

TOWN OF BAILEY MEETING MINUTES 6/21/21

The Regular Meeting of the Bailey Town Board of Commissioners was held on June 21, 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 Kellie Glover, Town Clerk, Shawn Lucas, Zoning/Code Enforcer and Interim Police Chief Cathy Callahan.

Called the meeting to order:

Mayor Pro-tem Finch called the meeting to order and welcomed everyone to the June 21, 2021 meeting at 7:00pm. Thank you all for coming out tonight.

Approval of Financial Statements and Minutes:

Mayor Pro-tem Finch stated I have a request for the Financial Statements. For the credit card, I would like for the itemized purchased to be included with the Financial Statements monthly. If you could include the check on May 3rd for the payment because there was a big jump and I think the Board needs to see that. I have a question Envirolink was paid on the and on the 20th and on the 26th.

Commissioner Daniels commented we were four month behind on paying Envirolink and Debbie was getting it caught up. I worked with Dave and Debbie.

Mayor Pro-tem Finch stated in the minutes under the agenda, it should be McDavid, not two words.

Commissioner Killion made a motion to accept the Financial Statements and the Minutes for June 21. Commissioner Powell seconded, motion passed.

AGENDA:

Vince Sievert and Nam Knights commented I am glad to be in front of you on a positive note. I am here with my brothers from the Nam Knights. We are a motorcycle club, the Coastal Plains Chapter, based out of Rocky Mount. We were part of the first annual downtown street party. We were asked to run the beer tent. We had a great time doing it. Hopefully, we will be invited back to do it again. A little bit about what we do, we are a veterans, law enforcement club. Our mission is to find ways to support veterans and law enforcement as organizations or individuals in our community. During that street party we made a little over five hundred dollars. We are going to make a donation to the Bailey Police Department in the amount of five hundred dollars.

Mike Tolson, Mack Gay Associates stated let me apologize for missing my appointment last month. We have been working on the Asset Inventory Grant for water and sewer for the Town. We have recently wrapped that up, the Asset Management Plan and Capital Improvement Plan. This is just the report. We have an online data base also. If you look on the third page of the sewer you will see the breakdown of the manholes. The system is in very good condition on the manhole side. The sewer system itself is in good condition. The biggest issue was locating the actual assets. There are mains in the alleys and it makes them hard to access. There are 12 that I could not get to, big dogs, fences, etc. They are points to note and a red flag. Toward the back you will see where we addressed the lift stations; there is a short budget list for ten years. We can change this before you adopt this plan. These are the things we are

recommending for Capital Improvement Plan. You have a lift station that I cannot find a discharge point to. I went through the woods with a metal detector and could not find the manhole. There has not been any maintenance there in a while. This would help you the most right now. Also, take a look at the estimated cost on some projects. You will see the GIS map in here.

Commissioner Finch stated the pump station on Main Street. Did you reach out to Envirolink?

Mike Tolson replied I did not involve them. We went through it on our own. A smoke test or putting a camera in the lines would help. We have drawn the ones we could not locate we have drawn them on the map. We will be glad to come back maybe in the fall. I will go over water now. The water is in good condition for the most part. There are a lot of six inch pipe in Town. You had a few hydrants that were bagged. If there is a hydrant over forty years it is almost at the end. You have a lot of hydrants that are about seventeen years old. You have three that are fifty years old and you cannot get parts to replace them. Use Muller brand hydrants because you already have thirty-three in your system. You will see all of this information in front of you. You have about 14 in your system that you may want to replace now. They are of that age of over forty years of their service life. The majority of your system is less than forty years old. You can qualify for grants from State and Federal. The system is in decent shape. The Tank on O'Neal Street has a little bit of surface rust on the outside. You want the tank to have the freshest coat of paint. You need more valves; you most likely have valves that have not been turned in a while. We put in 130 valves. We have broken it out over annual time schedule. Last is the rate study on how to fund the projects, they are suggestions. This is a draft, you may have more concerns that we may need to incorporate in. This is the last deliverable; I can do another training on the GIS if I need to. Thanks so much.

Joe Dooley, Upper Coastal Plain of Government stated when we first started the grants we took the sewer side. I suggested some time ago that you also consider water. You have about 12% of two inch lines that are replaceable. This reports talks about generators to back up your system. The next water round is in the Fall. So far as a water grant application you would only be eligible for 75%, not 100%. You would need to raise your rates to \$8.00 per five thousand gallons to get the max. The State looks favorable on backup generator at your wells. That could probably be awarded at five thousand dollars. You will most likely need another round to get off of the moratorium. We plugged in your numbers from the affordable view you are absolutely entitled to 75%. You would be replacing infrastructure and that is automatic points. The next thing is the notice of violation. You would be eligible with backup generators. You try to stick with the guaranteed points. You have a Capital Improvement Plan. Your operating ratio is fine. It is over 2.5%. You have a wellhead protection plan. I am not saying you have to increase your water rates, but there are tiering rates. So you would tier it and that would make it work. You have less than one thousand residential connections even though you would still be eligible for 75%.

Commissioner Finch stated when we apply for grants there is a point system. Bailey has been designated as a distress system. Part of the action plan for that is we do need to do a rate study.

Joe Dooley replied you may want to compare your rates with the surrounding counties. Your sewer rates are super. Your water rates are not bad. They will not get you 100%. There is usually more money in the water system. We may have to change the tiering, not raise the rates. Thank you.

Walter Well, Chair Bailey Planning Board stated we had our meeting on June 8th. What we did was some training and looked at the upcoming year. We need to be looking at our subdivision ordinance in the ETJ and in the Town. We need to be ready when that happens. The State did pass a law, Chapter 160-D. It combines the Municipalities and the County ordinances. It went into effect this year and we have a year to get that updated. We have looked at the Long Range Plan and we will continue to look at it. The Town Commissioners have the ability to give the Planning Board issues that you would like for us to look at. We will continue the online training. The sewer tap issue may come back in front of us again. We have two members whose terms are expiring, Diane Melton for the Town and Mark Boykin for the ETJ. We are requesting that the Town reappoint them for another term.

David Strum, Envirolink commented the only real update I have is Well two is about 75-80% complete. The soft start has not come in, there is a nationwide shortage. The latest shipping date is July 23rd. That is really all I have.

Public Comment:

Kay Folsom 5915 Bissette Street commented I would like to talk about hydrants. We have talked and talked about hydrants. The one with the bag, I drive by that several times a day. Our fire department has worked really hard. I believe we have one of the best fire departments around. It is 100% volunteer. They do not get paid a dime for what they do. They have our insurance rate down. The fire rate governs the price of your homeowners. They come in a year to review and they find out we have a bunch of fire hydrants not working. They will not keep the good rating. My recommendation as a citizen of Bailey is that we stop talking about the hydrants and we fix them. That should be a priority for the Board. My other thing involves Envirolink also. I have had limbs from my pecan trees at my house for almost six weeks. For two or three years I have cleaned out the ditch that is not even mine. Last year I decided to not clean it out. Nobody did anything so it just got deeper and deeper. And when it rains the water just ends up pouring down my street.

Marvin Perry 2200 Jordan Kevin Road stated I own the dog washing place on Main Street. You have allowed someone to build next to me. They got a roofing permit but tore the whole building down and built another one. You all gave them another permit to keep working. I figured you would take care of it. There roof dumped water on my wall and it is mildewing. The water is running down my building. Who is going to take care of my building? Am I supposed to pay for that? You all need to give me a bond so if I have damage you can pay for my building. They built a building over the building. My tenant is complaining about the mildew. You all need to give me a five year bond to fix my building. I might have to get a lawyer to get my bond. I figured you would do your job and take care of it. I did not give anyone permission to put that building there.

Beth Hagwood 6610 Williams Street commented I would like to read three verse from Psalms "I will instruct thee and teach thee in the way which thou shall go. I will guide thee with my eye. Behold the

eye of the Lord is upon them who fear him. Upon them who hope in His mercy. Let thy mercy, O Lord, be upon us according as we hope to be." First, I would like to thank the Town Board for the ditch work you did at Mama's to fix the flooding. We both thank you for your help. Second, I had a lot of yard work done last Monday at 12067 Oak Avenue. Envirolink was supposed to pick up the limbs that day they have not. I also need to get Duke Energy there to do some work on a tree. I have nowhere to put those limbs. I have three concerns: number one, if I have to pay to have those limbs hauled off do I get reimbursed for that? Number two, how will Envirolink be held accountable for contract services that are not rendered to the Town citizens who have invested money in a service. Number three, I have seen several piles of dried up leaves and debris in other yards that is now a tender box for fires. What happens if a storm blows my limbs into the highway? This negligence is producing serious issues for the Town. That is all I have.

Charles Morton 5889 Deans Street commented I have a water issue at my house. The original line into the house was capped and no one knows why. The line that was installed is coming from Main Street all the way into my yard and to my house and the pressure is no good. We had Envirolink out there they tested it and that was their finding that the pressure was no good. I would like to know who is going to pay for a new line to be put in. Who do I have to go to in order to find out?

Commissioner Daniels stated David called me and told me the meter flow was good. I did not know they did not put a meter in. I understand you want us to run a line to your house. I cannot make that decision. We have had issues with this in Town. The Town is not responsible for the line to your house. I do not know what happened to your line. The Board will have to discuss it.

Charles Morton asked if something happens to the line on Main Street who is responsible for that. That is two hundred feet. Who can research this for me? There is not meter in the box. If and when anyone finds out about that line could I be notified? I do not want anything to go into my yard until we find out what is going on. Does the Town have any public works trucks that can come and dig out the river that overflows into our yard?

Mayor Pro-tem Finch stated we will communicate as Envirolink communicates to us.

Old Business:

Roof Quotes

Commissioner Daniels passed out a photo and stated this is next to Matthew Winslow's building. They put a metal frame roof on top of the roof. This is a suggestion.

Sideline Signs Email/Invoice Commissioner Bullard stated Callahan is going to take care of this.

New Business:

Approval of Water AIA and Sewer AIA by Resolution

Commissioner Bullard stated would you like to wait and check on things that need to be added to it.

Department Heads:

Kellie Glover Town Clerk stated I do not have anything.

Shawn Lucas, Zoning/Code Enforcer commented it was a busy month. We had two zoning stop work orders. We had 13 code cases 11 were voluntary compliance and 2 turned over to Top Notch. Zoning notices we had 3. Grave marking was 5 and vehicle write up was 1. We need to get a vote tonight; we need to get something in the ordinances that says we will give businesses a ninety day window to put up a banner as long as it is for any local school, without a zoning permit fee. Commissioner Killion stated I make a motion that any business in Bailey has the right to display a positive banner message for any local school for ninety days at no charge. Commissioner Powell seconded, motion passed. The next thing we have is I talked to DOT about getting two additional signs put up on 581 at both entrances of the bridge. I did check on the speed limit signs, they will check to see what signs need to be replaced and they will take care of it. Now we have the Letter of Consistency we need to vote on. Now we have to adopt the Letter of Consistency. I will read the Letter of Consistency. We just need to motion to adopt this Letter of Consistency. Commissioner Killion made the motion to approve text amendment 2020-2021-01 that we accept the Statement of Consistency as our own. Commissioner Powell seconded, motion passed. Public Hearing will be August 3 at 7pm for Chapter 160D. Now we need to vote on retaining Diane Melton for the Town and Mark Boykin for ETJ on the Planning Board. We do have an application from Nick Green. Commissioner Powell made a motion to keep Mark Boykin and Diane Melton on the Planning Board and on the Board of Adjustments. Commissioner Killion seconded, motion passed. I will let Mark and Diane know. Mr. Perry called me about the issue next to his business. They did apply for a permit on July 1, 2020. It will expire on July 1, 2021. I have reached out the Nash County I told them to look at the house. When their permit expires we will not issue another permit as long as it does not meet over 50% of work done. Then we can send out letters for tear down.

Interim Chief Cathy Callahan, Bailey Police Department commented there were 8 felony charges and 12 traffic charges. I have had complaints on social media regarding speeding. I suggest the Town purchase speed humps which are inexpensive to place on the main streets. Crime rate has continued to decrease. Since January 2021 there have been 5 incidents of crime.

Commissioner's Remarks

Commissioner Killion we are going to talk about the Chief and part-time positions tonight.

Commissioner Bullard had no comment.

Mayor Pro-tem Finch stated I meet with the engineer that is doing the sewer collection. He has submitted permits to the DOT and a soil environmental permit. He will come back to the Board with approval. There are maps in the Board room if you would like to see them. We have been designated as a distressed system. Kellie and I attended a virtual meeting on this. The State came up with this program; the General Assembly passed it in July 2020 as a general statute. This is a program for small towns to help us maintain our system. One of the things as being designated our total score was nine for water and sewer. Part of the requirement is that we do education that included elected officials and a

financial officer for the Town to go to a class, similar to CCU's. The next step is a Rate Study. It is proposed for about eight hundred million in grant funds.

Commissioner Powell stated I talked with Kevin Owens he said he would be here this week to fill in the potholes. I have a question who is responsible to cut the grass at the park on Vance Street. I cut the grass a few weeks ago. Envirolink was at the pump station a few weeks ago and I asked them about cutting the grass at the park. They said we don't do it anymore. The Town has their own contractor to cut the grass. I know Lee Brock might have a time. Someone has been cutting the grass.

Commissioner Daniels stated it is the railroad property. They need to cut it. I can get a price from Top Notch. It is not fair for the Town's Citizens to pay for grass cutting that is the railroads. I just went by the map.

Commissioner Powell stated someone has been cutting the grass. I think it needs to be cut. It will be a sore thumb. When they had the wing thing on Main Street Denise and Tammy asked if someone was going to cut the grass. Someone has been cutting the grass. I think it needs to be added.

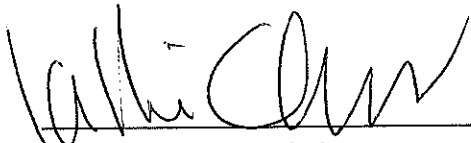
Commissioner Daniels replied I will get a price. But we need to figure out a way to get our money back.

Commissioner Daniels commented going back to the grass cutting there is a lot on Green Street they cannot cut with the lawn mower. The house next the Marvin's they want to spray it with weed killer before they cut it. I will tell him to weed eat it on Friday at \$35 an hour. Elm Street with Angelo, he had two sewer pipes in one spot. They have to flush his line every 30 to 60 days because the line is running up hill. That is really not our line. I do not recommend we get involved in any ones line again. I do not recommend we do any work on the Morton's line. I told Kevin he needed to make it right. It is a shared tap. I understand the limbs have not been picked up. We got behind on the bill and they did not charge us interest. Lizzy rode around and she made a list of what has not been picked up. She did this on her own. I am suggesting the Town does not pay that part of their invoice. The pump is not working at full capacity. David have you all got everyone hired? Can you get another truck to catch up with your services? I don't think all of our services are been taken care of.

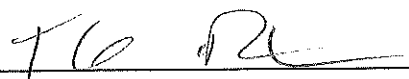
Commissioner Killion made a motion to go into closed session. Commissioner Powell seconded, motion passed.

Commissioner Bullard made a motion to go into open session. Commissioner Killion seconded, motion passed.

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



Kellie Glover, Town Clerk



Mayor Thomas Richards