

TOWN OF BAILEY MEETING MINUTES 1/14/2019

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on January 14, 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 and Town Administrator Timothy Johnson. Commissioner Jerry Bisette was not present.

Called the meeting to order:

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

Approval of minutes and financial statement:

The financial statement and minutes for the Regular Board Meeting of December 17, 2018, minutes for Special Board Meetings of November 26, 2018 and December 27, 2018 were unanimously approved upon a motion by Commissioner Finch and seconded by Commissioner Killion (4 affirm); (0 nays).

Agenda items:

Bailey Chamber of Commerce - Cecil Hawley, President of the Bailey Chamber of Commerce requested use of the office space in the Maintenance Building for storage of the Chamber of Commerce Christmas decorations and parade banners. Board agreed to let the Chamber use the space.

Cecil Hawley - Stated that he has reviewed meeting minutes back to 2015, and finds it frustrating to see the number things that have been talked about as agenda items during Board Meeting, and nothing ever gets done. With one exception, that was paving Vance Street and Hanover Street. During multiple board meetings in 2015 Commissioner Bisette commented that we are losing Vance Street, and after receiving only two estimates (the Town Administrator, then Mayor always says we need three estimates), from Barnhill and Williams Paving, Williams being the cheapest at \$30,000. During August 17, 2015 meeting Commissioner Winstead makes the motion to accept the estimate from Williams Paving, Commissioner Bisette seconds the motion, motion passes, and the paving starts the next morning. Williams Paving was paid on September 18, 2015. The paving started at Commissioner Bisette's property line on Vance Street and went to Sanford Street, the paving did not include all of Vance Street or Vance Street extension. Commissioner Bisette owns property on Hanover Street as well, so the appearance is the town tax payers paid \$30,000 to pave his streets. Now he (Commissioner Bisette) is not coming to the meetings for some reason. Then he wanted to take part of the property from the burned down grocery store to square off his property on Hanover Street. The Town of Bailey has \$17,000 tied up in the grocery store property. Mr. Hawley stated that the shifting of property was not done as an agenda item at any meeting, and that is illegal, so that does not need to happen, if he wants to buy that portion of the property it needs to be made public so anyone can buy the property. Nothing needs to give him special privilege just because he's a commissioner, 30 grand is a lot to pave his street, nobody paved my street. Mr. Hawley stated that he owns a lot of property in this town, he has been remodeling houses, remodeling buildings on Main Street. Stated it took two months to get a few rocks put on Benson Street Extension, but Commissioner Bisette doesn't have to wait for anything. Mr. Hawley stated all his taxes are always paid, and that he doesn't owe the town anything, and that his water bills are always paid, around \$1000 per month. He asked why is this type of stuff going on, isn't there something that can be done. Commissioner Killion commented that before he was appointed to the board, he remember Ervin Powell was complaining about the street in front of his house (Vance St Ext), and asked how long has Mr. Powell been complaining about the condition of his street, Mr. Hawley stated Mr. Powell has been complaining as far back as 2015, the water run-off floods his yard and all that gets done is some patch work and bumper strips, Mr. Powell is a tax payer too, we can spend 30 grand to pave Vance St, but not Vance St extension that goes right by Mr. Powell's house, he deserves to have his street fixed too. I know we just spent all that money to have the street priorities done, Dempsey St isn't that bad, but Jackson St is bad with all of the dirt coming out to the alley by Coco Mo's. Long time ago when we had our own town employees, we had a tractor and box blade and they would clean the alley streets up, but now nothings ever done. If you look by

Coco Mo's you will see all the sand in Jackson St, there's a big hole. Commissioner Killion asked how many BIDS were received prior to the paving of Vance and Hanover Street's, Mr. Hawley stated two quotes were received, Williams Paving and Barnhill are the only two. Commissioner Killion asked Commissioner Finch how many months has she been trying to have a conversation about repaving streets? Commissioner Killion commented that the way you get roads paved, is you become a Commissioner. Cecil Hawley commented that's what Ervin Powell always said, you can go back and read the minutes. Every meeting he complained about his street, and commented that if he was a commissioner he could get his street fixed, we paid \$31,000 to have Hanover and Vance St paved, it's ridiculous. A commissioner isn't supposed to be any better than anyone else. I don't know what his problem is, he got mad and took his stuff and just walked out one night, that kind of bad when your 70 some years old, and not leave an explanation and not come back to any meetings, unless Mr. Johnson knows something that we don't because I know he was here last week. Administrator Johnson commented that somebody came by his (Commissioner Bisette) shop and asked a question and he came up to ask us, it was about the cemetery. Cecil Hawley said Ms. cemetery is right there, he should have been calling Shelley (Commissioner Bullard).

Gloria Sutton - Braswell Memorial Library, Bailey Branch: Requested the remaining \$2500 for the library be distributed for 2019. She also thanked the town for addressing the water heater and heating problems that they were having with the library, they have all been fixed and have not had any more problems, she expressed her appreciation.

Public Comment:

Mayor Richards opened the public comment section (speakers are limited to 3 minutes).

Vickie Griffin – Stated she grew up in Bailey and still lives here, wanted to take the opportunity to provide feedback on what the town can do with the empty lot when the old hardware store is torn down. Mrs. Griffin read the following from prepared notes; “While I think the town keeping ownership of the property for green space or events is fine, I would go there. I think keeping a business in that space would be better, Bailey already has designated parks and ball fields, I want to see us promote business, we need it. I drove down Main St looking side to side and envisioned the buildings down, it brought to mind other locations in town, did you know that a movie theater once stood beside the Town Hall, the building burned down, and lot is empty. Did you know that a doctor's office stood beside the bank, the building was torn down, the lot is empty. Did you know that a grocery store stood across from the former Bailey Café, the building burned down, the lot is empty. The empty lot beside the Police station used to be the show lot for new cars for Parsons Motor Company, and that empty. I know that a park or picnic area in place of our dilapidated building would be nice, but I see that big empty lot as contributing to the snaggle toothed look on our Main St, and I am afraid more missing teeth are to come. As a child and well into adulthood, I remember a business in almost every storefront, there was a fabric store, a children's clothing store, several grocery stores, car parts, dry cleaners, an attorney, a five and dime, furniture store with appliances, and hardware store with appliances. Behind every business was an individual usually with a spouse who was; 1) willing to stick their neck out to fill a need; 2) fulfill his own dream; 3) hopefully make a profit to raise a family. I know, both of my parents were entrepreneur here, one a barber and the other a lady's apparel shop owner. I applaud them and the people in this room who sticks their necks out every day to run a business of their own. I gave you this list of businesses to wet your appetite for what we could be on Main St., I know a radio repair store which we used to have, it probably wouldn't succeed today, but a bakery might, or a coffee shop. So, what in my opinion is the next use of our future empty lot, I vote for a hardware store. Most of you probably think that is a long shot, we won't even have a building, much less an entrepreneur, but we need them both and the location is right. Picture running to our hardware store instead of driving out of town to pick-up a can of paint, or a for sale sign. The thousands of people that live around here need hardware store items, other have mentioned to me that they want a hardware store in Bailey. I think the town needs to sell the land to someone willing to build with hardware in mind, I don't know how, but I think it is doable.

Cecil Hawley – Stated the town was supposed to put an ad in the paper last month for a Zoning Administrator after the meeting, and we didn't do that, it came out in Southern Nash News Thursday morning. I would like to put in a strong recommendation for Vince Sievert, you won't find a better person to do the job, he will attack it with no bias to anybody and take the ball a run.

No further comments, Mayor Richards closed the public comment section.

Old Business:

Status with Mr. Cox and Mr. Deal on new sewer tap for 6689 Elm St Work Authorization Request from Envirolink – Mr. McCann stated that Envirolink will be installing the sewer tap, and Affordable Heating, Air and Plumbing will be doing the service and they have been notified, they were notified this morning. The locates were called in this morning. Affordable said they would be ready to go after the 22nd of January, will have something more to report in a week or so.

Status of Effluent Pump #2 with Charles Underwood – Mr. McCann stated the pump has been installed and aligned, plan to start running it in the morning, will run for a week before making any judgements on whether it was a good call or not, expect it to work fine.

Status of Effluent Pump #1 Quotes– Mr. McCann stated they had technician from Charles Underwood out to look at the pump. We are putting together a proposal, however we want to let pump #2 run for a week to see how the stem worked before we make a recommendation whether to do another stem replacement or a whole pump replacement.

Commissioner Finch followed up with questions to Mr. McCann regarding condition of streets. She stated that she would like to drive around with someone from Envirolink and look at the condition of the streets. There are streets that pool really bad with water, and pretty sure it is part of the contract with Envirolink to keep the streets clean and the ditches cleaned out so the water will flow. Mr. McCann stated they try to keep an eye on that, any comments received or complaints have been taken care of. We have cleaned a lot out for the storm drains along Vance St Ext by Mr. Powell's house, Mr. McCann stated this was the first he had heard that it was not working. Commissioner Finch stated that water pools really bad between Pine St and Deans St on O'neal St. Mr. McCann agreed to ride around town with Commissioner Finch to inspect the concern areas. Commissioner Finch also stated there are leaves on Benson St that need to be cleaned up, Mr. McCann acknowledged.

New Business:

Street Estimates – Commissioner Finch presented quotes from ABC, Williams and Weaver for street repair/repaving to the board. The quotes from various contractors were not based on a standard spec for each of the repairs, so it was difficult to do a cost analysis on the quotes to determine which was best. After some discussion among the Board members, Commissioner Finch stated she would need to better define the requirements and request new quotes from ABC, Williams, Weaver, Wooten, and Moses and Jones.

Commissioner's remarks:

Commissioner Daniels stated that he made several attempts to contact Robert Dees regarding doing the hazmat inspection on Audrey Perry's building. Commissioner Daniels asked the status of applicants for the Zoning Administrator /Code Enforcement Officer position. Administrator Johnson stated he has received one application and the Vince Sievert had picked up an application as well. Commissioner Daniels asked if the newspaper ads were posted, Administrator Johnson stated the request went to the papers, however the first ad didn't start until last week, he will call Wilson Times to see why the ad has not posted. Administrator Johnson stated the ad was supposed to run all month.

Commissioner Finch made a motion to release the remaining \$2500 to Braswell Memorial Library for 2019. Commissioner Killion seconded the motion, the motion passed unanimously. (4 affirm); (0 nay)

Commissioner Killion had no remarks.

Commissioner Bullard had no remarks.

Mayor's remarks:

Mayor Richards provided an update on the status of the old hardware store. He stated he had Administrator Johnson send a letter to County Commissioner Dan Cone and Jim Wren to request tax relief on the old hardware store property and relief on the landfill tipping fees. County is hesitant to forgive tipping fees, because if they do it for Bailey, they will have to do it for other towns, which is understandable. So, at this point it looks like the taxes can be waved, but the landfill tipping fees will not be waived. Mayor has spoke with the owner (Mr. Kent) of the hardware store. We need to determine how we want the building torn down, do we want to leave the front wall? Commissioner Killion asked what is the procedure for developing the Scope of Work? Administrator Johnson stated he was working with David Evans and Harris Perry to develop the scope of work, is hoping to have a draft for the next meeting. Cecil Hawley reminded the board that Vince Sievert provided a draft scope of work months ago. Also stated that the contractors will make the determination as to how much debris will need to go to the landfill when they present their bids, the town doesn't need to figure that out. Commissioner Killion made motion to place an informal bid ad in local newspapers, soliciting contractor interest for demolition of old hardware store at 6271 Main St., Commissioner Finch seconded the motion. Administrator Johnson asked what papers and deration to run the ad. Discussion resulted in placing ad in Raleigh News and Observer, Craigslist, Wilson Times, and Southern Nash News. Run ad weekly until February 15th. Vince Sievert stated he will resend the proposed SOW and bid package to Administrator Johnson. Administrator Johnson informed board that no vote was required to place ad in paper.

Department Heads Remarks:

Interim Chief Coggin: Stated that they made offers to hire an officer and a Chief of Police last meeting, many of you may not know this but the prospective Chief turned down the offer, believe he received a better counter offer from his current job. We are waiting on Officer Callahan's paperwork to come back from training and standards. We have since reposted the Chief position, and have received three inquiries, plan to get with Commissioner Killion this week to review the applicants and do interviews.

Administrator Johnson asked if Commissioner Daniels had received a quote for the sound cannon, Commissioner Daniels stated he had not. Mayor Richards stated he had looked at purchasing "Bird Bombs" off the internet, but after further review determined that you have to be specifically licensed to purchase and use. Cecil Hawley suggesting looking into borrowing a propane blaster from a local farmer, but it would have to be set to go off every hour or so.

Closed Session:

Mayor Richards read the following statement about going into closed session as permitted by NCGS 143-318 (a) (6) to consider the qualification competence and performance of an employee.

A motion was made to go back into open session by Commissioner Finch and seconded by Commissioner Daniels and was passed unanimously. (4 affirm); (0 nays)

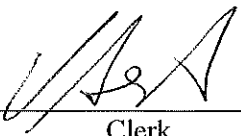
Open Session:

Commissioner Finch made motion to accept the resignation of Town Administrator Timothy Johnson, effective January 16, 2019 at 5:00 pm, he will be entitled to 30 day's pay plus accrued vacation time.

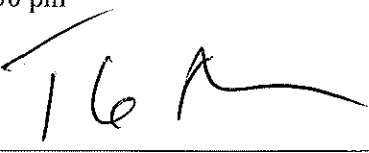
Commissioner Killion seconded, motion passed (4 affirm); (0 nays).

Recess:

Mayor Richards recessed meeting until January 17, 2019, 6:30 pm



Clerk



Mayor Richards