn't excited about paying more taxes, but he said that he knows the condition the Town is in, as well as the work that has been done and the things that are coming related to, for instance, the police department.

Commissioner Wilson made a motion to approve the proposed 2023/2024 FY Budget. Commissioner Powell seconded the motion. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Wilson: Aye, Powell: Aye, Bissette: Aye.

**Approval of meeting minutes and financials:**

Commissioner Wells asked to make a clarification on the May 25, 2023 Special Meeting minutes. When the Board voted to drop the interim status of Mr. Adam Gelo as our part-time Chief of Police, the per-year figure that was mentioned was for \$30,000 when it should have been \$36,000, as discussed during the Budget Workshop on May 9.

Commissioner Wilson made a motion to approve the meeting minutes and Commissioner Bissette seconded the motion. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Wilson: Aye, Bissette: Aye, Powell: Aye.

Commissioner Bissette made a motion to approve the financials and Commissioner Wilson seconded the motion. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Bissette: Aye, Wilson: Aye, Powell: Aye.

**Agenda:**

**Planning Board:** Zoning Administrator Shawn Lucas shared that the Bailey Planning Board/Board of Adjustments did not meet for the month of June as there was no business cover, and in July, as a reminder, the Board will not be meeting. In August, we will be meeting to address a

rezoning request from the owner of the property beside Commissioner Ervin Powell's church. He asked whether the Board of Commissioners wanted to have the Public Hearing for this rezoning request before the regular Commissioner meeting on July 17 at 6:30pm or during the Commissioner meeting that starts at 7:00pm.

The Board agreed to have the Public Hearing for this rezoning request at 6:30pm with the regular Commissioner meeting to follow at 7:00pm.

**EnviroLink:** Mr. Aaron Gold was present to represent EnviroLink since Mr. Josh Powers (Area Manager) was not able to attend due to a family situation he was dealing with.

He referred the Board to the Monthly Activity Report for May 2023 included in the Commissioner packets and reviewed the Activities and Work Order Summary. He also mentioned the saving to the Town that EnviroLink has been able to acquire due to restoring their in-house maintenance crew.

**Top Notch Lawn Care:** Mr. John Thompson was not present due to sickness.

Town Administrator Killion shared that one of the things Mr. Thompson was going to discuss was regarding why the expenses for yard waste pickup this FY have been so high. When EnviroLink decided in late 2022 to amend their contract with Bailey to remove yard waste pickup from their responsibilities, it was after about a year of not fulfilling that responsibility. And, as a result, piles of yard waste all over town had been sitting for so long that the bottom of the piles themselves had started turning into topsoil. And so, when the Board of Commissioners rushed to hire Top Notch to take over, Top Notch immediately started the catching-up process, which took several months until they were finally able recently to get on a regular yard waste pickup and disposal schedule that mirrors what the Town was used to with EnviroLink. Needless to say, the catching-up process was expensive.

### Old Business:

**Water/Sewer Rate Study from the Rural Water Association (RWA)** – Administrator Killion reviewed the suggestions from the RWA regarding the restructuring of the rates and the rate increases over the next five (5) years to ensure that Bailey's water and sewer utility system remains viable. He also provided a spreadsheet that compares the current water/sewer rate structure with the new rate water/sewer rate structure.

Mrs. Tracy Sullivan informed the Board that the new sewer/water rates (including the garbage/recycling fee increases) were approved by the Board with the Budget.

Commissioner Wells mentioned that the rate increases not only cover operating expenses but also cover depreciation on the system itself; it is depreciating and we're going to have maintenance issues and replacement and repair issues that will be needed to keep it

functioning properly. This is why we have to have the Capital Reserve Fund, to be able to afford these things upfront, rather than pulling money from the General Fund or getting loans at interest.

**New Business:**

**2022/2023 Budget Amendment #2** – Town Administrator Killion directed the Board’s attention to Amendment #2 in their packets.

Commissioner Wells commented that this Amendment updates the 2022/2023 Budget to reflect expenditure numbers to the present time.

Commissioner Bissette made the motion to approve this Amendment #2 for the Town of Bailey 2022/2023 Budget. Commissioner Wilson seconded the motion. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Bissette: Aye, Wilson: Aye, Powell: Aye.

**Public Comments:**

Commissioner Wells opened this portion of the Commissioner meeting to public comments.

Mr. Cecil Hawley started by asking if the full-time employees are bonded or polygraphed.

Commissioner Wells reminded Mr. Hawley that this is the public comments portion of the meeting, not meant for questions and answers.

Mr. Hawley then mentioned that the Town keeps social security numbers in the personnel files, as well as private information on citizens in Town Hall, and wanted to know if the Town has ever sent out a HIPPA privacy letter to anyone regarding how the Town handles that information.

He also asked if the Town is adhering to the Americans with Disabilities Act (ADA). He said he signed up 10-15 years ago for the trash pickup to be done at his back-door. He said that GFL never picks his up. He said that because he doesn’t put it out by the street, they don’t pick it up. He added that he has filled out papers with the Town and yet they still haven’t picked up his trash.

He then finished with a comment about the Mayor missing six meetings this year, and added that the Mayor, during the last monthly meeting, was joking with the Town attorney about moving bodies in the Bailey Cemetery. He said that that is totally out of place.



### Department Head Comments:

**Zoning Administrator/Code Enforcer, Shawn Lucas:** Zoning Administrator Shawn Lucas stated that since the last meeting we have had 16 code cases within the Town and the Town ETJ. Top Notch has five Work Orders currently and two have already been completed.

Six houses were moved out of the right-of-way. Only one zoning permit was issued for an accessory building.

Some public works-related complaints have come in regarding the lack of speed limit signs on Stott Street. Since this is a Town road, the Town will have to pay for additional signs and their installation. The Town also needs to look at additional signed for the bridge for traffic passing by Mr. Hawley's property.

Beer and wine tax notes will be sent out this week to those in town who sell beer and wine.

Finally, new, additional recycle bins will be delivered soon (they've been on back-order) to distribute to citizens who need them.

**Bailey Police Department:** Police Commissioner Wells shared the following:

For those of you who haven't met him, our interim police chief, whenever we can get him actually sworn-in, is sitting in the back of the room. He is Mr. Adam Gelo. He is a deputy with Nash County Sheriff's Department as well as the Chair of the Criminal Justice Department at Nash Community College. The basic law enforcement training is underneath his department there. Adam actually approached me one day while he was working here in Bailey to cover a shift – by the way, we're currently working with Nash County Sheriff's Department to provide police coverage – and brought to me the scenario that the Board has chosen to move forward with. We're going to have a part-time police chief. His annual salary is going to be \$36,000 and we will keep his hours underneath the threshold necessary to keep from spending money for state retirement, full-time benefits, etc. Adam is going to recruit part time officers for us to fill our policing schedules. Our goal is to have two shifts every day to cover 16 hours a day; previously we were covering anywhere from 10-12 hours a day and so we're going to have increased coverage with this new set-up. These will be officers who are employed full-time with other police agencies in our general area, who will work in Bailey on their days off. Mr. Gelo will be patrolling our Town and will have administrative duties over the department. A lot of the officers he will bring in will have been trained in the basic law enforcement training program at Nash County and he knows many of them through his work there. He will bring in people he is comfortable with, who he knows can do the job. And we're going to pay these part-time officers \$30 an hour. We will have trained officers on duty every day of the week, not just part of the week, and it will be the same officers over and over again. We're going to bring them in and get them acclimated to Bailey. Mr. Gelo believes in community policing. He's already been walking up and down the sidewalks of Main Street, introducing himself to people, going into businesses and talking with them. He's already performed a review of crime statistics in Bailey for the last

two years and has identified the time frames in which we tend to have the most issues and problems so that we can be looking at staffing for those times. He helped with the preparation of the budget for this year also and has been an invaluable resource. Our budget is a slight increase over the budget for last year and we will do everything we can to stay within or under that budget, but we will be providing, I think, a higher quality of service and more hours of it. It's probably going to be close to August before we get the officers in place due to delays associated with processing in the various state agencies. I think this is the best way for us to get quality policing for Bailey at a cost I think we can afford. I just wanted you all to be aware of that. I also wanted to introduce you all to Mr. Gelo. He's been diligently working to solve situations in town already and we appreciate it.

**Town Administrator, Joel Killion:** Town Administrator Killion directed the Board's attention to an email from Southern Bank showing three CDs the Town has with the bank that were coming up for renewal. And it was shown that the Town has an opportunity to switch these three 9-month CDs to higher-yielding CDs that will make the Town over \$3,000 in interest.

Commissioner Wilson made a motion to move the money in the three existing CDs to the higher-yielding CDs. Commissioner Bisette seconded. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Wilson: Aye, Bisette: Aye, Powell: Aye.

Next, Town Administrator Killion directed the Board's attention to a summary of a meeting that he and Commissioner Wells had with McDavid Associates, the Council of Government and the City of Wilson on June 1st regarding the forcemain to Wilson for Bailey's sewer system.

Commissioner Wells shared a summary of what was discussed during this meeting regarding a likely route for the sewer line from Bailey to Wilson, as well as some of Wilson's needed infrastructure upgrades in the meantime to allow them to service Bailey.

Then, Town Administrator Killion directed the Board's attention to an email dialogue between the Town of Bailey and the DEQ regarding what is all needed to get Bailey off the sewer moratorium and what Bailey has been doing to meet those needs.

Town Administrator Killion went on to direct the Board's attention to an easement agreement request from CloudWyze, Inc.

Commissioner Wells and Town Administrator Killion discussed having the Town attorney look at this before the Board discusses this further during the regular Commissioner meeting in July.

After that, Town Administrator Killion shared a document from McDavid Associates, providing all the dates for the upcoming progress meetings for the 2020 CWSRF Sanitary Sewer Project (Brock's Circle) and encouraged the Board members to attend whenever they can.

Finally, Town Administrator Killion updated the Board and public regarding where we are in the completion of the 2019/2020 audit. We were told by Anthony and Tabb CPA that the financial

statement would be completed and provided to our auditor by May 15, but due to complications, that date came and went. Then, on May 15, Town Administrator Killion emailed the CPA for an update, to which they responded that they were not close to being done but that our financials were the only thing they were working on until it was completed. After that, we were told the financials would be ready by June 16th but when that also didn't happen, we were told the CPA was very sick and was going through a period of burnout. They apologized for failing to keep their promise and said that the financial statements would be done by the end of June.

### **Commissioner Comments:**

**Walter Wells:** Commissioner Wells mentioned that Mr. Adam Gelo developed the security for this year's 2nd Annual Sweet Potato Festival and worked closely with the County to ensure the festival was safe and secure. He then thanked him for all his work.

He also assured the public that the officers Mr. Gelo brings on board will be sworn Bailey officers who will wear Bailey uniforms, will drive Bailey police cars, and will carry Bailey firearms.

Commissioner Wells then mentioned that with former Commissioner Daniels resigning from his seat, Mr. Owen Strickland II has submitted his resume for consideration by the Board to fill Daniels' seat. He also said that there may be others who would like to apply and that the Board should try to be as fair as possible to all who would be interested.

Commissioner Wilson made a motion to accept Mr. Strickland's request to fill former Commissioner Daniels' seat. Commissioner Powell seconded. Motion did not carry.

Vote: Commissioner Wells: Nay, Commissioners Wilson: Aye, Bisette: Nay, Powell: Aye.

**Richard Wilson:** Commissioner Wilson told the Board that it needs to come up with some way to standardize the Cemetery with regards to decorations, trinkets, monuments, fencing, rocks, bricks, plants, solar lights, etc.

Town Administrator Killion stated that whatever the Board decides to do needs to be what they intend for the Town to enforce, no matter what it is, because the ordinances on this matter have not been enforced for a long time. And while citizens are being informed of the regulations, they are not all abiding by them.

Commissioner Wells reminded the Board and the public that this is why he mentioned some time ago having a Citizen's Advisory Committee for the Cemetery that could handle these kinds of questions in cooperation with the Board of Commissioners.

**Dillon Bisette:** No comment

**Ervin Powell:** Commissioner Powell mentioned getting Jordan Street (between Williams Street and Pine Street) paved. He said that Galeas Paving's estimate of \$26,700 came in cheaper than William's Paving (a third estimate was requested but never received).

This current FY budget has the funds to cover this, but Galeas Paving has to complete the work and turn the invoice in by the end of June so that it is all done within this FY.

Finally, Commissioner Powell mentioned that the 5% cost of living adjustment for Zoning Administrator/Code Enforcer Shawn Lucas will bring his hourly rate as of July 1, 2023, to about \$.15 from \$20 and asked the Board if it would just raise it to \$20 even.

Town Administrator Killion said that since Zoning Administrator/Code Enforcer Lucas only works about 7-10 hours a week, this \$.15 increase will only cost the Town around \$55-\$78 a year, which fits easily within the 2023/2024 FY Budget.

Commissioner Wilson made a motion to pay Zoning Administrator/Code Enforcer Shawn Lucas the extra \$.15/hour. Commissioner Powell seconded. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Wilson: Aye, Powell: Nay, Bisette: Aye.

**Mayor's Remarks:**

No comment.

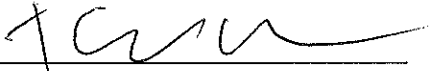
**Closed Session:**

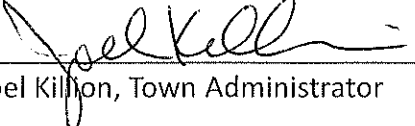
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Commissioner Bisette made a motion to adjourn the meeting. Commissioner Wilson seconded. Motion carried.

Vote: Commissioner Wells: Aye, Commissioners Bisette: Aye, Wilson: Nay, Powell: Aye.

Meeting adjourned.

  
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Thomas Richards, Mayor

  
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Joel Killion, Town Administrator