

## TOWN OF BAILEY MEETING MINUTES 1/11/21

The Regular Meeting of the Bailey Town Board of Commissioners was held on January 11, 2021 at 7:00 pm.

The following members of the Bailey Town Board were present: Commissioners Joel Killion, Dwan Finch, Ervin Powell, 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 Richards called the meeting to order and welcomed everyone to the January 2021 meeting at 7:00pm.

### **Approval of Financial Statements and Minutes:**

Commissioner Finch stated I make a motion to accept the Meeting Minutes for the December 2021 Meeting. Commissioner Killion seconded, motion passed.

### **AGENDA:**

**Walter Wells, Chair Bailey Planning Board** stated Happy New Year everyone. We had our meeting on January 4th. A Conditional Use for Ike's property was granted. Shawn will go over more of that. Second was the mobile storage unit over by the Pantry. Previously the Town had granted permission to have it. We could not find the Variance that was done in the past, so we had to create one. The Variance will stay with the property, not the owner. These two things are in front of the Planning Board. The Zoning Ordinances were rewritten in 2014 some of the things in it were not deleted from the General Regulations and vice versa. You have to go back and forth when looking for something. It is dated, when the Town was incorporated it shows the corporate limits. I will read some of it to you. The corporate limits will be as follows beginning at Albert Farmer's corner and J. E. Bragg's line; thence with said Bragg's line, Exum O'Neal's line, Mrs. J. C. O'Neal's line and A. R. Bread's line, to Noel Eatman's corner; thence with said Eatman's line and H. G. Scott's line and N. W. William's line to Camp Branch; thence down the Camp Branch to the fork in the road; thence up the road to Albert Farmer's line; thence with Albert Farmer's line to the beginning. This is nothing urgent, but this is what it says. It is dated and you have to spend a lot of time searching for stuff. We have had a number of Conditional Use permits to go through. A lot of Town's have the Attorney present at these meetings.

Tammy Bissette, Bailey Planning Board Member stated we have talked about some training. I am a new member to the Planning Board and have had an opportunity to serve on the Board of Adjustments. I am trying to learn my role. That brought about a search that lead to this. We can access the entire library from the NC League. I would ask that the Town consider that for all of the Planning Board members.

Walter Wells stated this is a small Town and with Conditional Use permits, I had to let Ike know that I had a conversation with someone. Once that application comes into the Town's Board of Adjustors the members are not to have any conversation about the application. The members should refer them to the Town. I did have a conversation with a member of the Stone family because she lives behind the house.

**Nick Green, President of Bailey Chamber of Commerce** commented how are you all doing this evening? You had your meeting after ours last month, so I don't really have anything. I would like to ask a lot of Facebook post have been posted like with the old James Finch building. As the President of the Chamber we are trying to grow the Town. This negative stuff on Facebook is not bringing business to Town. If you are going to put something up there and post it, I would like for someone to talk about the new photography studio that is coming here, the new bakery. The stuff we are trying to do on Main Street. I wish someone would start a positive Facebook page for Bailey.

**Jared Thompson, Envirolink** stated no major activity. We appreciate and utilize heavily the temporary pumps at the lagoon. They put out a lot of water in the month of December better part of four million. We made headway on the freeboard. Other than one little overflow at the tower we have had a quite month. Well number one had good water. We are up to date on sampling. I reached out about 6601 Vance Street, he is gathering parts and equipment for that. She has clay sewer service on one side of the brick wall with tree roots and broken pipes. The plumber will not replace all of the broken stuff on her side until the Town repairs our side. We are equipped for repairs up to a certain dept. We can not go that deep on Jackson Street. 5930 Deans Street we gave the Town a quote for that. We can put in a new box and trench that. We just need permission. The box needs to be moved to a new location.

Kellie Glover, Town Clerk stated Jared would you follow up on the pot hole at the Post Office. This pot hole is from a water leak that you guys repaired a long time ago, actually it was in May. We just need it filled in. There is also a pot hole on Vance Street, right after you pass Bissette's Repair Shop. I will do a work order for that.

Jared Thompson replied with the colder temperature we can put in gravel, but it will wash away. The cold patch will not work. Thank you.

**Public Comment:**

Narcedalia Santibanc's daughter will speak for her. My Mom wanted to come back and check with you all. She had gotten a fine for the fence. The trailer is my Mom's but we got one of her friends to finance it for her. The letters were going to him and he never showed her the fines she was getting until afterwards. So my Mom wanted to see what you would do.

Shawn Lucas stated we need to make a motion now. The letters were sent to the landowner, not them.

Narcedalia's daughter stated Armando is our pastor he got her the financing with the bank. He gave my Mom the letter after \$600. We asked him why. He said he was sorry.

Mayor Richards commented lets table this until the next meeting. I suggest that you get the fence fixed and looking good.

**Old Business:** No old business.

**New Business:** No new business.

**Department Heads:**

**Kellie Glover, Town Clerk** commented we talked about shooting off the cannon for the birds on the water tower. I called the Town of Bunn because they have done this. The Town Clerk stated it was not the Town but the school. They shot it off four times a day for two weeks at a cost of three thousand dollars. She said she could see it and she could hear it but it was not really loud. They have not seen any birds since them. She spoke with the wildlife guys and he told her you can buy fake ones from Amazon to hang on the water tower. You should have the paperwork from Bruce Naegelen. He would like to do some type of communication at the February meeting. He can call in and be on speaker phone. He apologized for the delay. The COVID-19 money that was given to the Town from the County has been extended. The Town has spent all of the money and have been reimbursed. On the GL Account summary, under Planning and Zoning, when the Town budgeted last year the Town did not take into account all of the Public Hearings that had to be publicized. We have to do something because there is not enough money in that account. There is a magazine, 27587 that is published in Wake Forest. The Town of Bailey was featured in this issue. The magazines are on the front table by the door on the way out. You should have an agreement from Southern Software, this is just an agreement to use for our budget planning. We will get a bill the month before it is due. If you look on the last page the annual support is \$3,508.00.

**Shawn Lucas, Zoning/Code Enforcer** stated we had two code cases, two zoning application approvals, six graves marked and four trash cans dropped off. And one emergency call to come out. I will read the Conditional Use for Ike and Armando. See attached. The signs we ordered for the grave yard. They are in. I will pick them up and get them installed. I have the ordinance for Firewood Storage for a Commercial Business and also the Dumpster Enclosure for Dollar General. I will read the Enclosure Standards, see attached. Commissioner Finch made the motion to approve the Standards Shawn read Commissioner Killion seconded, motion passed.

Dumpster Enclosure: For Commercial Dumpster was read by Shawn Lucas, see attached. Commissioner Daniels made the motion to accept the Dumpster Enclosure: For Commercial Dumpster, Commissioner Powell seconded, motion passed.

**Interim Chief Cathy Callahan, Bailey Police Department** stated I submitted a breakdown for all work done in 2020 and a breakdown by each employee. We have our computers they are very much appreciated. I am working with Computer Central with some issues on the laptops in the cars. I am working on a quote with Computer Central and Kellie to connect with the Town Hall for firewall and phone service. We can eliminate phone service and internet at the police department. It will be a savings of one thousand dollars a year. I am still working on identifying one suspect in the Joyner's case. One suspect has been identified.

**Commissioner's Remarks:**

**Commissioner Bullard** had no comment.

**Commissioner Daniels** commented the new pumps are installed and pumping three hundred gallons, we are in good shape now.

**Commissioner Finch** stated back in 2018 when I was new to the Board I learned the Town does not have a personnel policy. The Town had previously developed one in 2007 but the Board never made a decision

on it. I brought it up in 2018 when I discovered it, but it did not gain any traction. Back in the summer, I received some feed back from the League of Municipalities to contact a HR specialist out of Cary. They would come into Town and develop job descriptions, there are none now. And develop a personnel policy which we need in 2021. I mentioned it at the Budget Workshop and I am bringing it up again. I am very interested. I think it would be very beneficial for the Town employees and for the Board. The group is called Management Personnel Service out of Cary. They would come here. They are booked up until April. The cost is forty-five hundred dollars. We have our CARES money and have saved money with the Envirolink contract. I am making a motion that we do this.

Commissioner Bullard stated four thousand dollars is a lot for one employee. Does it include the Police Department?

Commissioner Finch commented the town is as strong as our employees. If we have a good policy in place that protects them and the Board. It will be money well spent and invested.

Commissioner Bullard replied I am not going to vote, because I would want clarification about the Police Department being included. I am not saying we don't need it. I do believe we need policies in place. But if it is only going to cover half the Town, that is a lot of money.

Commissioner Killion added lets table it and get more details.

Commissioner Finch stated I hear what you are saying, but you have to start somewhere. We will put it off and put it off. It is a lot of money but it is human resource that cost a lot of money. Because our financial statements have been inconsistent in what we see from July to October. This is just a fact. Currently, we have a lady that is contracted to pay our bills. We are at the half way point of the fiscal year and the budget. We need to start thinking about the budget. We have been about six months without a Financial Officer. With that, back in February 2020, there was a motion made to have Debbie to approve anything over five hundred dollars with a purchase order. That went up to fifteen hundred dollars. Any purchase order from five hundred dollars to fifteen hundred dollars could be approved by Debbie. Debbie is not here now. So I am requesting that we go back down to five hundred dollars until we get a full time financial person in place. It is a lot to manage when it is just one person here. I make a motion that we go back to anything over five hundred dollars must come to the full Board to approve. Commissioner Killion seconded.

Commissioner Daniels started I want to say something, we made that motion because Debbie could approve it and that person who is over that office could approve it too. There are some things I know that I have to get put back in that pump that is going to be seven or eight hundred dollars in the next two weeks. I don't mind but we will have to vote online. They have to be installed. The Federal Government can approve ten thousand dollars, one employee. I am not asking a whole bunch but fifteen hundred dollars gives me a buffer so I can get some things installed. Once I get done with that I am done. Shake your head, do what you want to. I tell you what I am going home. I do a lot I don't charge any money. I do everything for free. I tell you what it is it's about this credit card. I did not know that US Blue Book had an account. I asked the guy. He apologized that they needed a credit card. I asked the Board and we got the money and got it done. I am simply trying to get things done. I am not a government person. I like to get results. I like to get things done. I run back five times on a vehicle that gets eight dollars a gallon to

get things done. To get some parts for the Town. So I am going home tonight. I can not believe that we can not sit here and I ask Kellie and tell her what I am doing for a PO number for fifteen hundred dollars. I cant believe it now, Thomas. I am going home tonight. I just cant believe it. It is just too much.

Commissioner Finch stated I go back to my original motion that anything over five hundred dollars must come to the full Board, Commissioner Bullard seconded, motion passed.

**Commissioner Killion** had no comment.

**Commissioner Powell** had no comment.

Commissioner Finch commented I do want to accept the cost of what Mrs. Bissette asked for the E-Library for three hundred dollars. If we need to purchase, if it is not free to the Town. Commissioner Bullard seconded, motion passed.

Commissioner Bullard commented I just have a question what is Commissioner Daniels talking about with the credit card?

Mayor Richards replied it was brought to my attention the Board approved a purchase for some valves. So he had to get the valves to get this pump running that the State has been on us to get running. We don't have someone here to cut a check and the vendor ask him is there a credit card number. He got up with Sylvia and they raised the credit limit for a one time purchase. He made the purchase then the credit card limit was lowered back down. There is a paper trail. The Board had approved it. I don't know anything other than that. That is how it was done. I can see both sides of the story, you raised the credit card limit without telling the Board and a man trying to get work done and he is saving the town money. The pump has to be running. We are going to get fined, they are going to quite giving us warnings. We have people that will let the State know that the pump is not working. I can see both sides.

Commissioner Bullard stated there are a lot of things that go on that we don't know anything about. There are some people on the Board that think they have the right to do a whole lot of things and not letting others know. I am just saying.

Commissioner Killion replied on the flip side when things have been brought up for a vote in an email so we can move forward with things rather than get a fifty thousand dollar fine from the State. It seems like there is a little anxiety about getting things done that is not shared with the whole Board.

Commissioner Finch commented we have not seen any financial statements. The last one was November and December. Part of the job as a Commissioner is to spend the money like it is budgeted. We approved all of those monies, there just needs to be some accountability.

Commissioner Killion stated sometimes when the vote comes by email and there is nothing.

Commissioner Bullard replied I am not going to vote by email. I will be the first to tell you. You will never see a yay or nay in an email from me.

Mayor Richards replied we have the authority to do this during this State of Emergency. It saves the Town money to not have a special meeting. There are copies of the emails. Just like the credit card bill it comes here.

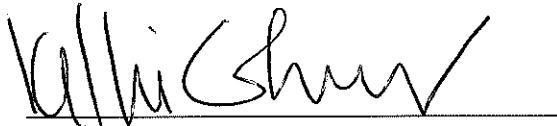
Commissioner Killion asked are the people ok with us voting by email? The previous month Commissioner Daniel's tried to take care of this in person, but we put it off. The end of the day making decisions as leadership is hard. That is why they put us in this place. Did he do right with the credit card, no.

Mayor Richards stated we can all do better.


**Mayor's Remarks:**

**Mayor Thomas Richards** that is all of the remarks I have. Now we are going into closed session. Motion was made to go into closed session, it was seconded and passed.

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



**Kellie Glover, Town Clerk**



**Mayor Thomas Richards**