

## TOWN OF BAILEY SPECIAL METING

A Special Meeting of the Bailey Town Board was held in the Bailey Town Hall on February 26, 2019 at 6:00 pm.

The following members of the Bailey Town Board were present: Mayor Thomas Richards, Commissioners Allen Daniels, Joel Killion, Dwan Finch, Shelley Bullard.

### **Called the meeting to order:**

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

### **Agenda items**

What we are trying to do is get the hardware store down. So beside the hardware store is a beauty shop and long story short we have been told a price for the beauty shop and we have not got the quotes back yet on demoing the building. But in affect it is going to be really close to being able to take one down and having to work around the other. So Ms. Audrey wants fifteen thousand dollars for her building. The building is worth sixty-nine ten according to nash.gov. I asked her if there were any negations. She said no. There is not any room for negations according to them. Until we see the quotes we won't know the exact numbers. From what I hear it is going kinda be a wash. Buying the building and knocking them down at the same time or working around it. Now that being said, I got an email today from a guy that wants to come and talk to us. He thinks he can save the building. But he ain't here. So if yall want to we can give her the fifteen thousand dollars for the building. We can have the motion made to give it to her. If he can't get here. We can give her the fifteen thousand for the building and be ready to go. Have it ready to go, I really don't know what to do now.

Commissioner Bullard asked is he a demolition person, or something?

Mayor Richards answered no.

Commissioner Daniels commented Vince have you talked to any more of the contractors? I talked to a contractor this morning. He said we had to tear it down and build it back. That is what one of them said.

Vince Sievert replied yes, we did not ask for any quotes, we did not ask for them to tell us what it would cost to tear down the building and build it back up.

Commissioner Daniels answered no.

Cecil Hawley commented you can't build it back with setbacks and code you cannot build it back. That lot is so little. With the setbacks, you cannot build it back.

Commissioner Daniels stated I am just saying I know that is what they all agreed to

Cecil Hawley replied they did but they did not understand the setbacks and zoning on Main Street. You cannot build it back. That is the rules. It is only own eight hundred square feet. With setbacks that don't leave room for nothing. You can't build it back. You've got the right away from the road and you got the setbacks from the side, set backs on the rear. I mean you got six feet or ten feet or so. You can't build it back. You don't need to think about that part.

Vince Sievert commented Right now as it stands we are supposed to get bid packages from the contractors as of Friday. We already got, and I expected this was going to happen because I was talking with the Mayor late last week trying to see where we stood with the decision on Audrey's building also a decision on tipping fees back there. Those are the two things we owe the contractors. What I could do, it sounds like what we need do is call the contractors and say give me like two bids. One bid to do the hardware store

demo not including Audrey's building. And the other is option A we will call it, is the hardware store and Audrey's building.

Commissioner Daniels stated that some of them would not quote it without tearing the building down. I know one of them said that.

Vince Sievert replied then we will let them do that. But we will at least get three replies. And even if they give us a no bid, that is a bid. That will at least give us an idea of what it will cost. Right now we are kinda of I think we are kinda of guestimating what we think it will cost anywhere from fifty to a hundred thousand dollars. That is a big gap. So the two things I owe the contractors is an answer on tipping fees and an answer on whether or not Audrey's building. I can go back to them tomorrow with an email that says please provide with the quote, bid the work as scoped, and provide the option to include the pink building, Audrey's building. Don't include any tipping don't include any landfill fees in your bid. Just include what your hauling cost will be to get it to the landfill. We will figure that out.

Commissioner Daniels stated, give us an estimate on tonnage. What they think that will be. We need that so we can get the figures from Nash County.

Vince Sievert replied I will draft that email and send it out to them first thing in the morning. And see if they can still, if March first still gives them enough time to do that. I feel that most of them have already got this thing pretty loosely put together. They just need a couple of details. If they come back and say they can't. Then I will move it out as far as they need it to be moved out. I don't think that requires a board vote.

Mayor Richards commented I don't think we voted on having bids back on a certain day.

Vince Sievert commented we are not spending any money. I don't think it requires you to vote on amending the date we want the bids. If I get from them that they can't have it back to me by two o'clock on Friday, I will push it out a week. Or I will push it out however long they need it. What I don't want to do is push it out a month. That puts us in this gray area for another month and wondering how much it is going to cost. At the same time we can continue to peruse the Robbie Troxler email to see what he thinks.

Mayor Richards stated he is actually an electrical engineer. I don't know how much other experience he has.

Vince Sievert replied some new information came about today. That none of us had ever heard before. Cecil had never heard it before and it all came from Robbie Troxler via email that was sent out as Chamber business. And Robbie just sent back a reply, to everyone that was on the Chamber list. With this information about the hardware building and how he had been talking to Tim Johnson about putting a roof on the building. He offered to put a roof on that building free of charge. Now I don't know when this happened, but I had never heard that. But a roof at some point would have saved a lot of headache. But his point is that he has had his guys look at the building. Apparently he believes that all four walls can be saved. Just gutted to keep the walls and put a new roof on it and then go from there. Then you are not losing the small town charm, of an old building on Main Street.

Mayor Richards, replied that makes sense to me. Because I will just be honest, Zebulon tore down the movie theater over there on Arendell Avenue. It was like Cecil said earlier today like a set of teeth with one missing.

Cecil Hawley stated he will be here in ten minutes.

Mayor Richards replied thank you. You all have ten minutes. Because it is worth it to me, just to hear what he has to say.

Vince Sievert commented so before Robbie gets here I will just say that my only my dealings with Robbie Troxler have all been Chamber related. But I know he owns a couple of pieces of property on Main Street.

He owns the building that is this side of the hardware store. Where David Evans is in there renovating generators.

Mayor Richards asked the generator warehouse?

Vince Sievert replied so he owns that building. He put a new roof on that. He spent a lot of money putting a new roof on that. He also owns the old Chevrolet dealership across from the Piggly Wiggly. He put a new roof on that. So he is not opposed to putting money into some of the real estate on Main Street .in order to save it.

Commissioner Killion. Asked to what end? What will happen after he puts a roof on it? Would he own it?

Cecil Hawley replied he is doing it for free.

Vince Sievert answered it will still be whoever owns it. Right now it is Mr. Kent.

Cecile Hawley commented he is just trying to save it. Tim Johnson wanted no part of it. He will be here in ten minutes to answer that

Mayor Richards commented it would definitely look better. I will just be honest. I would love to hear from him.

Vince Sievert commented but I am not suggesting that the town needs another piece of property.

Mayor Richards agreed no we don't. Do you want to buy it?

Commissioner Daniels replied he could buy it. Vince and the Mayor agreed.

Linda Lamm asked so the guy that owns it can't do anything with it? If you put a new roof on it, can you save the walls? And the front of the building?

Mayor Richards commented I have seen where people have come in before and saved the front wall. And the other walls, in other places, and put something else in there. In other towns, not in Bailey.

Commissioner Daniels commented I just think the building is too far gone.

Mayor Richards replied it might be. I don't know I am just trying, before we tear it down, you can't put it back up.

Commissioner Finch asked when the county condemned it, what does that mean? What does that mean, condemned? Who the put the fence around it? What is the definition of that? Is that something that the town did?

Vince Sievert answered that just meant that the building was not safe for occupancy. The town put the fence around it.

Commissioner Killion commented we had talked to, I think it was Ed Fulford. You were with us right, Cecil? The front of it, I mean if stuff starts falling off it could really hurt somebody. Putting a roof, is that, I am not a structural guy but is that really going to fix that? Still though, it is a death trap. If you are walking in front of that. Unless you fix that.

Vince Sievert commented you could secure the walls to fix that.

Commissioner Daniels, you need to take it down to get some of the bricks off the top. That is dangerous; I don't care what you do with that.

Vince Sievert replied I would just be interested in hearing what Robbie has to say.

Mayor Richards stated that is what I am going to do. You know we will listen to him. If not we will knock them both down. But anyway, so back to my point, Audrey has a letter in here it is in the safe. I don't have it out here because I did not want to carry it with me today. It is a letter she wrote to the town on how she has had several issues. Do you remember her, Audrey, coming to the board meetings complaining about bricks falling off that building on to her roof? And tearing up her roof?

Cecil Hawley and Commissioner Daniels both replied she did come several times. Commissioner Bullard shook her head, yes, in agreement with them.

Mayor Richards continued that is the case she made to me. Wanting the fifteen thousand dollars, she was like I have been here and like you know she feels like the town did not step up. And solve the problem even though it wasn't the town's building. It was Mr. Kent's building at the same time, Kent didn't have any money but we have codes and ordinances in place. We can't get people to bring up to code if the guy didn't have any money. I don't know. You can't put a lean on someone that can't fix it.

Cecil Hawley commented you can't do anything but put a lean against their property. If it is not sold you are never going to get your money. You could have torn it down and charged it to the lean on the property but you are still going to get nothing. Robbie has offered to buy the property before. He has offered to buy it from that guy. All he wanted to do, he will be here in a minute to tell you the same thing. All he wanted was for the town to forgive the taxes. And offer to maybe reduce his taxes for four years on his other properties so he could do this. And they would not do it. He will be here in a minute to tell you exactly that.

Mayor Richards stated so right now I believe he owes about right at seven thousand dollars county taxes and four thousand dollars, Bailey town taxes.

Vince Sievert commented six thousand county four thousand town of Bailey.

Cecil Hawley asked so what would the four commissioners rather do? I mean we want to go along with you guys really.

Mayor Richards commented I want to listen to him really to see what he has to say. I mean it will be a hole there. Yea, it would be great to knock it down. But nobody else is in line ready to put something back in its place.

Linda Lamm can the county not wave the taxes?

Cecil Hawley stated they can't.

Mayor Richard commented they can't so they told me according to the league of municipalities. We cannot pay the taxes off for exchange of the building or for the property, according to the email that I have from someone else, a State Senator. We can buy the property tear it down for downtown revitalization. That is what the grant was for. So it is just how we word it.

Commissioner Daniels stated he will have to pay the taxes. The county will not wave them.

Commissioner Bullard stated so we buy the building and he goes and pays the taxes.

Mayor Richards responded or we get the county to make the check out to us and we pay the taxes.

Commissioner Daniels stated it's like a real estate agreement. So we will pay our taxes and we will get a check back.

Mayor Richards stated so the thing is that Trey has already run a title search on Mr. Kent and there is nothing on it. He is the only owner. So you are only dealing with one person. Best thing to do is redo it. Get both of them there, close on them and redo it on the same day at the same place. Audrey is going to take, she needs two months.

Commissioner Daniels replied it will be the first of May if we decide tonight.

Mayor Richards stated yea, yea, but I want to just hear this guy first. So like if it is eighty thousand dollars to tear both buildings down.

Commissioner Daniels answered it is forty-eight dollars a ton just to go to the landfill. Just the landfill fees could be sixty or seventy thousand dollars.

Vince Sievert stated I don't think it will be that much. By my calculations it will be about twenty thousand dollars for the landfill. If we have to pay forty-eight dollars a ton, it will be close to twenty thousand.

Mayor Richards commented that is if we don't find anyone along the way with a fill place that we could have that stuffed carried to.

Vince Sievert replied I know where a couple of dump trucks could go but not fifteen or twenty.

Mayor Richards stated I was told that the county might still be able to help us. It hasn't happened yet, so we will see. We don't have anything in writing.

Vince Sievert commented when I called the Nash County Landfill they told me that I was going to get a phone call from Commissioner Williamson, I think is his name. To see if they could help, most likely give us a reduce fee. But I have not received anything.

Mayor Richards stated this will be interesting to see where this goes in the next few minutes. I mean if it could be there and still look presentable.

Commissioner Daniels commented I am getting ready to tear a house down. We push it up put it in a pile and burn it. I am allowed to do that. I know the town is not allowed to do that. Or we could go and dump it and burn this stuff. I am not talking about the bricks. I wonder if that is allowed.

Vince Sievert replied I know where you are going, I have firsthand knowledge with all of this, because I just rebuilt a house. So I had all of the debris and I was trying to find ways to save money. I hired Larry Finch to come and do my clean up. And the only thing that had to leave my site was the wood debris. The stuff that was not concrete or stone. I could use that as back fill. I could use that for my basement or I could use it for riffraff stuff. Everything else had to be hauled off, I could not burn it. I asked that question because we had plenty of opportunity to do that.

Mayor Richards commented I asked Chad today. I said look, and this is going back to somewhere else. I mean abandoned houses and trailers can the fire department burn them? And he said, "Yes". Robbie Troxler came in. You can take the floor Robbie. We heard the great news today that you had a great idea that this hardware building can still be saved. If any way possible.

Robbie Troxler began I have seen some situations like this where they actually kind of gutted it and put concrete down and pop a tin roof on it. And made a little farmer's market, that kind of thing. I was just down in Greenville South Carolina they had an old building like that and that is kind of what they did with it. I took some pictures of it because I was thinking about this old building. Years ago, it has probably been about five or six years ago when I was putting a roof on mine. I was looking at that one beside me. I was talking to the owner about it. And he said I could have it, there were some taxes owed on it. At that point it was very restorable, that has been a long time. I still think that the structure on that thing can be saved. It's like getting an engineer to look at it. I talked to Preservation North Carolina about a month ago about those two buildings. They gave me a name, Scott Perry. He is with Nash County State Historical

Society. And he said he would be glad to look at it. To give us what kind of ideas the State has for us to work with it. I called him today he said maybe next week he could get over here to look at it. I think before we bring the wrecking ball in there I believe it would be worth spending a couple of weeks to try and see if we can recover.

Mayor Richards commented I think it sounds great but that is up to them.

Robbie Troxler stated that would be great. I have the building next to it, the antique building beside it. It wasn't that bad five or six years ago. But now it is really falling in and then the two story one that is kind of a problem. But still I think you can probably cut that stuff out of there. And at least keep the facade, the old look. If not find some funds to rebuild the whole thing. People do that, you know. I would like to look into it myself. And I know someone else that is interested. And one other person that was interested a couple of years ago, and jumping in on a project like that.

Commissioner Killion asked so you would be interested in purchasing it?

Robbie Troxler replied I think I would go back to the same thing. I said years ago that if the town would forgive the taxes and we would kind of get in there and look at it. I don't think the taxes are that much on it but still it is something.

Mayor Richards answered ten thousand bucks, total County and town of Bailey. I don't know what we would have to do. And I don't know if ya'll know. It is about four thousand town tax.

Robbie Troxer commented maybe if we can just find a route and if I don't jump in there with myself or with a team. Maybe it is a situation that is actually cheaper and better to do something else with it besides remove it.

Vince Sievert commented I would say that I think everyone's preference is to find a way to restore it. That would be everyone's idea.

Robbie Troxler stated it is a shame it got that way. You can tell it started with a ten dollar problem.

Commissioner Killion commented I heard about an email. I don't know anything about this. So you have tried this before?

Robbie Troxler replied I asked the board about this about a year ago. And I walked in to the office as well and to a meeting like this. If they would forgive the taxes on that one I thought it was about six thousand dollars then. I would be interested in taking it and putting a roof on it. And turn it back into a building. A lot has happened to this point. That second story has fallen into the building. The one connected right beside me might still be doable. I have stuck my head in there before. I remember they were saying the bricks were falling off. I was wondering why the bricks came out. I was here within a day of that happening. For some reason it looked to me that the windows were kicked in from the inside. I was standing there with a guy that is a friend of mine, a builder and of architectural mind. Looking at that building, saying that I don't think there is any stress that is causing the windows to break. I think someone jumped inside and kicked the windows out. The glass was all in the street. It looked pretty square.. We kind of kicked it and looked at it saying you can just pull up the whole front and make it safe again. But, I would like to look into. And you are talking about a couple of weeks to get someone up here to look at it.

Mayor Richards stated it is going to be a couple of weeks or a couple of months before we can do anything anyway.

Robbie Troxler commented I have not gone into it in a year since before the fence was put up. I would like to look at it.

Mayor Richards asked are you going to be around next Tuesday. I am off next Tuesday.

Robbie Troxler commented let me get Scott Perry. He is the North Carolina Historical Society in charge of this county. He said he would like to look at it and give us some ideas. I also have a line in to Preservation North Carolina to see if they would be interested in sending someone over as well.

Commissioner Daniels replied I would like to say by the next meeting if you are interested in doing something if the board goes along with this that you have something, a plan by the next meeting. What you can do about stabilizing the face of the building. And if we can't do that I am going to vote to tear it down. Ok?

Mayor Richards stated our next meeting is March 18. There is no rush, I am just saying.

Commissioner Daniels stated something has got to be done to face that building. If somebody gets hurt or something happens. It is a shame we have done all of this work to demo this thing. And we want to back up and do another plan.

Commissioner Finch commented what is aggravating me about this is why are we now just hearing about this?

Robbie Troxler replied because when I was trying to do something I was told by the commissioners and the Mayor. We had a discussion, I don't remember his name, but there was no interest in it. It looked to me like you were going to tear it down, hell or high water. So I just went into the mode of I hope I don't get any cracked walls or anything when that happens. There are no promises at this point, but I think we ought to look at it. I do know another person that is interested in jumping in and looking at saving it.

Commissioner Finch asked are there any names that we can have? So we know what is going on.

Vince Sievert commented so that we don't feel like we are backing up. I am going to continue moving forward with getting bids for the demo. That will continue. Robbie will work this in parallel so that when it comes to the next meeting hopefully at the next meeting you will be presented with a couple of options. So I totally get where you are at. We have spent a lot of energy.

Commissioner Finch stated oh my goodness, we have been talking about this thing for a while.

Robbie Troxler commented I have missed a few meetings. I live in Raleigh and the traffic is horrible. That is why I was late getting to this one.

Commissioner Killion asked so this whole thing about the historical society how does that work?

Robbie Troxler replied well for somebody like me to come in there they may make a special offer. Like tax credits to come in and fix it up. For you the town they may offer some funds to do something else with it. I have been in a lot of meetings with them before. And have heard what other people have done. I know there is some interest. And again you have not heard anything about it because I think the people that have looked into it, they were completely shut out. I came in I think it was the clerk I talked to. I tried to get the name of the Nash County people that Bailey was dealing with. They told me no. It is impossible. You can't do anything. So I said, well, I think I can. That was five or six years ago, though.

Commissioner Killion stated so it was insisted that we are going to tear it down.

Robbie Troxler replied yea pretty much.

Cecil Hawley added what he is really talking about is back when Tim Johnson was working with a law firm and Mr. Cooper. The lady lawyer was Elizabeth, I can't think of her last name. She is working for Roy Cooper right now. She came to the meeting and she said under no way shape or form should the town of Bailey have anything to do with that building. Let the owner keep owning that building. Let it fall down to keep the town from having liability for it. That is what Elizabeth told us.

Commissioner Daniels commented that was the meeting that we were talking about when the police chief got the DWI. She came in again and talked about it. And that is basically what she said in a nutshell. She did not want us to get involved in it. At that time

Robbie Troxler stated if you have to tear it down, tear it down.

Cecil Hawley commented we are still in the same time frame.

Robbie Troxler stated I think I could get someone out here.

Commissioner Finch commented seems like I have had a conversation recently that there is money to save historical buildings. But I don't know. This is the first I have heard of it.

Vince Sievert commented I can see it being a little wine shop or a sandwich shop.

Linda Lamm asked what about the building on the corner? Can't the owner do something about that? Doesn't the town have ordinances or something? You got to restore this building, sell it or something?

Commissioner Daniels replied that is that man's job right there, as he was pointing to Vince.

Robbie Troxler commented actually I was in competition with someone last time. I will talk to him first to see if he is still interested.

Commissioner Killion stated so you say there are three people other than yourself that are interested?

Robbie Troxler stated Dave Evans told me he is interested and he is running some lines on it. He is the kind of guy that can make something happen. Another one is actually a roofer. That was five or six years ago. That was before I knew Dave was interested.

Commissioner Killion commented I guess a long term question would be after all said and done. Is it going to be used for the betterment of the town or is it going to lie dormant for a certain period of time? Where is it going to go?

Robbie Troxler answered it depends on how that ends up. You know if you got a full restoration or something like that. It could lie dormant until the town comes alive. We have to get out from under the moratorium. And other things like that.

Mayor Richards stated that pictures like that got sent to the State today on a flash drive for the Downtown Strong Initiative. Maybe we can get some funds that way. That would be great to get it some other ways.

Robbie Troxler commented I have seen buildings like this before come back to life with grants and stuff like that. I would like to spend a couple of weeks while you are moving along with your demo. It will make me act faster, too. I would like to save it. If you remove it, it will be a giant whole right there. I don't know what else; would something else go back in there in its place?

Mayor Richards I don't know the particulars on that if we could wait or we could sell the land. After we take possession of it, if the town were to buy it. I do know there is water and sewer on there. Both on Audrey's place and the other guys place.

Commissioner Daniels stated so you could build something back. That's not a problem.

Robbie Troxler commented you don't want to put a metal building there. It is kind of a charming little block, run down but. I would love to see it come alive. That would be really neat. Let me get those guys from Nash County and Preservation North Carolina to come out here and stand here and look at it. About Tuesday I will let you know. I talked to them today and said let's see what happens at the meeting today. I had a nice conversation with them. I will get back with them tomorrow.





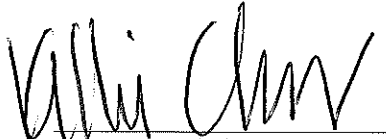
Mayor Richards replied thanks so much for that. So do you all just want to hold off on that for now and lets here from him and from them. That is probably the smartest thing to do.

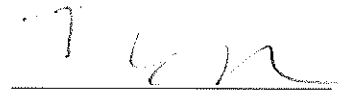
Commissioner Daniels stated ok but when we get to the next meeting I am going to make a motion. I am going to make a motion to adjourn and I am going to make a motion to do something on the next meeting. Ya'll can vote on it or not.

Mayor Richards replied all I need is a second. Motioned seconded by several Commissioners, motioned passed.

**Adjourn**

Mayor Richards adjourned meeting until March 18, 2019, 7pm. Thank you all, thank you sir for coming out.

  
Clerk

  
Mayor Richards