

## TOWN OF BAILEY METING MINUTES 3/18/2019

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on March 18, 2019 at 7:00 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.

### **Approval of financial statement and minutes:**

The financial statement for January 2019 and February 2019 and the minutes for Regular Board Meeting for February 11, 2019 and minutes for the special meeting for February 26, 2019 need to be approved. Commissioner Finch made a correction to the special meeting minutes for February 26, 2019. Instead of Linda Lamm, it should be Brenda Lamm. Other than that I make a motion to approve the financial statement for January 2019 and February 2019 and the minutes from Regular Board Meeting for February 11, 2019 and special meeting minutes for February 26, 2019. Commissioner Killion seconded, motion passed.

### **Agenda:**

Mayor Richards stated that he needed to change something up, Cecil Hawley is not going to be here so next in line will be Walter Wells, Chair of Bailey Planning Board.

**Walter Wells**, Chair of Bailey Planning Board commented that he did not have anything to discuss at this time.

**Waste Industries:** Pat Loose, Waste industries stated that he also brought General Manager Crystal Sloane. I have been with Waste Industries for about sixteen years. I handle Delaware, Maryland, North Carolina, Virginia and Pennsylvania. What I wanted to speak to you tonight about is the state of recycling. I am sure a lot of you guys are aware of what is going on, I am going to give you a little bit of background. I have a hand out for you, it is basically going to tell you what I am going to talk about in the short version, which I am sure you will be glad about. What is going on as far as recycling, we do your trash and recycling. The recycling industry is kind of upside down right now. Whereas we used to make a couple of dollars from recycling it now costs us money to have it transferred and taken to a processor. The processor we use is Synco and we had a contract with them. That expired at the end of February. In that old contract in the beginning we made a couple of dollars. At the end of it we are at zero dollars. So they gave us a new contract where the recycling now cost fifty dollars a ton. It kind of goes against everything we thought about recycling. We thought it was a money maker, in a lot of places where the recycling processor fee which we have nothing to do with, that is our processor Synsco. It cost more in a lot of places to get rid of the recycling and to process the recyclables than it does to get rid of the trash. And this stems from the ban that China has put on us for exporting all of our recycling materials. They at one time

took about ninety-six percent of our recycle materials. The recycle materials that we are talking about here is single strand recyclables, like the plastic bottles and the paper all of the recycles that you all put out every week. The stuff we were sending them was very contaminated and they made it to the point where they are not accepting that any more. What does that mean to us here? It means that there is a tremendous back up of recycle materials at the processing plants. There is no market for any of this stuff. We can't get rid of it. We have places in the state not just in this state but in states across the country that has discounted recycling. Some have suspended it. Some are paying a much higher price. We have places in Delaware and also in North Carolina, like Elizabeth City area that pays one hundred twenty dollars a ton for their recyclables. I come to you based on the contract as a request. We looked at the amount of tons you average in which is 1.83 tons. We came asking for an increase of thirty-seven cents per carton of recyclable. That is based on that we now have to pay fifty dollars a ton verses near zero or making a little bit of money. It is strictly up to your discretion if you want to grant our request. We wanted to come here to ask if you had any questions.

Mayor Richards asked if the board here decides to not accept the pay increase will we be penalized if we suspend the recycling program.

Pat Loose replied no. I want to make it perfectly clear; if you are under contract you do not have to grant my request. Whether you say yes or no to my request we are not going to do anything. The service is not going to cut off, we are not going to have worse service or anything like that. I hope that answers your question.

Mayor Richards stated yes, sir.

Commissioner Daniels commented Vietnam, India and all I know their ports of are full of recyclables. They can't move it

Pat Loose replied Vietnam, Vietnam is the place where people started sending their recycling the single strand and some of their recyclables. They just recently cut off what they are accepting. There is just no market right now.

Commissioner Daniels replied they also, I guess these other states since last year they got wavers so they could not recycle anymore from the state and I guess we are allowed to do that now.

Pat Loose replied in North Carolina it depends on how you read it, it's not mandatory.

Commissioner Daniels asked what is your suggestion?

Crystal Sloane with Waste Industries asked can I say something about the benefits. Obviously if you have a landfill and you are putting stuff in it. It saves land space obviously to recycle. You are trying to preserve your land fill space by recycling. It is the right thing to do, recycle. So that is one side to consider. I know you guys used to use a roll top recycle container here. That might be an option, if you can't afford the increase

for recycling. We don't see this getting any better. About sixty-six million tons of recyclables that were going to China, all of a sudden they are not accepting it any more. It is a flooded market, not only do you have a flooded market you have contaminated material. So a lot of people try to put as much as they can in their recycle bins. Sometime people put stuff in there that is not recyclable. So it is a problem. A wide spread problem that we don't think will get any better. We don't think the market is going to turn around. We think this is going to be an ongoing problem. China is trying to clean up their own environment. It is very much an issue there. There are many reasons they are not accepting it. There are other options such as the roll out large container as I mentioned each person would not have their own container. But they would have a local area with a container. You may be familiar with how that used to be. Recycling is important. One of the most important aspects of it is keeping things out of your landfills.

Commissioner Daniels stated the only thing I have a problem with the roll off container is there is a lot of people from outside of town throwing trash in it. We know that was going on. I would go there and it would be full. Couches, chairs, it was horrible. If you have a way of preventing that we would certainly like to know.

Crystal Sloane commented one other thing I will say is this is something that is going to take a while to clear up, the flooded market with contamination. What is absolutely critical is clean product. If there is clean product there is going to be more of a market for it. It will be able to be recycled and not thrown into the landfill. This is such an issue like Pat mentioned it is more to get rid of recycling than it is to get rid of trash. It is just something we are trying to work through. It seems like a lot of the articles. I have about thirty articles sitting on my lap it has been coming for several years. And now all of a sudden there is nowhere to go. But as far as options for containers, I don't know what type of container you had here before. If it was an open top container or not. We do have an A frame top it has a lid on it has some compartments on the side. It would prevent large items going in there. That might be something we can try, if you did not want to continue the curb side service.

Mayor Richards asked do you all have anything else. Thank you, sir.

Vince Sievert asked is there a certain cost associated with that recycle bin.

Crystal Sloane replied it is based on a month per ton right now. I am not sure what the participation rate was when you had an open top container. Obviously it is not as convenient because then people have to go to it to put material in it. If it is one ton a month it would cost the town fifty dollars. If a roll off container is full of recyclables it would be two tons. It depends on what you are putting in there. How well it lays with other things are in the container.

Commissioner Daniels stated is that a good way, or would you like to keep it the way it is?

Crystal Slone replied we don't have a preference. Obviously it is a huge challenge for people to wrap their minds around what is going on with the market. It is a shock to a lot of people. We don't have a preference. We are here to help with what we can sort through.

Mayor Richards commented thank you, sir. Thank you, ma'am. Ok, next up we have Thomas Ellis with Envirolink.

**Thomas Ellis, Envirolink** stated good evening, everyone. Before I begin with my report I would like to introduce a new face to Envirolink. John Muller.

John Muller commented hello, everyone I am John Muller. I was the former town manager of Norwood, it is near Charlotte. I have joined the Envirolink team and I am excited to be here tonight to develop a relationship. If Thomas needs any support or if you the town needs any support. I will be happy to help. Thank you.

Thomas Ellis stated everyone should have a report. This is the monthly activity report for the month of February 2019. Under section one activities: A Pre-construction meeting was held on March 6<sup>th</sup> for the Bailey Wells Project. The first week in May is the tentative construction start date. Under Operational Highlights: Yard waste/bagged leaf pickup is March 4<sup>th</sup> and 18<sup>th</sup>, April 1<sup>st</sup> and 15<sup>th</sup>. Mowing season begins. March 15 is the first day for Bailey and March 29 for Zone one, March 26 for Zone two, April 12 and 19 Zone one, April 26 Zone two, and April 23 Zone three. Under work order summary a total of twenty-seven work orders were completed in February 2019.

The following is a summary of the work orders:

- 1 meter read (340 meters)
- 3 re read, 9 list, 7 list, 1 individual 3 turn on
- 0 turn off, 5 list, 0 individual
- 1 utility locates
- 1 check for leak
- 3 unstop sewer service line
- 2 trash cans/recycle bins, 2 individual
- 2 yard waste pic up, 2 town wide
- 7 cemetery/meet with family/dig/fill in grave etc.
- 4 misc. animal pickup, pothole repairs things of that nature

Under section two for operations, water produced current month was 1.79 million gallons, previous month 1.65 million gallons, and year to date 11.93 million gallons. 306 customers billed, 340 meters read, 0.97 million gallons of water billed therefore the flushing water/process water/leaks .82 million gallons. Wastewater out-flows for the current month was 3.37 million gallons. The previous month was 3.39 million gallons and year to date is 26.82 million gallons. There were two hundred forty-eight sewer customers billed at .76 million gallons billed to those customers. The amount of rain fall for the month of February equaled 2.2 inches. That concludes my report. Are there any questions? Thank you.

Mayor Richards replied thank you, Thomas. Up next we have Robbie Troxler.

Robbie Troxler asked are the Preservation guys speaking tonight?

Mayor Richards answered yes, sir. If you want them to speak now they can.

Reed Thomas Preservation Society stated I knew there was something special going on in town tonight because the sun's rays were beaming. When I got into town it was illuminating the water tower. Thank you and I am just going to take a couple of minutes. I work with the North Carolina State Preservation office. Our regional office covers twenty-eight counties and Nash is one of them that we have just gotten in the last several years. So it is great to be in service to you. Our office administers Federal and State programs such as National Register and other services that can be a great value to your community. What I would like to do at some point is to come back and do a presentation, a Heritage Preservation. I have been working with communities for almost thirty years. I have seen some pretty amazing transformations. I was taught growing up by my father, who was a business man business is all about people and old buildings are about people as well and preservation as well. Many of your communities are using old resources many of which don't look like they have much life left in them. To bring back growth to the community again. Building can be in many ways for many economic engines they can draw folks back in and I think one of the best things in the world is when you see one person taking on a project you see other people in the community going in and fixing up older buildings and drawing other people in giving the town something they need. I see something special for Bailey. So we have been asked to come and assist in looking at the possibilities of creating a National Register to this district. Kristi Brantley a colleague is going to talk about that. There is an economic value as far as having a building on the National Register. The tax incentives available in North Carolina. We are very fortunate to have one of the best tax credits program in the nation. There is a federal tax credit and a state tax credit. So let's say you have a commercial building renovated and its listed on the National Register there is a twenty percent tax credit and North Carolina has a fifteen percent tax credit that can piggy back that. And there is a five percent bonus if you go into rural counties. So there is a twenty percent tax credit. So if you have a building and you are putting a new roof on it. Doing the air conditioning and electrical and plumbing all of a sudden you are spending a hundred thousand dollars. That can be up to a forty thousand dollar tax credit it is a credit not a deduction that you can take off your state and federal taxes. We will soon hit three billion dollars in projects in North Carolina. Rocky Mount Mills first phase was thirty-five million dollars and in rural Halifax County almost ten million in projects so it really helps make the numbers work where rent is not as high. In Greenville builders and business owners are saying because of the money that they are putting in the tax credits help make things possible. These projects down town has just created a spiral effect and there is also a homeowners tax credit a fifteen percent for personal residences listed on the National Register. I would be thrilled to come back before and after image rich to make a presentation kind of showing what is happening on the ground and certainly you have a great community and a lot of history. I am going to

let Kristi talk a little bit about the National Register program and what they have done with that.

Kristi Brantley added if you saw a white van driving through Bailey a couple of weeks ago it was Scott Powell and two of my colleagues. We rode around for about forty-five minutes to an hour and Bailey has some incredible resources. There are some building with potential to be in the historic district. I am not really prepared to talk to you about that a lot tonight. I would encourage you to have Reed return and give a presentation about what the Historic Preservation can do in your community. His examples are communities that are close to you so it is not something that is far off. Halifax is one example, they have done a lot. I would encourage you to do that. I have some handouts.

Reed Thomas stated Kristi lives close by and Katie she works in our Raleigh office and she lives close by.

Mayor Richards asked about how long does it take the process to get this up and running. To say if we wanted a Historic District.

Kristi Brantley answered so you would need to have a consultant come and analyze the district and the area. They would do an in depth research. Close to almost a year. This is a smaller area, so about a year.

Commissioner Killion commented so by driving around for forty-five minutes to sixty minutes where you able to identify a number of buildings that you would include.

Kristi Brantley answered please don't hold us to this we didn't do research. We did a windshield survey. We identified about thirty historical buildings. This is just commercial. We didn't really drive into the residential area. Which I know there are some great house there too. But the commercial district we identified thirty buildings. About thirty-three but three were not contributing. I have a little map. It is kind of a rough draft.

Mayor Richards commented so say it is a private residence or a business what is like the time line. Didn't you say like fifty years?

Reed Thomas answered for a building to be listed on the National Register it has to be at least fifty years old. Some of the exterior intact has not been altered greatly. I know of a church that was over one hundred years old but was bricked up and gutted. There are buildings that are contributing and buildings that are not contributing such integrity needs to be used. I think one of the big questions that comes up with National Register is which building is placed on the National Register. But as long as you are using you own resources. It doesn't really replace restriction or obligations. It does provide the opportunity to get tax credits. It does provide the area of protection certain federal or state projects that might have an impact on widening a road or something like that to take into consideration that it is a National Register Project. But in general if you are using your own fund or money it does not place restrictions on the property.

Mayor Richards commented ok I have another question. So when we were looking at that building down there you all have saved buildings that were a lot worse shape than that right?

Reed Thomas answered we haven't but we have worked with a lot of people that have. There is a contractor in Rocky Mount that brought a very similar building in Halifax. It was a hotel that sixty percent of the roof was gone for about four or five years. It had a significant amount of water damage. The town was going to take it down and they had an engineering firm from NC State. They finally decided to let's put it on the market. They found a builder to do renovation on it with tax credits. The roof is partially done. A building in Williamston the sides were falling off and they are actually restoring that building. It is usually recommended you explore the opportunities to fix the building versus tearing it down.

Commissioner Finch asked so you said it does impact the economic community as will help increase the economic impact for the community.

Reed Thomas answered yes it can. The buildings are unique and have a lot of character and personality that attract people. In a lot of communities there is an aging population versus everybody going away. We are finding a lot of people moving in and looking for an older historical building. The quality of life small towns bring opportunity. And then all of a sudden you see a lot of property owners starting to reinvest. It is happening in the town of Halifax, Hamilton, Martin County, Enfield lots of other towns much much smaller than this. We are seeing significant reinvestment. Again we would be thrilled to come back.

Mayor Richards stated O man, we would love to have you.

Commissioner Finch asked so would the consultant; does the town pay for that? How does that work?

Reed Thomas replied yes the town would pay for that or you would raise the funds to pay for that or grant funds and Scott can talk about that. Many communities will just fund it others will seek grants.

Mayor Richards stated thank you, sir. Thank you all. OK. At this time we are going to open up this meeting for public comment. You will have three minutes per spokesperson. And if you are a member of a group you can only have one spokesperson. And you are still limited to three minutes. At this time we are going to open it up.

Robbie Troxler commented about the building there I think it is a gem on Main Street. It is a beautiful building. One of the surprising thing about what the engineer said is that the back half is still, it still meets code. And we all think it is restorable.

Audrey Perry how long will it take to restore that building? I have the building right beside that building.

Robbie Troxler well I think securing it and making it safe and stabilizing it is your first step. That is probably a matter of months.

Audrey Perry asked so what am I supposed to do while you are doing that?

Robbie Troxler replied so you are next door, it would be safe for you while we were doing that.

Mr. Perry asked who said it would be safe for her to be in there?

Robbie Troxler replied structural engineers and all of the people that are involved in it.

Audrey Perry asked have you been in there and looked at it really good?

Robbie Troxler commented yes we went in and looked at it and did some calculations. We can cantilever it on the front where it is missing some bricks. We can fix all of that. In the mean time we will clean it all up. And make it safe put some structural things inside. It will be a process. I am sure he would allow you to be there the whole time.

Audrey Perry asked have you been in my building. You need to come look at the inside of my building.

Mr. Perry asked who is responsible for the building.

Robbie Troxler stated the owner.

Audrey Perry asked who is that.

Mayor Richards Mr. Wayne Kent has not deeded it over to anyone.

Audrey Perry asked so ya'll can't do anything to it yet?

Mayor Richards stated no not yet.

Audrey Perry stated so it's just going to sit there. How long is it going to sit there?

Mayor Richards commented well Ms. Audrey we have to purchase the building he has not been in town and we had this idea to save the building instead of having a big whole on Main Street. I talked to you about it last week and you want to stay there.

Audrey Perry stated yes I want to stay there. I don't want to be there with ya'll knocking, beating and banging. My customers are already scared the way it looks in there. And they see the outside of that building. They are scared to come in there sometimes. They say I am not going to park in front of this building I am afraid it is going to fall on me.



Mayor Richards replied yes Ma'am I understand. I totally understand that. I am sure these folks are professionals. They are going to fix it up. I mean we have already had some organizations come and look at tearing the building down.

Audrey Perry asked so what happens if they are working on the building and something accidentally falls and something happens. Who is going to be liable for that?

Mayor Richards commented I don't know if Mr. Kent has insurance on the building. I guess it will be who ever takes over the building. Whether it be the town or any other party. The thing is we have been told if you tear this building down it is going to be an empty whole there and nobody else will ever come. So we have to take a chance on fixing it. For a hundred thousand we can have an empty whole or for a hundred thousand we can have building with a roof on it and maybe somebody will take it.

Audrey Perry stated I want to make sure I am going to be safe. And you are talking about me being inside the building while you are beating and banging. That is what I am concerned about.

Mayor Richards asked so if we give you a time where you have a week off or something like that.

Audrey Perry commented I can't take a week off.

Mayor Richards stated maybe we can make arrangements.

Audrey Perry stated I don't even take a week off for vacation. So I mean I can't do that.

Mayor Richards commented so I understand. Until we buy the building or someone else buys the building depending which option we go on we won't know. We will be working on it until then.

Audrey Perry asked so it keeps going down.

Mayor Richards answered yes Ma'am.

Member of the public what happens with the building after it is restored?

Mayor Richards answered it's up to the individual owner.

Member of the public do we have a potential owner for that?

Mayor Richards stated there is several that has talked about buying it this week or going in on it or something. Anybody else?

Casey Strickland commented I know we were talking about Rocky Mount Mills earlier if you would highlight how well that area has done. And let them have an idea about what that has done and brought in revenue for that area. If someone could answer that.

Commissioner Daniels replied my brother lives there and they sold two houses. That went very well.

Casey Strickland stated I know from my stand point I am twenty, almost twenty-one going down there and seeing my age group and seeing them going in and making something of it. It has been amazing. I have watched this town go down. I have never seen this town thriving since I have been here and I am able to contribute back to it to get something going that will allow that to happen. Then that is what needs to happen. I understand there is a lot of opposition against it, but it needs to happen. I don't want my kids to inherit what I have inherited.

Mayor Richards asked does anyone else have any comments about the building.

Brenda Lamm stated I grew up on Main Street in Bailey when it was restored. And Bailey was a thriving profitable town and it can be that again. If we would just give it a chance. Let Mr. Troxler or who ever get that building and make it safe for Audrey to continue in her building. And it is just it is a great town, it is a good town. I just want to see it revived and come back alive.

Mayor Richards commented thank you Ms. Brenda

Reed Thomas stated I can showcase many examples of that. We are seeing a lot of communities that have the best of both worlds you have the baby boomers that are coming in and buying them. They have the recourses and they have the time for renovation. They are creating job opportunities and growing for the millennials and others. Rocky Mount is a classic example where that is happening. And it is generating a lot of construction like new home. I know a contractor that has been building multiple shopping centers and housing subdivisions all around Rocky Mount and in other places in this part of the state. His business is booming. He has got so interested in what is happening with the mill and the Douglas Project, one of the first big projects in Rocky Mount. He has start buying and renovating because he has fallen in love with it. It does create a positive growth opportunity for both new construction and ultimately draw younger people back.

Walter Wells commented I just wanted to mention the interest in helping to drive business. I have talked with one building owner about looking at getting a consultant in here. We really need a road map of where we are trying to get to and where we want to start. And make sure those stamps are in line with getting to an end goal. Rocky Mount did not get here in a year they have been working on it for a long, long time. It is in my mind important that we get a consultant in here to know what we are doing. So we understand what they are about so the town can take a look at that. So whether this drives that or not I still think it is something the town needs to look at.

Mayor Richards stated we are looking at every option. I can tell you that. Alright does anyone have anything else, because this is not a public hearing on a building. We just opened it up for three minutes. If we do the presentation thing again we will set up a public hearing or a special meeting just for that. I don't want to get in trouble. Does anyone else have anything to say, public comment three minutes?

Gentleman in the public commented I would just like to say as one of Ms. Audrey's customers. I do think you need to consider her business. It is her livelihood. I don't think there is any other business owner in here. I know you mentioned, and that was just a suggestion that while the building is being worked on but I don't think there is a business owner in here that would be willing to just shut down for a week. Like you suggested and just not have an income. Most people just don't make that much money running a business in this town. So I do think that the suggestion you made, for her building to be looked at on the inside. Because since I have been going there, there has been some damage to that building that has been caused probably by the building next door. I think what you are doing here is great. But I think we need to consider a persons livelihood and their own building. Talking about these things are great but we need to look after the people that are already here. And one of a few businesses that are here.

Mayor Richards stated, yes, sir. I know I have meet with Ms. Audrey several times and we talked about this. This is not the first time. Believe me in my line of work I worry about everybody's safety and this right here is just a side thing and I don't want anybody to get hurt under any circumstance whether it is a brick or getting hit by a car. That being said we will look at every option. The safety will be in our first interest that is what we talked about with the engineer. That is what we talked about with the Preservation Society. I don't want her business to lose anything, because her business is one that actually brings people into Bailey. There is a few that do and we are glad to have them. Like I said I do not want to offend anyone or take away from their business or anyone get hurt. Anybody else have anything to say?

Robbie Troxler stated I think tearing it down is a lot more aggressive that restoration.

Commissioner Killion commented I think as long as we keep Mr. and Mrs. Perry in the loop on the whole process. They feel there is peace of mind and they can communicate regularly. And be communicated with regularly by whoever owns the building whether it is with Troxler or someone else. Keeping those lines of communication open will create peace of mind. We are not going to do anything that will harm your livelihood. That would also help with whoever potentially buys it. I think that is important. I hear where you are coming from Ms. Perry. I think we all do for sure.

Mayor Richards stated at this time we are going to close the public comment. And move on to old business. I need to make one change to old business tonight. We had voted on spending some grant money on the water filter replacement project. The engineers have amended it so I have to read it to you. And the board has to vote on it. They said it had to be done before the work is scheduled and that starts on May first.

Mayor Richards reads the AMENDMENT NO. 1 TO UILITY MANAGEMENT SERVICE AGREEMENT BETWEEN THE TOWNOF BAILEY, NORTH CAROLINA AND ENVIROLINK, INC.

Commissioner Finch made the motion to accept that Amendment. Commissioner Killion seconded motion passed.

Mayor Richards commented on old business we have street paving estimates.

Commissioner Daniels replied we passed one on Daniels and Vance Extension last month. We need to get a sealed bid for Main on Jackson to Vance. Then we need to get a sealed bid from Deans on Nash Street to Pine Street. And that should, I don't know when you all want to have the bids turned in by a week before the next meeting or at the next meeting. Ok we will just say at the next business meeting. And we will go ahead and contact the contractors that have turned in sealed bids. I understand talking to Mr. Williams they need to be ground up and repaved. We will see what he recommends.

Mayor Richards stated now we are moving on to new business. The sewer rate was not worded right at the last meeting.

Commissioner Finch replied right. So if you will look at your minutes from February we had Mr. Dooley here from the Upper Coastal Plains Council of Government to talk to us. So we want to peruse some type of economic development. We are in a good new direction. But we have to come off of the sewer moratorium. We are really trying to peruse that, Mr. Dooley, I spoke to him back in December and he came in February. He is applying, filling out a grant for us. One of the things you have to do is get points for the grant. The more points you have the better. We want 100% funding rather than the town have to pay anything. One of the recommendations is to go up on our sewer rate. So we discussed it last week so I am making a motion to go up on those rates. The motion to increase the sewer rates \$52.15 per five thousand gallons to \$58.15 per five thousand gallons. I don't know if you recall Mr. Sievert did a little bit of an analysis for us in February, I believe. He said that most people in Bailey use about three thousand gallons. So they will not see that total six dollar increase probably about three dollars or two fifty. If the motion passes we will be sending out a letter to the customers to just let them know. But this is in hopes to get off the sewer moratorium. I say that because I don't know if Mayor Richards will bring it up Bailey has been getting notices of violations for years and years and years and years from the State because we are in violation. And so we have not been fined yet, it is just a matter of time. The state could fine us and that is twenty-five thousand dollars. And you can look at that cost being passed down to. Personally I think that increasing it is the best way to go so we can get 100% funding for the grant and that will be a three million dollar grant.

Mayor Richards stated that this is not up for questions now. I will explain this right now what she said. We have been getting letters we got one in November and we got one in January. Notice of penalty twenty-five thousand if we don't correct this issue. So I was

told that we had to show that we are making an effort to correct this issue or we would be fined the twenty-five thousand dollars. So I called them and talked to them. I told them what we are doing with Upper Coastal Plain. They have been handling it since then. So they have brought us some time. As long as we are working on a solution they are going to give us some grace. We have to act like we are doing something we can't just keep on doing the same thing and expect different results. It is not happening here. We are not going to get off the sewer moratorium if we hope it will go away and look the other way.

Commissioner Finch replied so without increasing it we would only get 75% and we would be responsible for the 25%.

Mayor Richards commented it is a three million dollar grant if we were to get all of it. It does not mean we will get all of it. The town of Bailey has two hundred seventy-nine sewer customers it might be three hundred by now. But it was two hundred seventy-nine the first day I was here. I don't think they want to foot the bill on that. If we can pay three dollars a month extra to get 100% grant. It would be better. If we could just get off of it just think what might happen here.

Commissioner Finch stated we want to move on the application that Mr. Dooley is doing. We have to get our name out there. I make a motion to increase the sewer rate from \$52.15 per five thousand gallons to \$58.15 per five thousand gallons. Commissioner Killion seconded, motion passed.

Mayor Richards commented next we have our sidewalk quotes. There are some sidewalks that need looking at. Hoping that someone would look at it and say hey maybe we can get some quotes on it and see where we stand. And get them fixed to keeping from tripping and falling and breaking a leg. I know one in particular the one up there by Girls Round Here. It has been brought to my attention several times. We can look at all of them if you want to. It is not going to hurt to get some quotes on them. Do you all have any other new business? Ok Chief Coggin.

Chief Coggin commented glad to be here tonight. We hired some new people one is officer Callahan. This Friday we swore in the new chief, Chief Boraski. I am so glad he is here. I have been with him working in the town some. I am so glad he is here. At this time I will introduce you to Steven Boraski.

Chief Boraski Chief of Police commented as Chief Coggin said my name is Chief Boraski. I come from Wake County and I will be here full time starting on March 30<sup>th</sup>. I work at a school in Wake County. I work with special needs kids. I have been working with special needs kids for about four years now. Starting March 30<sup>th</sup> I will be here full time. First of all I would like to thank Mayor Richards and the Board for appointing me as Chief. As Chief Coggin said I am excited to be here. I was sworn in on Friday with Ms. Debbie and Ms. Kellie. We got the ball rolling on Saturday. I talked to the police commissioner and I was good to go so I started rolling on Saturday and Sunday. I have a plan in place with Chief Coggin how to attack some things at the police department. I have a plan and a vision. I have shared it with him. So that is my plan for right now. I

realize that in a small town you have to start small and build it up. So that is my vision for the police department. I am going to start small and build my way up. I am excited about being here. I want to try to increase patrol more often. I want the cars and the officers to be more visible. I want the officers to go around and meet towns people. I think that is important. I have spoken to the police commissioner about maybe changing uniforms, back to more traditional uniforms during the daytime and at nighttime wear BDU's. This weekend we did a few things, speaking about the lights, Corporal Callahan went around and I believe it was eleven lights. Me and the Chief checked and it was eleven lights out. We got that done. I would like to implement at least quarterly on a Saturday open house at the police department. For the town, for the people to come to meet me and meet the officers. Maybe we can have kids there. I know teaching school that some kids are afraid to speak to police officers. I want it to be more friendly to come see the police cars. Mayor Richards is a fireman, kids love firetrucks. Maybe we can incorporate something with the fire department here and do something quarterly. So we can get some excitement back into the town. That is my vision for the police department. I would like to ask the board, I have seen a few things that I would like to change. One is that I would like to get a different type of phone, the one we have now is out dated. I would like to get a new phone. I would like to get some different lights around the police department. The police department is dark. We just need to light that up a little bit so people know we are here. Officer Garland got that ring phone for the front door. I guess he got that free from where he works. And it was donated to the police department so it is not costing the town anything. It is not costing anything monthly. I would like to get one for the back door. Corporal Callahan said that someone knocked on the back door today and she did not know what was going on. Being in a small town I know I can't ask for a lot of things. I was in Wake County for close to twenty years, I know I can't ask for a lot of things, those are just a few things I would like to ask for. Lastly I would like to thank Corporal Callahan after being sworn in she has done a lot of work. Officer Cain has done a lot of work filling in. Officer Garland, I know is an engineer. He tries to fill in during the day when he can. That has been a big help. Another big help has been Chief Coggin. We get along great. Every time I call him he gets back with me. It has been great. I would like to ask the board, if Chief Coggin could get rank here in Bailey. I think that would be beneficial since we are going to work together. We work really good together so I would like to do something like that. Lastly I have an open door policy when I was in Raleigh, when I was a supervisor, when I was a sergeant. I have always had an open door policy. It is always open for the towns people and for the board members and for the officers. They can always come in and talk to me. I will be available 24/7. I will be starting here full time on March 30<sup>th</sup>. I have two weeks left to go teaching school. I will be here this weekend with the Chief. We have some plans for the weekend we would like to get somethings done. I will be with him the following weekend then I will be here. That is basically it I am excited to be here. I am ready to get going. This weekend the chief said what do you want to do? I said let's do this and the chief said ok. We did this and that we got a lot of things done this weekend. So I was excited. We rode around town and he introduced me to a lot of people. That is my plan. Everyone clapped.

Mayor Richards commented glad to have you Chief. Got anything Vince?

Vince Sievert stated I will give you an update on code enforcement for those who don't know we have a way to get in hold of the code enforcer, code cop which is me via email on the website. The town website. So if there are code infractions, nesciences or things you see to report or to just ask questions about. Just get on there and send me an email. I think my phone number is listed to, you can just call me. I have followed up on some that I can do nothing about. And that does not always make the citizen happy, but I do have limitations. I am following up on a report we got about a blind spot along Deans Street in front of The Leaning Tree, in front of the Wilson property. The way the landscape is positioned so close to the road. We are looking into options there as soon as I can hear back from the County. Because that is part of 264 I have contacted the County Department of Highway Division. They are going to contact me once we can come up with a possible remedy. Next is I will switch hat to Zoning Administrator. I handed out a memo to everybody you probably recall last month Walter, the Chair for the Planning Board presented some resignations for the planning board. We have two nominees we would like to present Lisa Matthews for the position of the alternate within the town limits. And Tyler Brock for the alternate for the ETJ. I have talked with both of them. Both of them are ok with doing whatever they have to do to support the planning board. In both cases the board has the authority to appoint these position. In the case of the ETJ because it is a vacancy that happened with someone not filling their term, an unfinished term. The board of commissioners have the authority to appoint someone until that term has been completed. And then go through the normal appointment process. Any ETJ member will have to be appointed by county commissioners. I give you those for consideration. As far as zoning request goes I am working with Walter Wells and Cecil the Chair and Vice Chair of the Planning Board to come to an agreeable solution for Don Perry on the storage facility. They are applying to build the third building. I think everybody is in agreement on that. I have three pending request from Allan Stone just waiting for information back from him. I have two business zoning request. One will be in the new/old Bailey fitness center. It is now going to be the Cake Palace, or something close to that. The respective owner is going through the process of closing on that now. She will be baking in there it is not going to be a go in there and eat. She is going to be baking and selling. And the other one is a business called Just 4 Today. This is a home health care service. They are putting an office on Main Street next to, between Shampoochi and Golden Girls. That is everything I have for you. Is there any questions for me? I believe you have all seen the bids we have for the demolition of the hardware store. I can give you a quick snapshot of what it is. We have received three bids. The low bid was 35,400 dollars, that was for the hardware store and for Audrey's shop. The other two bids were 55,000 dollars to demo everything the hardware store and Audrey's verses 70 or 71 thousand to demo just the hardware store not Audrey's. So there was a difference of about 15 thousand dollars to work around Audrey's. That is the summary version. I may be off a few dollars here and there. Big difference in price between the big contractors and the little contractors.

Mayor Richards asked does that include the tipping fees and all of that stuff. Was that everything.

Vince Sievert replied that was everything.

Mayor Richards commented Thank you, Vince. Commissioner Bullard.

Commissioner Bullard stated I do actually have something. Last year during cutting the cemetery JP and I had talked about the weeds have taken completely over. He has sprayed the cemetery. He has asked us to just pay the 256 dollars for the supplies. They are going to take care of spraying it. He has the chemicals listed here that he was going to spray. I am just going to give that to you, Kellie. It was not five hundred dollars it was very little.

Mayor Richards stated Commissioner Daniels.

Commissioner Daniels replied I want to save the building but I don't want Audrey to suffer. And that is one of the reasons I stepped up and got hazmat inspection done. I know what it is like to be a small business person. So whoever is going to step up and buy this building they need to buy it. Or ever what they are going to do. Because it is not right for Audrey to put up with this. She has had bricks fall on her building I have heard this since I have been on the board. So if someone is going to step up they need to do something. I don't want to tear this building down. But people don't need to suffer. And that is my stance. That's all I got to say.

Mayor Richards stated Commissioner Finch.

Commissioner Finch commented it is good to see all of these new faces out here tonight. Thanks for coming out and supporting us. I don't really have anything to say. I talked about the personnel policy last year. I am going to start working on that again. The town of Bailey needs that. I just wanted to let everybody know on the board.

Mayor Richards stated Commissioner Killion.

Commissioner Killion commented if you ever have anything you want to talk to the Chief about or discuss with the police department the number is 252-237-3561 so you can call and they are available to you. What did I say? It should be 235-3561. And then also I just want to say Officer Coggin I want to thank you for your many years of public service to Bailey. For all the times you have put public service before family. For helping us find a quality Chief. The questions that you asked in closed session you brought expertise that nobody on this board had. We would have never thought to ask those questions. We would have never thought to think outside of the box. It was very helpful. For being willing to stay on bard to help our new chief transition into his new position. I know Chief Coggin has agreed to stay on part time and we appreciate it. You have been a highly valuable member of this team over the last few months and we appreciate you and your wife. And we welcome the new Chief and his wife. That is it.

Mayor Richards stated I don't have a lot I just have this letter. From the Nash County Commence that the state commerce director wanted to come check out Bailey and it didn't work out. And a week later I got an email that said hey you all might be interested



in this program North Carolina Downtown Strong Initiative. We got selected. We sent in some pictures it ties in with everything else. It goes hand in hand with everything else.

Mayor Richards reads the letter.

Long story short that was the first of March. Fast forward to today their guy Art Jackson came today. Kellie rode around with him. He went to some of the businesses, spoke with some folks, says we have something he can work with. And they will be back. We are going to work with them. They are going to help Bailey come up with a plan to develop downtown. I don't know what it will be. I don't know what it will be. But anything is better than nothing. We are going to look forward to hearing from them and the Preservation Society. That's all I got. At this time we are going into close session. Thank you all for coming. If you want to wait outside you can.

Commissioner Finch made a motion to go into close session. Commissioner Killion seconded motion passed.

Mayor Richards stated at this time we are going to open this meeting up.

Commissioner Daniels made a motion to increase recycle bin to thirty-seven cents each. Commissioner Finch seconded motion passed.

Commissioner Finch made a motion that we appoint Ervin Powell to fill the vacant Commissioner seat. Commissioner Killion seconded motion passed.

Mayor Richards commented welcome aboard.

Commissioner Killion made a motion to bring officer Coggin to part time from eighteen dollars an hour to fourteen dollars an hour until Chief Boraski feels his transition is complete and that reduction of pay will go into the next pay period. Commissioner Finch seconded motion passed. I have another thing. I make a motion to raise Officer Kane's pay to fourteen dollars as of the next pay period. Commissioner Finch seconded motion passed.

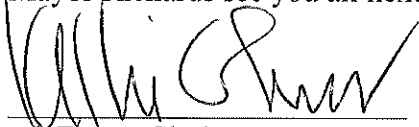
Mayor Richards commented I would like to make a recommendation that Commissioner Finch be in charge of the water and sewer department here. And Commissioner Powell that he be in charge of streets and trees.

Commissioner Daniels made a motion that we do the Mayor's request that Ervin be on streets and trees and that Dwan will take over water and sewer. Commissioner Killion seconded motion passed.

Commissioner Killion commented regarding the appointment of Lisa and Tyler. I make a motion that we appoint Lisa Matthews and Tyler Brock to fill the vacated alternate seats for the planning board. Commissioner Daniels seconded motion passed.


Commissioner Bullard makes a motion to adjourn. Several Commissioners seconded motion passed.

Mayor Richards see you all next month.



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Town Clerk



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Mayor Richards