

TOWN OF BAILEY MEETING MINUTES 5/18/2020

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on May 18, 2020 at 7:00 pm.

The following members of the Bailey Town Board were present: Mayor Thomas Richards, Joel Killion, Dwan Finch, Ervin Powell, Shelley Bullard and Allen Daniels. Also in attendance Kellie Glover, Town Clerk, Debbie Baker, Financial Officer and Chief Boraski.

Called the meeting to order:

Mayor Richards called the meeting to order and welcomed everyone to the May 2020 Meeting at 7:00pm.

Approval of financial statement and minutes:

Commissioner Finch made a motion to accept the Regular Meeting Minutes for April 20, 2020 and the April 2020 financial statement. Commissioner Killion seconded, motion passed.

AGENDA:

Walter Wells, Chair Bailey Planning Board stated there are two items we are going to address. The walk up ATM and the food trucks. You should have a print out for them both. PNC Bank wants to move the ATM at the building to a walk up ATM. We don't have an approved use, it will be an accessory use to an existing zone. The ATM will face the building on the right when you drive in off of 581. It will be in Table 203 and what we want to do is to limit the zoning district this could be placed in. We want to limit it to Town Center, Town Center Extension and the Outlying Commercial areas on a business property. Items we think needs to be included highly visible location, lite on site not on the road, permanent foundation, only signage will be on the ATM, operated 24 hours a day and if not being used within 90 days it must be removed. These are the things we want you to consider. The text amendment will be presented to the Town Council and then the Town will schedule a public hearing. There is an active request for the ATM. Second item is the food truck accessory use. It is the very same process. We are recommending the Town charge for a permit. We have looked at ordinances from other Towns. We feel the Town needs to be compensated for time spent with the paperwork and policing the area when the food truck is in Town. We are suggesting there be a permit process, unless it is a Town sponsored event. Walter read over the Food Truck Accessory Use Text Amendment. The Town is not obligated to use this, but this is our recommendation. The Town will have to set up a public hearing, I suggest you do both at the same time.

Commissioner Finch stated you said you looked at several locations. Do you have a reference to those locations? I am curious as to what size Town you all referenced.

Mayor Richards stated we need to make a resolution to the burn permit/ordinance here in Town. We had an issue with someone burning here in Town and the flames were very high. The city of Raleigh has a good rule.

Dave Strum, Envirolink stated I will be presenting the April monthly report. Dave read the report. Envirolink has been actively seeking ways to increase the wastewater plant efficiency. We replaced two irrigation heads during the month and one irrigation base at no cost to the Town. We have had problems with it, so we contacted the manufacture and replaced it at no cost. We have been assisting the Town with pump repair instead of replacement. We have looked at all of the options and now we are reviewing the options. We have cleaned both entry ways. We have replaced the chlorine feed pump at the wastewater plant. We have installed a system to collect wastewater inside the pump house and reroute it to the lagoon. We have developed a cleaning schedule for the pumps to maintain the flow to the spray heads. We

performed pump preventive maintenance to take them apart once a week. We are currently evaluating the buffer zone. We have repaired all of the clean outs we have been able to locate which was approximately 40%. We have reached out to Debbie she gave us some insight on ones we could not locate. The ones we are not able to locate we will re-smoke. On the water side we repaired two fire hydrants on Vance Street. We completed the Local Water Supply Plan and submitted it to DEQ. We have completed the 2019 CCR, this form is required by the Town. We will submit that for your review, then you can post to your website. Well one project has been a challenge to say the least, but we continue to try to finalize the project. Recently we programmed the flow meter and installed a new pressure gauge and sensor. We have preformed chemical feed analysis for PH chemical. I am new to this area, I just want to thank the Town for their continual support and over the past few months we have had positive results.

Commissioner Finch commented the water quality issues we had, what was that about? Can you give me some details about that.

Dave Strum replied every water system across the State is required to submit a CCR, it was related to that not customer complaints.

No Public Comment

Old Business:

Mayor Richards stated old business is food trucks. We can do ATM, food trucks and budget at the public hearing on June 8th at 6:30. I have had Debbie working on scenarios like if there was a tax increase depending on how much we have lost. She is going to have to talk to Anthony and Tabb.

New Business:

Mayor Richards stated for new business we have the approval for engineering service. Mayor Richard read the resolution to accept McDavid Associates for 2019 CWSRF Sanitary Sewer Collection Lines Replacement Project.

Commissioner Finch made to motion to accept the resolution for McDavid Associates. Commissioner Killion seconded, motion passed.

Department Head Remarks:

Kellie Glover, Town Clerk commented at the last meeting we talked about cancelling the contract with Suez which is the water tank maintenance contract. I sent in all of the paperwork. Then a salesman from Suez called to tell me the Town of Bailey was scheduled for an interior renovation in 2021 at a cost between forty-five and fifty thousand dollars. Right now it will cost the Town eleven thousand. He told me Suez can defer our payment for a year then we can continue our contract. I told him I would share this with the Mayor and Commissioners. A resident came in and wants to be notified if there is a hydrant flush or if something was going on in Town, an auto call or auto email. Debbie and I did some research, the one we found was called Blackboard Connect the cost will be \$1900 then \$2500 a year. We are still doing research. In your packet there is paperwork because the Mayor and I had talked about the residents receiving their utility bill by email instead of by mail. The paperwork states the Town has 25 residents drafting their utility bills each month. We discussed how the resident can get their bill email and how they can set up to have their bill drafted from their account each month. We talked about some type of incentive for them to sign up for these programs. We have new software and it is quite simple. Before the virus the Town charged the residents if they called in to pay their utility bill. But once we closed the lobby we could no longer charge the residents that fee. We will resume that fee now that we have opened back up. If we set up

an online payment process for the residents, which a lot of Towns have done during this virus. The Town will have to charge the resident between five and nine dollars on top of their utility balance. If the residents will draft their account that is free for the Town. This will guarantee the Town will receive their payment, the resident will not be charged a late fee. If the resident will have their bill email, we can save on postage. For the incentive we will have a drawing, if the resident signs up for draft and email their name will go into the drawing. The winner of the drawing will receive a hundred dollar credit for their July utility bill. This is a win for everybody, for the Town and for the residents. We have 25 people who do draft. We only have 5 or so business that have their bills emailed to them at this time. The Town will save \$60 a month if 50 more people sign up to have their bill emailed. If the Town has 100 residents sign up to have their utility bill emailed the Town will save \$75 month, \$900 a year. This will be beneficial for all of the residents, if this is something you would like to do we can move forward with this. We talked about trash and recycle last meeting. Waste Industries bill for April is \$4,525.00 that includes trash and recycle. We discussed doing away with recycling, that will save the Town \$789.36 a month. That is for 286 recycle bins. So they are charging us \$3735.64 a month for trash and that is for 302 cans. We have some quotes from A+ it will be \$4350.00 for 300 cans. Dickinson charges \$25 per can, so for 300 cans it will be \$7500.00. There is this really cool thing that Debbie found out. There is a gentleman that audits Towns trash and recycle cans. What he does is he follows behind the trash truck and records how many cans each resident has. The Town is paying for each can we have. If we are paying for 302 cans and only charging for 290 cans that makes a big difference in our bill from Waste Industries.

Commissioner Finch asked for the trash quotes to be on a spread sheet.

Commissioner Bullard stated I thought we had to offer recycling.

Commissioner Daniels commented that was from the State, it was mandatory starting back in 2003.

Mayor Richards stated that thing about emailing the utility bill, there is talk about the Post Office getting a bail out. If they do they are going to go up on postage. It is a good way to save money, no offense, Shelley. We can offer it they don't have to take it.

Commissioner Finch asked so you are going to do one incentive, maybe twice a year.

Kellie Glover stated with Southern Software it is so much easier to email a bill. In Logics I had to print the bill, scan it to my email, save it to my desktop, then email the bill to the resident. In this software I can just click a box and whenever I post the bills it automatically send the bill via email. I can go back and print the bill if I need to. In this months bill we are including a draft form with the bills. At the bottom of the draft form it has a place to include the email. Thursday we had two people sign up for email and draft. We can do it twice a year if that is what you vote to do.

Steve Boraski, Bailey Police Chief stated I will read from my monthly report. All patrol cars are up to date with oil change and tires. Red Cross Blood Drive on Saturday the 16th was a huge success. The next blood drive will be August 15th. The SNSH Seniors parade had over 100 cars. Thanks to Commissioner Killion, Tony Harp, and my family for helping with traffic control along with the fire department. We are enforcing traffic on Dean and Oak Streets. We need to look into the local ordinance for open burning in the Town limits. I have three quotes for lettering the car in your packet. We are still interested in bringing Star Osbourne on as a part-time officer and I would like for the Board to discuss and approve. I would like to ask for a 3% increase in Cpl. Callahan's pay. She has done a real good job this past year.

Mayor Richards stated if someone wants to go ahead and make a motion on the decals and what was the other thing? And the part-time officer we can use another part-time officer if he is going to train her.

Commissioner Killion made the motion to accept Star Osbourne as part-time officer. Commissioner Powell seconded. Commissioner Finch opposed. Motion passed.

Commissioner Killion made the motion to accept the quote from Specialty Sign and Graphic for graphics on the new patrol car for \$599 plus tax. Commissioner Daniels seconded, motion passed.

Mayor Richards stated thanks for getting the parade together and the blood drive. I think it was a good thing. It could be a yearly thing. Thank you, Chief.

Commissioner Killion commented I have a question Mayor, what about the salary for Star. What is typical for a part-time officer.

Steve Boraski replied we can start her off at \$11 an hour.

Commissioner Daniels stated If there is an issue that comes up we want to know about it so we can fix it.

Steve Boraski replied she will be on probation for a year. I can terminate her at anytime with no probable cause.

Commissioner's Remarks:

Commissioner Bullard stated I just asked Kellie if Envirolink sprayed for the fire ants at the cemetery. So I wanted to ask Jared did you guys spray?

Jared Thompson, Envirolink stated yes, one of our guys sprayed for fire ants.

Mayor Richards asked do you know when they sprayed?

Jared Thompson replied the week before last, the same week the work order was done.

Commissioner Daniels commented I have a few things. About two years ago Mr. and Mrs. Perry came in and talked about the building falling in. I just want to thank everybody that was involved in it. I want to thank Vince with all he did with the contractor to get the building torn down and all of the contractors that helped with that. I think things fell in place. I know some people got upset about tearing it down, it was one of the oldest buildings in Town. I want to do one thing for the Town. We are about finished, Mr. Green has a few more things to do. We will get some prices on putting up a lacquer finish on the wall. I think it looks great the way he mixed the mortar mix. I want to offer the Town, if the Town is interested in me planting some flowers in there where the building was. There will be no cost for my labor. I will plant sunflowers or I can plant flower mix up front and sunflowers in the back. What do you guys think. You will not have to cut grass there that will be less to maintain. One thing I can do this winter is plant a plant that will help with the gnats. I have to do that in the winter and in a well drained area. The sunflowers are pretty cheap six pounds for \$120 if you guys want to do that. I think it will look great in there. I need to do it this month. So you guys are ok. The next thing is I do want to talk about well number one. We are getting there, me and David. I appreciate David's help. I especially want to thank the guy out of South Carolina, he has gone well above what he is supposed to do. He is just selling parts but he is up here working basically free.

Trying to get us going. We have had some issues with the pipes twice. David is checking on the pressure. I had to talk to Spencer. He had to make a decision. We are going to have to put a pressure relief valve on there. That was an additional \$650. We are going to have to do it we can't afford no body getting hurt. Then also we had a problem and we are going to put a time delay in there. So when Envirolink is not using that system that it will go into backwash and keep the tank in fresh water. Spencer thinks that is a great idea and I think it will work. I have another vendor coming in tomorrow, Mid Atlantic to talk about the pumps. To see what his suggestions are. Charles Underwood came in last week, with Zac Scott, a nice guy. I understand the pumps. You need someone that understands that service. The best thing is to pull it out and let them put the pump back in. Not try to split it and put it back together. We are having an issue with these little items getting caught in the pump. There were several of them in the pump. I don't know they look like something that hangs on a clothes hanger. They found about 5 or 6 of them in the pump. They also found needles don't throw them down the toilet. I would hate for the guy to get his hand pricked. It went from the toilet to the pump. We are looking at a new strainer system. I suggest a manual one. In 2016 the strainers were there and now they are not. Glynn took them out. If you go with automatic strainers it is about eighteen thousand dollars per side. That is basically all I have on that. I promised you something a copy of the contract for the cemetery. You all have it. We have had a bunch of complaints. I also have the stuff for the Town. We need to discuss where we want to cut grass at. If you look at the maps we can go over the maps. This is not on the list Pine to Hwy 581. Do you want to cut that? Everybody in agreement with that. I am not going to include the building because we are going to plant flowers on that. On Main street going out to the plant, the right away there. Is that something we want to keep cutting? I don't think we should cut that. We will take that out. Why do we cut Pine we don't even own it. I will put a no on that one. We don't own it so we should not cut it. We are going to cut just around the lagoon and that is it now, since David Evans owns that now. The pump station on Main Street needs to be added. I was asked by Joel saying you want to bid all of this out.

Commissioner Bullard asked are you going to bid this out all together or separate?

Commissioner Killion stated so from Deans Street to the over pass a lot of that is residential.

Commissioner Daniels commented we just clean and edging the curb.

Commissioner Killion stated I don't mind collecting the bids.

Commissioner Daniels commented we have recommendation for the bids. They need to be sealed and turned into the office. We will require they follow all state guides lines. If they have more than three employees they must have workers comp. and a one million dollar liability policy. What else do you all want? Three references and stuff like that. They have to be reputable in cutting the grass. Debbie has done all of the work. If you want the Town to do that. I promised you and me and Debbie did it. Debbie did an excellent job. There is no debate, if the grass gets over two to two and half inches it needs to be cut. If it is less than that it does not have to be cut so we won't have to pay. They need to spray for weed control early spring/late winter. I recommend something called Taurus SC for ants. It kills the colony and mix that with a different chemical and it kills the adults at the same time. That is what I use. I can not do anything about the gnats. There it is if you want to do something there it is. I have worked a lot in the last year. I estimate I lost about fifty thousand dollars of billing in my company. I am going to help David finish some projects. I have worked twenty hours from last Monday to this Monday. I sat and worked two hours this morning fixing the level control vault. I am going to back off, it is time for me to back off. If we get a new zoning person they can help fill in some. We have a lot of zoning issues we need to work on. I just got the information for them. There have been a lot of complaints. There is a contract for leaf and limb pick up, a contract for

cemetery she has it all there. We will ask them to turn it in to the Town under sealed bid. We will open them at a Board Meeting.

Commissioner Finch stated I do not have anything.

Commissioner Killion replied no sir.

Commissioner Powell made a motion to get Jackson Street, Dempsey Street and Williams and Pine paved. I thought we did not have enough money to get Williams Street paved but we do. I have an estimate from Williams Paving it was higher than ABC for the simple fact that ABC is not going to do what Williams is going to do. We went out and measured and what he said he was going to do the numbers did not add up right with Jackson Street. I can't tell you what his estimate is because it is not based on what he said he would do. Any questions.

Commissioner Daniels stated we have to put a drain tile on Williams Street. We have to tear up the street and put in a drain tile. So we don't need to do Williams.

Commissioner Powell commented for Jackson, Dempsey, and Pine it will be \$56,530. We have enough money to do that. We have \$40,810 in general and \$17,167 in Powell Bill for a total of \$57,977. I make a motion for Williams Paving to pave Jackson Street, Dempsey Street and Pine Street for \$56,530. Commissioner Killion seconded, motion passed.

Commissioner Daniels stated my man said it would hold up for Jackson? As long as you have that in written.

Commissioner Powell replied he did.

Mayor Richards stated Jackson and Pine are terrible. Something needs to be done. We have this bill about this wall over at the hardware store. We have money in the grant. This has been determined it is our wall. The bill is \$2720. So we had to prove that the wall was ours. You all remember back to November or October I will refresh you memory. We were trying to figure out whose wall it was. We said it was our wall. Robbie Troxler said it was his wall. I was told if you get it surveyed I will get it surveyed. My surveyor will say something different than your surveyor. Long story short after it not being fixed and it just sitting there we decided to have it surveyed. Turns out it is our wall. So we proceed to have work done on it at the last meeting. But Robbie since gave me a bill for \$6,879 part of that is for his masonry work on the corners because I was told we could not touch the corners. He did not want them torn down. That total came out to \$5,720. There were some engineering fees and some other stuff. I kept saying give me your bill, give me your bill and this has gone on for a long time. Last week I got the bill. I am presenting this to you all. Do you want to give him all of this. Do you want to give him what Mr. Green has quoted which is about \$4,700. I am not sure the exact amount we can pull the minutes. What I am saying is the man gave us a bill for \$6,879 that is the money he has spent on this.

Commissioner Daniels added about half of the corner was his and half of it was ours. And we asked him to let Mr. Green do it and he said he had a better quote. And his guy did not use any brick ties. He had to go back and fix it. In a way I think we owe Robbie something in a way I don't think we owe Robbie something. I am mixed on this. If we pay Robbie we are going to set a precedence in this Town and we are going to have to pay other people back. After we told him it was our wall. On the other hand if we had gotten Mr. Green in there to cut the brick after the wall came down.

Mayor Richards replied again we are not engineers and we are not in the demo business. And we were tearing down a building with limited resources. Looks like we came out fairly ok so far. But we have to get this fixed. It looks terrible. I do feel like we owe him something.

Commissioner Daniels stated it was the demo's fault. With the brick ties not being in there it could separate. It could come apart again.

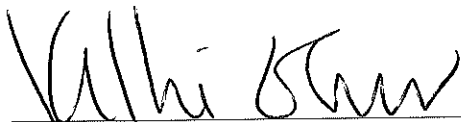
Mayor Richards commented per the deed when they built that building they attached it to wall that was already there. They did not have a wall to begin with. We have spent a lot of money. He has done a lot of work. If you look at Audrey's wall it will look like that when he is finished. It will look better than it was when we restore the wall and get it back to its natural state. We are 60% there. We are going to have fifteen thousand dollars in that wall. We can table this and wait. He has waited this long to give us a bill. I don't see what it would hurt. I am going to run this by Trey and we can get back on this. I had to bring it up. The documentation for the other wall has not been sent back to us because the County has been closed. When we find that out we will send them a letter. There is a corner over there on that wall, I would hate to be under it when it falls. What did Mr. Green say 28 hundred dollars to fix it? Back to this thing about Robbie keep in mind we were supposed to get fifteen thousand dollars in a grant last year and we have not seen it.

Commissioner Killion made a motion to go into closed session to interview for the zoning position. Commissioner Finch seconded, motion passed.

Commissioner Daniels made a motion to accept bid for grass cutting at the cemetery, collecting leaf and limbs and grass cutting around Town. They will be sealed bids turned into Debbie. It needs to be advertised on Facebook. Start taking the bids now cut off is July. Commissioner Killion seconded, motion passed. I also want to make a motion we hire Mr. Lucas as Zoning and Code Enforcement Officer at \$15 an hours for 30 to 40 hours a month. Start date will be as soon as he is able. Commissioner Finch seconded the motion, motion passed.

Commissioner Bullard stated we need to go ahead and see if Envirolink will cut the grass before Father's Day. Put in a request with them and lets see what kind of feed back we get from them.

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



Kellie Glover, Town Clerk



Mayor Thomas Richards

