

Public Hearing Meeting Minutes

September 16, 2019

Town of Bailey

The Board of Commissioners for the Town of Bailey held a public hearing on September 16, 2019 at 6:30 p.m., for providing explanation and description of the 2020 North Carolina Department of Environmental Quality (DEQ) Community Development Block – Infrastructure Grant (CDBG-I). Members present were Mayor Thomas Richards, Joel Killion, Shelley Bullard, Dwan Finch, Ervin Powell, and Allen Daniels.

Helen Page, Planning Technician, of Upper Coastal Plain Council of Government was present to discuss the purpose of the public hearing for the Town of Bailey's CDBG-I funding application. Ms. Page stated that the purpose of the public hearing was to obtain citizen's views and to respond to funding proposals and answer any questions posed by citizens. Ms. Page also stated that the public hearing must cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-I funding application to the state of the North Carolina.

The Town proposes to request funding from NCDEQ'S CDBG-I program for 2019-2020 Wastewater Project. The purpose of the CDBG-I grant program is:

To improve the quality of life for low to moderate income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of 2019-2020 the CDBG-I funding available is expected to be not greater than \$25,000,000+/- . The maximum available grant is \$2.0 million over a 3-year period. Applications for funding will be received September 30, 2019.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund two activities: water and sewer infrastructure, and economic development projects that lead to job creation or retention. The infrastructure program, or CDBG-I program can fund a range of water and sewer infrastructure and economic development activities, including, but not limited to the, following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.

- Project that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pumps stations and manholes.
- Projects that extent public sewer to areas with failed septic tanks.
- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/ compliance with regulations.

The Town is seeking an amount in CDBG-I funds not to exceed \$2,000,000 for 2019-2020 Wastewater Project. The purpose of the Town's request is to construct wastewater system improvements as depicted on the appended Project Map, inclusive of its legend, entitled "Town of Bailey 2019 Sanitary Sewer Improvements", inclusive of the following streets, to the extent funding will allow, Peele Road, Pine Street, Jordan Street, School Street, Oak Avenue, Williams Street, Elm Street, Lee Street, and Brock Circle.

The project proposed by the Town of Bailey was identified in the Town of Bailey's 2018 Capital Improvement Plan and Asset Management Plan, as amended and supplemented in September 2019. Informal community meetings were held in the project area to inform citizens of the potential project and get feedback from the residents.

A total of 100% of the CDBG- I funding will be used to benefit Low to Moderate Income (LMI) people. The project area in the Town of Bailey has been determined to have an Income survey area of approximately 66%. The project area includes the following streets, to the extent funding and eligibility will allow, Peele Road, Pine Street, Jordan Street, School Street, Oak Avenue, Williams Street, Elm Street, Lee Street, and Brock Circle.

The range of activities covered by the CDBG-I funds for the 2019-2020 Wastewater Project includes:

- Construction.
- Environmental Review
- Engineering Design
- Construction Administration and observation.
- Legal activities.
- Surveying.
- Grant Administration.

If Town of Bailey is awarded a CDBG-I grant, the town is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan

- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that the if the Town of Bailey receives CDBG grant funding that the town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the Town of Bailey confirms that during this public hearing.

In the past, the Town has applied for and received for the following completed CDBG project(s):

- List Name of Projects and Outcomes/outputs of the projects:

NONE are known of by current board members and/or administration

The Town will submit its CDBG-I application for the 2019-2020 Wastewater Project on September 30, 2019. The CDBG-I application will be available for review during normal business hours at 6217 Main Street Bailey, NC 27807. Additional information is available from Kellie Glover, Town Clerk, at 252-235-4977 or at the Bailey Town Hall, 6217 Main Street, Bailey, NC 27807. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressee mentioned above within 10 business days or by September 26, 2019 and a written response to the written complaints and/or grievances will be sent by the Town within 10 business days, where practicable.

Commissioner Finch asked if the public be displaced? Helen Page replied we do not anticipate any displacement. Vince Sievert, Zoning Administrator/Code Enforcer for the Town of Bailey asked: you listed of a list of streets, is the work that will be done limited to just those streets? Helen Page answered for this grant yes, it is going to depend on how far the funding will go and the LMI percentages for those streets. Vince Sievert asked has the work that will be done already been defined. Helen Page replied not entirely. Vince Sievert stated the reason I ask that is will they change out all of the sewer pipes or will they do a combination of changing out and repairing the pipes. Can we do any combination we choose based on inspections? Helen Page answered I want to say based on inspections it will be a combination of what is needed. Vince Sievert stated one more question, you talk about the number of plans that have to be developed are there templates for that; it looks like a lot of administration staff work. Helen Page replied there are templates and if the COG is selected as the administrator, we have done them many times. Commissioner Finch stated with all you read out on page 3, it seems like a lot of hoops to jump trough. Are there any challenges with those? Helen Page answered the biggest one we have come across, because they have changed it recently, is the Fair Housing Analysis of Impediments. It is more involved that it used to be. It is a lot more involved, you have to really look at what the Town has for fair housing. Commissioner Finch asked will we be penalized as a Town if we don't have fair housing. Helen Page stated if you don't have it to start with, no. But you will have to get it when you are awarded this grant. Vince Sievert asked, how do you determine, what is the definition of fair housing? Helen Page answered you cannot tell someone they cannot rent your house because of color, sex, age, anything like that. Vince Sievert asked so the only way you will know that is if there is any historical data of complaints from people who are renting or selling houses. Helen Page stated they are really not going to go into history, but once they get this in place if people start complaining they are going to start

looking into it. Commissioner Daniels stated that as diverse as that neighborhood is, I don't think we will have any problems. Helen Page stated generally we do not have a problem. I have not had any problems in any Towns that I have worked in. With no further questions or comments from the public or board, Mayor Richards commented Thank you.

Motion was made by Commissioner Finch to close the public hearing.

Motion was made by Commissioner Daniels to adjourn the meeting.

September 16, 2019



Mayor/Board Member



Town Clerk