

TOWN OF BAILEY MEETING MINUTES

PUBLIC HEARINGS & REGULAR MEETING – 10/17/2022

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on October 17, 2022, at 7:00 PM with a public hearing held prior to regular meeting.

The following members of the Bailey Town Board were present: Mayor Thomas Richards, Commissioners Walter Wells, Richard Wilson, Dillon Bissette, Ervin Powell and Allen Daniels. Also in attendance were Town Administrator Joel Killion, Shawn Lucas, Zoning Administrator/Code Enforcer, and Police Chief Cathy Callahan.

Public Hearings:

Zoning Administrator Lucas explained the text amendment request by Bailey Methodist Church to allow Office business and professional in a CI Zoning District. No members of the public were present to speak. This request has been discussed by planning board and their recommendation is to approve a text amendment to allow office business and professional in a CI Zoning District by Special Use permit. Motion was made by Commissioner Wells moved to accept planning board's recommendation and approve the text amendment to allow office business and professional in a CI Zoning District by Special Use permit. Motion was seconded by Commissioner Powell. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye

Zoning Administrator Lucas explained that the wording on the text amendment request is incorrect. It should address only existing mobilehomes. Currently the ordinance does not allow mobilehomes, singlewides or doublesides in R10, R20 or TR zoning districts. Per Mr. Lucas, if the mobilehome is destroyed, the property owner would not be allowed to replace his/her existing home with a new mobilehome. Zoning Administrator Lucas recommends a text amendment to address this. Commissioner Wells expressed concern that the public hearing was not properly advertised or text amendment worded correctly on the agenda. He pointed out there is also a mobilehome in TCE District. Mr. Lucas stated that was his oversight. Commissioner Wells and Daniels had multiple questions regarding this issue. Zoning Administrator Lucas answered these questions based on his current staff recommendations. Commissioner Daniels asked if the property owner wishes to upgrade their mobilehome would it be allowed or would replacement only be allowed in the case of damage by fire or natural disaster? Mr. Lucas said all the boards questions and comments would be shared with planning board if the board voted to forward to them for their recommendation. Commissioner Powell asked about the lot located behind town hall, owned by the town. Mr. Lucas stated a mobilehome would be allowed and considered grandfathered because there was a mobilehome on the property in 2014. Town citizen Tammy Bissette asked what prompted Mr. Lucas' recommendation since there is no applicant requesting the change. Mr. Lucas stated the recent storm prompted him to bring this matter forward. Commissioner Wells stated that in the future the planning board should be made

aware of Mr. Lucas bringing staff recommendations to town board. Staff recommendation is to send this issue to the planning board. Commissioner Daniels said he agreed with the issue being sent to the planning board as long as it addresses existing mobilehomes only. Commissioner Wells moved to send the text amendment to the planning board for their recommendation. Motion was seconded by Commissioner Powell. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye

Called the meeting to order & Welcome Guest:

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

Approval of financial statements and meeting minutes:

Administrator Killion advised that meeting minutes from September meeting are not available but will be ready for approval in November.

Agenda:

Bailey Chamber of Commerce: Nick Green, President was not present. Tammy Bissette gave Chamber report. Next Chamber event is the Trick or Treat even to be held October 29th.

Planning Board: Planning Board update was given by Zoning Administrator Lucas. Mr. Lucas presented statement of consistency from planning board. Planning board recommends adopting the grease ordinance. Commissioner Wells moved to accept the text amendment and statement of consistency and adopt the grease ordinance. Motion was seconded by Commissioner Wilson. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye

Envirolink: Josh Powers presented monthly report.

Old Business:

Town Hall Roof Bids Review – One bid has been received. The bid will not be open until final date and other bids have been received.

New Business:

Quote for moving/updating electrical receptacles – Quote was received from Thornes Electric to install new receptacles. Motion was made by Commissioner Daniels to approve the quote from Thorne's Electric. Motion was seconded by Commissioner Bissette. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye

Quote for installing insulation at Well #1 – Commissioner Daniels presented two quotes for having spray foam insulation installed at Well #1. Commissioner Daniels moved that the board accept the quote for \$4400. Motion was seconded by Commissioner Wells. Motion Carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye

Public Comments: The owner of The Leaning Tree informed the town board she was having an event at her restaurant on October 29th. She complained that the Chamber of Commerce didn't communicate with her. Mayor Richards explained that the Chamber of Commerce is not connected with the town board. She stated she wished to have an event in December and hoped it would be allowed. She expressed concern that there were only a few police officers in town and said no one came to her business at closing.

Department Head Comments:

Police Chief, Cathy Callahan: Chief Callahan provided her Summary Report to the Board.

Zoning Administrator/Code Enforcer, Shawn Lucas: Mr. Lucas presented his report to the board.

Town Administrator, Joel Killion: Mr. Killion presented present contracts from Anthony & Tabb and S Preston Douglas & Associates LLC. The state now requires two separate entities for audits, one to prepare financials and one to audit. Commissioner Daniels was concerned with the price increase over the years. Mayor Richards agreed that the price increase is large but reminded the board that the audits need to be done ASAP. He suggested getting the audits done and searching for a better rate once the audits are completed. Commissioner Wilson moved to accept contracts from Anthony & Tabb and S Preston Douglas & Associates. Motion was seconded by Commissioner Powell. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bissette: Aye, Daniels: Aye

Administrator Killion provided updates on audits.

Commissioner Comments:

Walter Wells: No Comment

Richard Wilson: He has contacted surveyor about cemetery and will continue to keep the board updated.

Dillon Bissette: No Comment

Ervin Powell: No comment

Allen Daniels: Expressed urgency for a new contract for water tower maintenance. He will work with Administrator Killion to get the bid process opened.

Mayor's Remarks:

He reminded everyone to remove flowers and valuables from cemetery to avoid damage from landscapers.

Closed Session:

G.S. 143-318.11(a)(3) Attorney/Client Privileges

G.S. 143-381.11(a)(6) Personnel Matters

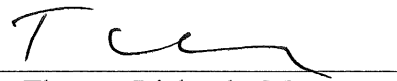
Commissioner Bisette moved the Board go into Closed Session to Attorney/Client Privileges
G.S. 143-381.11(a)(3). Commissioner Wilson seconded. Motion carried.

Vote: Mayor Richards: N/A, Commissioners Wells: Aye, Wilson: Aye, Powell: Aye, Bisette:
Aye, Daniels: Aye

Meeting adjourned.



Joel Killian, Town Administrator



Thomas Richards, Mayor