

TOWN OF BAILEY MEETING MINUTES 5/17/21

The Regular Meeting of the Bailey Town Board of Commissioners was held on May 17, 2021 at 7:00 pm.

The following members of the Bailey Town Board were present: Commissioners Ervin Powell, Joel Killion, Dwan Finch, Shelley Bullard and Allen Daniels. Also in attendance Shawn Lucas, Zoning/Code Enforcer and Interim Police Chief Cathy Callahan.

Called the meeting to order:

Mayor Richards called the meeting to order and welcomed everyone to the May 17, 2021 meeting at 7:00pm. Thank you all for coming out tonight.

Approval of Financial Statements and Minutes:

Commissioner Finch stated I make a motion to accept the Financial Statements for April 2021 and the Meeting Minutes for April 19, 2021, Call Meeting Minutes for April 26, 2021, and Public Hearing Minutes for April 26, 2021. Commissioner Killion seconded, motion passed.

AGENDA:

Joe McKeney, McDavid and Associates stated thank you for allowing me to present. What I am here to present tonight is that the Town has grant funding to replace sewer lines in the Town. The total amount for funding is \$1,481,500. I am with Mack David and Associates. We sent out the surveying party they came back and presented the information to us. There are four areas that I had concerns about. So we came out and walked the area and took pictures. The first thing the contractor will do is clean the lines then we will have an idea of the existing condition. The contractor will replace the sewer he has to dig up the old lines, then put down stone bedding and then put down the new lines. Most of your sewer lines are buried sixteen feet deep. The contractor has to dig a trench box the outside is seventy eight feet wide anything with in four and a half feet of the sewer line runs the risk of being hit with the trench box. The first area of concern is Vance Street between Nash Street and Jackson Street. That is where we have a water line conflict. The existing water line is very close to the existing sewer line. Go to page five to see a photo. If you replace both water and sewer lines it will be twenty thousand dollars. Another option is to go into the man hole and turn to a ninety degree or forty-five degree angle and put in another man hole and move the sewer line over to get away from your water line. Then we can reconstruct your sewer line. That is my recommendation. That will cost about another six thousand dollars and that is a lot less than twenty thousand dollars. On page three is the email I sent to the Town Clerk, it outlines the problems. Page four is the map of the whole project. The area in red is all of the sewer lines that are supposed to be replaced. The worse scenario is bounded on the west by O'Neal Street and on the east by Green Street, on the North by Pine Street and on the south by Deans Street. There is an alley way on the western portion. The sewer was constructed not in the streets but behind the parcels. It goes up the alley when it gets to the end of the alley it continues. It is laid on backside of property. I have had my surveyor do some searches and I do not think the Town has an easement for that line. Over time land owners may not have known that sewer line was back there. There has been a lot of construction, people that built patios, fencing, several storage buildings. The trees now are eighteen inches in diameter. There is one storage building that is over the sewer line. There is also a LP

gas tank and an old brick retainer wall that is going to have to be replaced. If you go to page seven there is an eleven by seventeen diagram. You can see there on the west side is the alley it is twenty foot wide. There is a dog house, a concrete pad, a half a dozen trees that have to come down. As I come west there is an existing concrete masonry building. The sewer line is only two or three feet away from that building. If I go another two feet there is a storage building on the other side. So I cannot move it one way or another. If I go east there is another building where the sewer line actually goes under the building and under a LP gas tank and fence. I took several pictures. Turn to page ten you will see the trees and fencing in the way. On page eleven is the concrete building, it is quite large. If you take a look at the others pages you will see the other items that are in the way of the sewer lines. I wanted you to have an understanding of what I am referring to. On page two, you have two options. You can pretend the stuff is not there and replace the sewer lines and you will be taking down fences and put them back up. Taking down trees and disrupting people's storage buildings. Option B is to move the sewer to the North. You will still have conflict with this option. The third option is to reline the existing sewer lines, but is not as good as replacing it. This option is cheaper. Regardless of what we do the Town should attain easement for the sewer line. My recommendation is to rehabilitate this existing sewer line by using a cured in place line. That is option C on page 2.

Commissioner Daniels asked have those lines been lined, did you use a camera? How did you figure out what lines need to be replaced? Williams Street is the worse.

Joe McKeney replied I cannot tell you that I did not prepare the application.

Joe Dooley, Upper Coastal Plain of Government stated the Board knew when we put in the application where we were going at the time. The Mayor, Council, Rich Moore and myself sat in the room in the back and talked about some of these problems a year ago. With the relining it will be less cost but will require DEQ approval to do it. When everything is finished and there is money left we can go back and ask them can we do this or that. The Town will be coming into some funding that will allow for the Town to do these type things. The State is trying to help Towns that are on moratorium. We have to go with the points to make it score. You received principle forgiveness and a grant. I have only seen one more like that in four or five years.

Mayor Richards stated they told us upfront this not going to happen all at once. As long as this has been going on we need to know they are not going to just come in a replace everything at one time. We have to take what we get.

Joe Mckeney commented I am going to move on to area three and four they are not that complex. Page four is area three at the end of Reid Street where the pump station is. Reid Street is shaped where the water flows to the center. The two lines are in conflict because they are so close together. I say just move on and replace the sewer line in the same place. Area four is Main Street the sanitary sewer line is just off the southern edge of pavement. The man hole is only a foot off the pavement. There is a storm sewer there. The best course of action in this case is to move the sewer line add a few man holes. My recommendation is to move the sewer north away from the storm sewer. The last page is from a plat there is no mention of an easement. Use the project funds to assist with that. My purpose of coming

here tonight is for approval for recommendations so I can proceed with a final design. Area one will cost another six thousand dollars. If the Board is ok I would like to proceed. There is contingency money in the program. I will not reline a line if it has been lined in the past.

Joe Dooley stated the contingency money is fifty thousand dollars.

Commissioner Finch asked when lining does it cause more breaks in the lines? Do you have a percentage of how well it works?

Joe Mckeeney commented if there is a joint it will not work there. He will have to do point and repair. He will get a back hoe out there to fix it before he can reline it. All work has to be inspected. He will run a camera down to start with and after he relines the pipe he will run the camera down again. Most of the lines you are replacing are terracotta pipes. We are going to replace them with PVC pipe. That has a life of fifty or sixty years. I have thrown a lot at you tonight. I am asking your permission to move forward with a final design in these four areas base on our recommendation.

Commissioner Finch made a motion to proceed with the final design for CWSRF Sanitary sewer replacement project with McDavid Associates. Commissioner Killion seconded, motion passed.

Walter Wells, Chair Bailey Planning Board stated the Planning Board meet on May 4th, the first Monday of the month. We brought up discussion with the text amendment 2020-2021-01 which was associated with the internet café. The Planning Board did come up with a Consistency Statement. We worked with Shawn on this who shared it with the Town's Attorney for review. The Town Attorney has approved this. We the Planning Board recommends disapproval of text amendment of 2020-2021-01 requesting modification to allow uses in Town Center zoning district upon review of inconsistency with, the Town of Bailey Long-Range Community Plan, adopted in 2008, and the Town of Bailey Zoning Ordinance, adopted in 2014. As provided for in Article 1, Section 102.c of the Town of Bailey Zoning Ordinance this requested text amendment is inconsistent with the Long-Range Community Plan, Code of Ordinances and adopted policies because the requested use does not: A. Accomplish the coordinated, balanced and harmonious development of the land within the corporate limits and extraterritorial jurisdiction of the Town of Bailey, and to implement the polices of the Bailey Comprehensive Land Use Plan and any other relevant plans and policies that may be adopted by the Town in a manner which will best promote the health, safety, morals, convenience, order, prosperity, and general welfare of the people, as well as to provide for efficiency and economy in the process of development; B. Extend and preserve the positive character of the Town and its extraterritorial jurisdiction in a manner that allows for future economic opportunities and improves the visual, functional, and harmonious development of the community, by applying standards that are tailored and scaled to the specific needs and limitations of the community, and avoiding the sudden imposition of harsh or excessively burdensome requirements to existing development; C. Ensure appropriate use of land, as well as appropriate form of improvements to land and standards to which the use of land conforms; D. Promote desirable living conditions and the sustained stability of neighborhoods; E. Enhance property values and protect property against disinvestments and depreciation; Therefore the Town of Bailey Planning Board recommends that the Town Board of Commissioner's does not approve requested text amendment 2020-2021-01. We are

submitting it tonight. This is a recommendation to the Town Council. The vote was unanimous. Nick is not here, but I would like to thank Tammy and everyone the event went great. I came back three different times that day. The Chamber did a great job and the Town embraced it well. I hope it continues, you did a great job. Thank you.

Tammy Bisette stated the Town Board was very involved and the Chamber thanks you. Callahan thank you. The Chamber meets tomorrow night. I plan to make a motion that we make this an annual event. Then the committee will start meeting to decide what it will be called.

Mayor Richards replied people worked months ahead planning it and people worked from 6am until midnight to make it happen that day. It turned out great. It made Bailey look good.

Commissioner Daniels made a motion not to approve text amendment 2020-2021-01. Commissioner Killion seconded, motion passed.

Dave Strum, Envirolink stated just a couple updates. The influent meter was put back in place at the waste water plant on Thursday. As far as Well Two I do not have a lot of updates on that. It looks like all of the piping has been replaced. I would like to introduce Libby Jenkins. She is a new manager with us. She has twenty two years' experience as a Town Administrator. She will be more active and more involved in the management. Feel free to communicate with her. You can still reach out to me, but she will become more involved. Any questions for me or Libby.

Commissioner Bullard stated I have a question what is the status of our fire hydrants?

Dave Strum replied I submitted a quote and I have not heard anything back. I will send it back out tomorrow.

Lew Hunnicutt, President, Nash Community College stated thank you so much for allowing me to come out. I will pass out a hand out. The main thing to take away you have my business card you can contact me if you need me. I am the fifth president of Nash Community College. I began my tenure there November 1st of 2019. Then COVID came around and it has been an interesting eighteen months. My goal was to get to all the Town Halls by last summer. The major reason to make my rounds is to tell you we are looking at a different direction for Nash Community College. Every Town in this County is important to us. I need your input. If Bailey needs something we need to know what it is. The answer is not always going to be yes, but if it can be yes, it will be yes. I can give you an example. We are looking at purchasing and developing a mobile classroom. The Mayor of Castalia said what kind of programs can you bring to Castalia? What do you need? He said we need GED testing. It is very important for us to be out in the Community not for us to expect everyone to come to us. We are seven miles from downtown Rocky Mount. That is a barrier for some students. It is a barrier for people in Bailey to get the Nash Community College. Let's figure out a way to work together. I know it is just about closer to go to Wilson. I know Tim Wright very well, but we don't want you going down there. We want you coming to Nash. I appreciate small Town government I come from an extremely small Town in Texas. There are only two hundred people in it. I had a fifty mile bus ride but my grandfather, my grandmother, my two sisters were Mayor. My Mother is still Mayor.

Mayor Richards stated "God bless her."

Lew Hunnicutt continued I want to share that Nash Community College is a major player in the County. We just completed our latest Economic Impact Survey. This is done by MZU, they do them all over the world. They came back with the economic impact of this college in the County is 86 million dollars a year. That is a return on investment of County budget dollar of thirty dollars for every one spent. If my retire account would do that I could retire next year. They estimate that one in thirty eight jobs in this County is somehow interactive with the college. We are proud of that. In the last four years we have served almost eighty thousand people on campus. That is twelve thousand students but that is also everybody else at events that we have on campus. I am a firm believer that you do not need a two year degree to succeed in this world. Our electric lineman program is a six week program no debt to the students. The average starting salary last year was fifty thousand dollars. It is about five thousand dollars to finish a degree. The first two years of a four year degree. If you want to go on let us help you get there. We can save you about forty or fifty dollars. We are working with Wesleyan. One of the hold ups with transferring from Nash to Wesleyan is the cost. We are committed to finding a pathway to keep students in Nash County. If we educate them here we will keep them here. I left my home in rural Texas when I was nineteen. I never looked back. The last thing I will leave you with is that open ended question you have my email. If there is something you need we need to be aware of it. Any questions?

Mayor Richards asked are you running a BLET program right now.

Lew Hunnicutt replied absolutely!

Mayor Richards stated Major Strickland told me Saturday we need to be over there to find potential police officers. I will get with you. Let's set something up.

Lew Hunnicutt commented the high school has an early college on my campus. We have City High down town. I am a big believe in skills. We do regular CCP at Southern Nash. That is free college classes. I am an agriculture guy. We are really looking at what we can do in enhance agriculture in the County. I want horses on campus. We are the sweet potato capitol of the world. We have about ninety four different programs. If you add skills it jumps to 106. We have lots of scholarships. We never closed because of COVID.

Public Comment:

Deborah Morton, 5839 Deans Street stated my name is Debbie Morton. I live at 5839 Deans Street. We moved here two years ago and we are finding out a lot of stuff about our house. Our water meter is not on our property. Our water meter is on Main Street. Envirolink has come out twice; they told us there was nothing to be done. I got tired of that answer so I came to the Town Hall and was told I could come and speak. Envirolink came out last Friday night. The gentleman was very helpful and very nice. There is a meter on our property, a box with no meter, it is capped off. If anything happens to that water line, are we responsible for that. Why can't we get it switched back to the other meter? The Envirolink guy that came out last Friday he did some type of test because our water pressure is low. Before he flushed our toilet it was at fifty. When we flushed it, it dropped down to twenty. He said that was not acceptable and we needed a new water meter in the box on Main Street. I am asking for help with this. We had no

water main in our house. We had to call a plumber to put in a shut off in our house. That is how we found out about the meter.

Commissioner Daniels stated I will get with David and we will check the meter on your property. We will come up with a solution and get back with you.

Old Business:

Roof Quotes

Commissioner Daniels stated anything over thirty thousand dollars has to be bided out. You need to make sure it is the same specs.

EnviroLink Price Change

Commissioner Bullard commented we do not need to do anything it will just take place for next year.

Soft Start

Commissioner Finch stated at the special meeting we approved the \$3,671.60. This is for all number two. Will you explain this Dave?

David Strum commented the soft start will reduce the force of which starts up. The exhaust fan and the heater system need to be replaced. That is what the additional quotes are for to take it apart and replace the motor only. That is going straight through the Town to save money.

Commissioner Finch stated I make a motion to approve this \$6,128.69 for this soft start and work for well number two. Commissioner Killion seconded, motion passed.

Sideline Signs

Commissioner Daniels commented what happened is this thing got hit two times. Cecil called and they come out and did what they did. They got the insurance information but the insurance was never filed against the people that hit it. That is all I can tell you. We have three years to file so we should still be able to file it against their insurance. We need to look at the police reports.

Shawn Lucas stated I will stop by and talk with him, Mike Cooper.

New Business:

Approval of Water AIA and Sewer AIA by Resolution

Commissioner Finch commented I recommend that we put this off until next month.

Mayor Richards replied what she is saying is I had a conversation with a guy and it was not ready when we started talking with Matthew Winslow about getting some funds. The work has not been done and some of the stuff has been left off of it. So before we go any further with this person we need to wait. He acted like he was doing us a favor by getting the money to do the work. We need to check into that, Mack Gay Associates.

Bill for Electrical Work

Mayor Richards commented the band that was coming needed some electrical outlets at the old fire

station. It was short notice and I said go ahead and do it. If it is five hundred dollars I can approve it. The bill came out to be \$632.82 for three outlets; I kind of broke the rules. I need the Board to approve it or the five hundred dollars and I will cover the \$132. But we needed it to make Saturday night happen. Commissioner Finch made a motion that we accept the electrical work done at the old fire house for \$632.82. Commissioner Killion seconded, motion passed. With that being said he also said that all of these light poles on Main Street where they hang the Christmas decorations, these outlets are terrible. It has been brought up before. If we are going to keep hanging up lights we are going to have to find a way to fix it. Right now is not a good time because of material prices. I did not realize that copper has gone up three hundred percent.

Department Heads:

Shawn Lucas, Zoning/Code Enforcer stated there were twenty-three nuisance cases, one zone issue, four zoning permits issued, and one car tagged. Three out of twenty three did not come into compliance. I will call Top Notch to take care of it. That is it for now.

Interim Chief Cathy Callahan, Bailey Police Department stated NC Training and Standards came by and conducted an audit on April 27, 2021 and there were no deficiencies and records were in order. Officer Kane is attending an Intozilyzer school this month. There were twelve misdemeanor charges and twelve traffic charges for the month and one felony fraud investigation which was determined unfounded. I did a little research for you all for the salary from other police departments. These are all populations comparable to Bailey. I will hand you all that list. I also wrote us some descriptions for placing the ads you can view them if you need make any changes.

Commissioner's Remarks

Commissioner Killion commented I would like to thank our Interim Chief Callahan for being a great Chief while we are in the middle of this transition and for working with the County during the event. Everything went smoothly. That is all I have.

Commissioner Bullard had no comment.

Commissioner Finch commented just briefly for the Board and the Public I recently got some information back from March 2013 the Nash County Capital Improvement and Drought Management Plan. I am going to read this to you all. The potential Nash County customer base in this area would account for approximately 20 percent of the total customer base. There is a potential for Nash County to cost share with the Town of Bailey with the County contributing 20 percent and Town contributing 80 percent. I bring this up because you may know we have talked with Wilson at the first of the year. They are very interested in a partnership with Bailey. The route suggested bypasses Sims. You may have heard that Representative Winslow is putting together an allocation for five million dollars for this, for physical year 2021-2022. I discovered that Nash County was part of the talks back then. Are you on board with us shipping to Wilson? I definitely am. I would like to continue the talks; I have not reached out to the County yet. It will be some economic advantages for the County. This was back in 2013. This was a Capital Improvement Plan to get Bailey off of the moratorium. I have a meeting with someone tomorrow a virtual meeting with an engineer that was part of this Capital Improvement Plan.

Mayor Richards added they want our sewer, so Wilson is welcoming it because we are going to pay them. They are going to take more than just the amount. We are planning for twenty years down the road.

Commissioner Daniels commented this is the only solution Bailey has to get off the moratorium.

Commissioner Powell had no comment.

Commissioner Daniels stated the heat and air guy came out he has no good news. We have to replace both evaporators here and at the police department. The bill is over five hundred dollars but he was here and he put over eight pounds of freon in it. I have no idea, but Kellie said the air was not working. I will let you know next meeting what the cost will be to replace the evaporators.

Mayor Richards stated I do not have anything at this time I need someone to make a motion to go into closed session. Commissioner Killion made a motion to go into closed session. Commissioner Finch seconded, motion passed.

Shawn Lucas commented I talked to Donald; he did a survey for the Town a while back. I have him lined up to survey the lot over there. The Credit Union said they wanted a five year lease for \$125 to \$150 for the lot. We need to make a decision about this. It will be a nice one. Commissioner Bullard made the motion to charge \$150. Commissioner Powell seconded, motion passed.

Shawn Lucas added about the sewer taps Jason got back with us. He is saying it cannot be done. We should let Tony come in and the Board will vote. We need to get a vote to suspend text amendments for internet gaming for ninety days. So the Planning Board can work on it. Commissioner Finch made a motion to suspend text amendment on internet gaming until further notice. Commissioner Killion seconded, motion passed.

Commissioner Killion made a motion to increase Office Kane's rate of pay to \$16 an hour. Commissioner Daniels seconded, motion passed.

Commissioner Finch made a motion to hire Debbie Baker part time for \$25 an hour starting immediately. Commissioner Killion seconded, motion passed.

Commissioner Bullard made a motion to adjourn. Commissioner Finch seconded, motion passed.



Kellie Glover, Town Clerk



Mayor Thomas Richards