

TOWN OF BAILEY METING MINUTES 4/15/2019

The Regular Meeting of the Bailey Town Board was held in the Bailey Town Hall on April 15, 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, and Ervin Powell.

Called the meeting to order:

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

Approval of financial statement and minutes:

The financial statement for March 2019 and the minutes for Regular Board Meeting for March 18, 2019 need to be approved. Commissioner Finch made a motion to approve the financial statement for March 2019 and the minutes from Regular Board Meeting for April 18, 2019. Commissioner Killion seconded, motion passed.

Agenda:

Mayor Richards stated tonight on the agenda first we have Cecil Hawley, President of Bailey Chamber of Commerce.

Cecil Hawley stated I am Cecil Hawley, President of the Bailey Chamber of Commerce. I have given each of the Commissioners and the Mayor a handout for the proposal which we have come up with. At first I would like to welcome Ervin Powell as a new Commissioner for the Town of Bailey. I want to thank all of the Commissioner and the Mayor for all of the unrewarding and under paid things you guys do. At least we are finally on the right track for making this town a lot better. Now what we would like to do as the Chamber of Commerce is to offer you guys a proposal to take over the old hardware store building and rehab it, bring it back to life. Put a new roof on it add windows make it more safe, more stable. And we can do that. We are a 501C6 corporation and we can own property. And rent out property just as the Spring Hope Chamber is doing with the license plate agencies. We are allowed to do this by the corporation laws. We would do this with a loan from the Town of Bailey to be paid back as whatever you guys decide in a closed session meeting. And we can agree to the terms. We will pay off the back taxes for the County and the Town of Bailey. And we would ask that the Town of Bailey refunds a portion of their taxes back to the Chamber so we can recycle that money back into the building. Otherwise if we don't do anything the only thing I see is that you have one option. That is to tear that building down and clear it. If you tear it down and clear it you have got a big open piece of property that you can't do anything with forever. So if you guys agree with what I have given you. We can talk about it, talk about it next meeting. I have already talked to the lawyer that I do business with this is all easy to do. Buying the property from Wayne Kent and deeding it over to the Chamber. And we can proceed with repairing this building. We went inside it. We have measured. The structural engineer has gone inside of it. The wall is stable. A lot of the floor is stable. Some of the roof system is leaking that was because nothing was repaired from a long time ago. If you want to help us, if you don't want to help us then

we can bring in the demolition crews and go for it. Tear it down. I will do either one you want to do. It is fine with me. We are willing to take on this project and do it. Or we can tear it down. I think it will take us about six to seven months to stabilize it put a roof on it and make it safe again. I have run a lot bigger projects than that little building. So I can do it. I can be the project manager. Not a problem. Thank you.

Mayor Richards commented thank you Cecil.

Ms. Umstead stated I have a question. I have read some of the stuff that you all have discussed in here about the building. I think it is a great idea and I am all for it. About saving the building, that is my personal option. Everybody has got one. But I have a point that I wanted to bring out. If you are going to use town money even with your negotiations you have to provide copies of the figures. If they want to negotiate in closed session but because it is town money I don't know if you are legally obligated to. Doesn't it make good business sense and community good jester to at least let us know the terms of any agreement that you reach because we are partners.

Mayor Richards replied yes Ma'am we will let everyone know up front what we are doing. There have been several different routes that have been presented before us and we haven't went on any of them yet because there is a right way and a wrong way to do it with the government. But at the same time this money was for downtown revitalization specifically for this building. Even it does not have to be spent exactly on this building. That was kind of the intent that it came here for downtown revitalization. Just as long as it is not food, drink, salary, or entertainment we can spend it on stuff to revitalize downtown Bailey. But the main priority is that building. It is to either spend the hundred thousand dollar grant to knock it down or spend a good chunk of that money trying to bring it back.

Ms. Umstead commented I understand but my point is that even if we do put it in the building or not put it in the building whatever that brings. Is there going to be a matching part coming from the city.

Mayor Richards answered no I have not seen, it is probably going to be the grant unless someone wants to invest in the Chamber. And like say there were private investors that come along and invest in that they can do that but I have not seen any money coming from anywhere else to help with that.

Mayor Richards stated up next we have Walter Wells, Chair Bailey Planning Board.

Walter Wells, Chair Bailey Planning Board commented good evening everyone. I want to welcome Mr. Powell to the Board. I speak for myself and the Planning Board we look forward to working with you. The Planning Board did hold a meeting back on April 2nd. It was more of an administrative meeting. We did welcome Tyler Brock and Lisa as new members to the Planning Board. In our discussion of the Planning Board we went back over our responsibilities and trying to review what was set up in the ordinances. The things we need to be doing. We are going to look at holding more regular scheduled

meetings of the Planning Board the second Tuesday of each month. Vince did provide us with the 2030 long range plan community plan which we will be looking at seeing how the Planning Boards impacts that and what we need to be doing. We will be looking at what we can bring in front of you all in regards to going forward. We looked at any ideas for goals both short range and long range. Vince did mention one suggestion that the Planning Board assist the zoning administrator by being the eyes and ears in the town. Just to insure that the zoning administrator is interpreting the ordinances correctly especially for the long range goals. We will try to get on track with all of that. Again those goals are to support the Downtown Strong initiative; support the Museum Overlay History Review, support the zoning administrator and looking at any continuing education that the Planning Board members could take that would facilitate what we do. That was pretty much that particular meeting; nothing was really in front of us. I will make a comment concerning economic development for the town of Bailey. I may be wrong here but I don't think so. The last new house in Bailey was built in 2003. It has been fourteen years since there has been a house constructed in the town of Bailey. That the town of Bailey would have been involved with that includes the ETJ. So fourteen years is a pretty long time to not have any development at all. And what we are looking at with the grants for the water and sewer it is great we are doing that. And hopefully we can make that forward but it is not very short term even if we get the grant. There is time involved in all of this. I want to encourage everybody to also be looking at what we can be doing in this time frame to help Bailey from an economic development stand point. I think one of the things I want to encourage participation in to is I think we have three houses currently in front of the town. So we have some new houses being established. We love that because there will be more people to help pay this water and sewer bill and the taxes to help further us along. But anything we can do in that regard, I will be talking to Vince. If it is bring in builders just to sit down and talk about what they need what they do with the County to help facilitate them we can do that too. We are trying to help where we can in that regard. I just wanted to pass that on to you.

Mayor Richards replied thank you, Walter. Up next is Mike Tolson with Mack Gay Associates.

Mike Tolson, Mack Gay Associates commented good evening everyone. I am Mike Tolson with Mack Gay Associates out of Rocky Mount. We are a civil engineering and surveying firm. You guys have been awarded an AIA drinking water grant by the State of North Carolina back in I want to say October we applied for it on the town's behalf. We put in an application. The town just got awarded, or received notice of the award this past month. What you have before you in your packets is an engineering agreement to have Mack Gay Associates to represent the town to prepare all of the deliverables that are described in that account. I don't know what you all may know about an AIA or anything like that so I am here to answer any question that you may have about that: that is what the document in front of you is a contract for us to represent the town in preparing the deliverables that will be used for the grant money to provide a local asset inventory of the drinking water infrastructure within the town. So what we will do is survey the town all of the fire hydrants, the water meters the tanks, the booster stations the valves the meters anything we can find above ground based on paper maps and all the stored

evidence that we can for the town. We will generate those and create a GIS data base that will be active as your GIS data base going forward for public records for your use in troubleshooting. For trouble shooting, cutting off valves here and there another one of the things we will be creating with the funds in that grant is an asset management plan that will help to assess what the critical needs for the system are. We will go through based on age and material, based on the number of breaks and main repairs and things like that you had in the system to generate a report. The report that generates will basically you will know where and when you need to assess and repair or work on the system. And maybe spending a little bit of capital here and there to keep things from breaking down or to get the most life out of them as you can. Another thing that will come from that will be a ten year capital improvement plan that will be a document that will help in planning in your yearly budgeting and what your capital needs are for you system. There will be a rate study that comes with the water that will help you understand if you ever need to increase your rates or to see how you fair in the surrounding area with the rates around you to know how you compare with other municipalities with water. So all of those are the documents we will put together as part of the AIA and that is what the contract is for us to move forward. We have a deadline for the twenty-six of this month from the State. It is in the letter of Intent to give them a scope for you guys to accept the final to show that you have engaged an engineer and that you are willing to accept the grant funds with the program. So that is why we came here tonight we are trying to do the next steps to get ready to accept the grant funds and put things in action. So does anybody have any questions for me about what an AIA is?

Ms. Umstead asked will your document be public? Anything you submit to the State is public. Anything you submit to the town can be requested under the Sunshine Law. So we will be able to see it. And will you be able to pinpoint any areas of non-compliance that you find you will not be able to order compliance will you be able to find there is not enough up keep or if you find something wrong in areas will you be able to document that in your report.

Mike Tolson added the report will point out critical point in the infrastructure. Say for instance, this is a general we will go through fire hydrants in the town we are just talking about drinking water assets on fire hydrants in the town or primarily all hydrants have a date stamp on them that tells you how old they are. They are casted into them. If you look around back of them you can get those dates off of them. Some of them could be fifty or sixty years old and in good operating condition. Once they get much older than that it is hard to get parts for them it is hard to fix them they tend to be rusted or out of service or they have not been exercised enough to be used. We will have a point in our report based on the exercise system for the valves and the hydrants so you will be able to either get them working or put a plan in your new budget to replace them. I will certainly recommend as an engineer that you may want to look at replacing these more frequently and having some money somehow to replace them for five years or whatever the rate is to be all within a twenty-five year service life or whatever we choose for the asset management.

Ms. Umstead commented for the past ten years we have had two increases. We just had one. Then we incurred two flat rate increases. We were supposed to having these filters upgraded. There was an order from the DPA from the State that the filters for our water need to be upgraded. Now we incurred a charge to get our water clean and nobody is going to complain about that. But with our taxes, you can come up with all these things we need to do with tax base of course for the town to bring it up to a certain level. And we have all of this infrastructure that is aging. Didn't the County just do some GIS? But we have incurred cost, two increases in the past ten years for improvements in water. We are waiting for some of it to be enacted to improve our water which has not come into being yet. So I am just saying, I want to make sure I can read this report. I hope it will be so that we can read it.

Mike Tolson replied it certainly be delivered to the town. I am sure once it is handed to them it is public record and they will be able to provide it to you. If the town would like for me to engage with you outside of the town meeting I would be glad to. I will discuss it with you.

David Evans asked is this an AIA contract?

Mike Tolson stated it's a standard AIA agreement form it is not a contract. It does include what the scope is and what the deliverables are.

David Evans asked will there be a detailed scope?

Mike Tolson replied this is a water treatment asset it is not the scope of this AIA. But for the most part we will locate the above ground infrastructure and amass all of the information we can: water infrastructure, water history pipe age, pipe diameter size. All of the information I can pull together to make a living breathing GIS map for the town so we have that to look at.

David Evans asked and this will be the document?

Mike Tolson stated it will be the town's model. The idea is to train town staff or allow town staff to use it in any way they see fit depending on whether you want survey grade accuracy or if you just want general locatable accuracy just depends on how you want to manage it in the future. When you get comfortable with the software and you guys or trained on it or whoever you want to train on it. It can be very detailed or it can be very general. It is a very very useful piece of equipment.

Mayor Richards stated thank you. Thomas Ellis with Envirolink is not here. Now we have Tammy Bisette, director of Southern Nash Senior Center.

Tammy Bisette, Supervisor, Southern Nash Senior Center commented thank you very much for letting me be here tonight. Let me introduce myself and tell you a little bit about the Southern Nash Senior Center. My name is Tammy Bisette and I Am the Senior Center Supervisor. My director might not appreciate me saying I am the director, so my

title is supervisor. The Southern Nash Senior Center opened on March the eighth. At our ribbon cutting ceremony we had a tremendous turn out the community really turned out. That following day the eleventh was our first day opened. And we have been barely opened a month and attendance is growing every day. It is really increasing. We are located on Stoney Hill Church Road just outside of Bailey. Our hours are Monday thru Friday eight to five. I just wanted to let you guys know we are there. I would love for you guys to stop by and take a tour of the center. Dwan, Kellie and Shelley were there for the ribbon cutting. I would love for the rest of the board to come see us. It is a beautiful center. It could be located anywhere but to be located outside of Bailey really is a big big deal for our community. I have some familiar faces here tonight, people who are coming to see me. I look forward to seeing everyone else. If you stop by I will give you a personal tour. If the board has any questions I would love to answer them or if anyone else has any questions I would love to answer them.

Commissioner Finch asked do you have some brochures you can leave here?

Tammy Bisette replied yes I do. If it is alright I will leave them with you tonight. This is actually our newsletter and our April calendar so it give you a detailed list that we have going on for the month of April. Our contact information is on here. You can sign up for our newsletter. We will send it via mail or email. I would love to add you to the list so I can let you know what we have going on for the rest of the year. Love to see you guys, come see us. Thank you.

Mayor Richards commented thank you. Thomas Ellis with Envirolink is not here. He had a sickness come up. So I will read the Envirolink report. Public Relations nothing to report. Community Involvement nothing to report. Town Issues significant washout occurred of the gravel path leading to Bailey's WWTP spray fields on April 13th and will need a load of grave delivered. Significate Meetings, I want to call this out right now. Envirolink is in the process of coordinating the personnel and equipment needed to schedule your AIA sewer grant project. Once the personnel and equipment are in place Envirolink will assist the Town of Bailey in applying for a AIA (sewer) Grant extension as requested by the State. This grant was applied for in 2016. Awarded in 2017. Nothing has been done on it since. So what this does is the same thing he was just saying on the grant just a minute ago. They go in and look at all of the pipes and valves and everything. They tell us where they are at conditions warning signs whatever. This information is very vital if you ever want to get off of the sewer moratorium. They want to see if you have an Asset Management Plan. Anyway we don't have one and we haven't since 2013. So they are saying once the personal and equipment are in place. Envirolink will assist the Town of Bailey in applying for a AIA (sewer) Grant Extension as requested by the State. We made them aware of that today that the board was going to talk about this in closed session tonight. Yard waste will be picked up April first and fifteen, May first and thirteenth. Mowing will begin April thirteenth and keep going. They read three hundred forty meters. Water produced 1.67 MG, previous month 1.79 MG. For the sewer 3.502 MG and they billed 247 customers. Average amount of rainfall during the current month was 6.8 inches. Now Heather Driver with CopyPro.

Heather Driver, CopyPro commented hello everybody. I am excited to be here tonight. I am Heather Driver with CopyPro. CopyPro is a family owned copier dealership out of Greenville. I have worked for CopyPro for twelve years I live right down the road. In Northern Johnston County but please don't hold that against me. I married into it. So Debbie reached out to me not long after she got started and I don't know if you have seen the office equipment in the office but it is a little dated. There are several different printers that are serving their needs right now. We feel like there could be better for you guys. We looked back and it looks like you guys right now are spending about \$140 a month just on ink cartages. So I talked with Debbie and I came in and did an analysis how much paper you guys were using on a monthly basis. We identified the need to have a desktop printer/copier/scanner and fax a all in one unit. There was a desire to have black and white and color capability. CopyPro represents two different types of copiers Konica Minolta and Savin. What we came up with after reviewing the needs of the town was a Savin MP C307 copier. It is actually up front in the office if you want to take a peek of it on the way in or out. This copier is a thirty-one pages a minute copier, scanner and fax. And we would like to propose it to the town at \$115 a month verse the \$140 a month you spend in ink. With that price per month that is a lease a sixty month lease with fair market value terms. What that means is that you don't actually own the copier at the end of the contract. But it does offer the ability to upgrade earlier if your needs change at some point during the lease. It is my responsibility to meet with the town once a year to go over your volumes and how the copier is being used. So we can identify if the needs have changed. It sounds like by looking at the Agenda that you guys have been in growth mode. The copier will of course make copies anything will put ink on paper. What makes CopyPro different is we have forty plus years of experience. We are a locally owned company. I have twelve year tenure there. We have a twenty person service team. That is at your service. If you have a service issue right now with one of your store brought printers if it were to go down you would probably throw it away and go to staples and buy another one. Our equipment is made to be repaired on site. Our technicians from the time you call us and they get on site is less than four hours. So you will get back up and running, we want you up and running. Our technicians stock their vans with about fifteen thousand dollars worth of supplies per service vehicle. The reason they do that is they want to have all the supplies they need to fix the equipment when they come and visit. They don't want to have to go out and say we have to order that part and come back. We want you up and running all of the time. The service is included in that one fifteen a month. From what we talked about we estimated that five reams of paper a month being utilized. So the contract would include about 2350 pages. And that is black and white pages. The color is billed and pay as you go. We did not want to include a bunch of color copies that you may or may not use. If you print one color page the first month you have it you will get a bill for \$.08. You only pay for the color you actually use. If you are concerned about color being misused we can put a color counter on the machine so you have to have a code to access to print the color. That will prevent accidently color copies. But it sounds like with some of you maps and projects you have the need to print color from time to time. It has one paper tray and one bypass tray. This particular unit will run letter or legal size paper. Debbie and I did talk about the possibility of maybe needing to run 11x17 paper in the future but the cost difference was just not worth it. It went from \$115 to \$175 a month. We did not feel like it was a good

trade off. Additionally we talked about scanning. The unit will scan. It will scan color and black and white pages. We don't count scans against the service agreement. You can scan every piece of paper in the building. If we have to replace the document feeder, then we will replace the document feeder. That is covered under your service agreement as well. With scanning we identified there are a lot of banker boxes. So I asked Debbie if you had to go pull something out of one of those banker boxes is that how you would have to retrieve information. Say you needed the board minutes from five years ago or something. She said yes, so there is a lot of time involved searching for documents that are stored away in a paper box somewhere. So with the copiers there is a lot of software that is fifty dollars a month it is called Compuware document service. If you have a typed document you can scan and it will read the text on the page. It uses what we call OCR technology by character recognition. It will search these PDF files that are in a box as long as someone scans them in. You can search for a key word, a property address you can search for someone's name or maybe you want to look for a vendor's name or something. That was a fifty dollars a month. You don't have to do that now you can add it on later. This is a good way to update your record keeping. You don't have to worry about banker's boxes full of information. Once it is scanned it is stored here on your server. It is not going to a cloud or anything like that. It is your data it is just allowing you the ability to scan and retrieve the information. Just in summary I am Heather with CopyPro the copier is up front. I am available if anyone wants to see it. I am not going to stay for the whole board meeting. I am going to leave a folder with my card up front and if anyone would like to see a demonstration I can do that. Now it is just set up to copy but it can print and scan. If you choose to keep the copier we can have our IT team come out and install printer drivers on the computers. You will be able to print or scan to an email back to a folder. It does air print from iPhone and iPad if any of your employees are using any of that technology. They would be able to print from their mobile device. Does anyone have any questions?

Commissioner Killion stated so when I was updating the website I noticed that we have a page on our website that claims to provide meeting minutes from past years but it is only like a small window. To increase the transparency of this government for the people I would like to provide more minutes for many more years. So is that something that the technology can search terms, would that be something it would search in the document itself or is that something that is kind of software specific?

Heather Driver commented so with that you will scan the document and it is stored on you server here. It is sold by a number of users. So the town staff would have that access. They can search for them. But there is technology available that outside users can search within. That is a little over my pay grade. We can definitely work with your IT provider to find the right solution for that. You could put a link in from that website and patch it in.

Commissioner Daniels asked for fair market value will you put in a percentage instead of fair market value. I have done leasing equipment in the past and I am not a fan of fair market value. A dollar amount or 15-30 percent will you change the dollar amount.

Heather Driver stated I can specify what the fair market value is at the end of the lease if you do decide to purchase it. They use the term fair market value kind of loose. The fair market value at the end of the lease is decided by the leasing company. They tell me what they feel the price would be. I have been doing this a little while and usually it is between ten and twenty percent of the original cost.

Commissioner Daniels commented in my head a lot of companies will go back and say the price is fifty percent.

Heather Driver stated we can write that in your contract. And for dollar buy out leases there are options available where you can own when you are at the end of your lease. But I want you to keep in mind the dollar buy out lease is not a good way to finance if you want to own it. To own it is going to be less expensive to pay cash for it up front. You are talking about technology. The copier has like a little tablet on the front they are kind of like cell phones and computers. The technology, a lot changes in five years.

Ms. Umstead asked so can they scan?

Heather Driver replied so the copier will scan as well.

Ms. Umstead asked so you have to hit a function key and it will scan it right to their server.

Heather Driver replied well there are several different ways we can scan it directly to an email, or to a folder, or to the network.

Ms. Umstead commented so you are using something like air drop.

Heather Driver replied so the copier will be assigned an ip address. So it will all work over the internet. We actually have an IT team that will come in and do all of that for you.

Mayor Richards commented thank you. Up next Ben Alford is supposed to be here but he is not. So next we can open this up for public comment. You are limited to three minutes if you are a group you have to have a spokesperson for three minutes.

Kellie Glover, Town Clerk commented it should be John Anthony. I revised the Agenda and Thomas does not have the revised Agenda. That is my fault.

John Anthony stated I am John Anthony with Anthony Tabb CPA. We have done the Town's Audit for about twenty-five years I am not sure how long. We have run into a situation this year with the audit being late. I went to Middlesex last Monday to talk with them it is the same situation there. I wanted a chance to meet with you and give you an update on what has caused it and we have the report and also give you some assurance that it is going to be a good report. And I have got some numbers for you tonight. But first let me back up I decided last year, I have been doing audits for forty-three years and

I was ready to step back and after doing the audits to just being more of a supervisor. And we have two people in our office one is a senior person who has done audits, he is my age. We have been together for ages and he was going to continue to do it. And the other is my son who has been with us for five or six years since he finished college. He has worked on town audits. So that was fine. The senior person as it turns out ended up getting sick about this time last year. We did not know it at the time. But by mid-summer he was starting to, he was kind of struggling. It progressed so it turned out that he did not work on any town audits at all. My son went out, we do three towns. He did all of the hard work and he did a good job. Then it came time to write up a report. We looked at your sixty-five seventy page audit report. They are extremely difficult to write. So the only way he was going to learn was to just do it. So he did it. He has written the report it is in pencil form. We had our peer review this November which took some time away from our work. Next thing you know it is tax season. And so the report has been written we need to review and get it finalized and we just had to make a choice. Do I get the town audits finished or do I get through tax season ok. So anyway that is where we are. We have talked the senior person and I doubt he will participate in the town audits this coming year. Although he has been working part-time. But I have committed to my son that I will help him. He does want to keep doing it. He is doing a good job. He is just not familiar with writing that big article. So between now and the next meeting get the report finished and it will be here on the next meeting. And if you will just look at this as in five years this is the only time this has happened. It is just one of those things. It wasn't anything by choice. We just ran into difficult circumstances. Let me give you some numbers so you can see it is going to be a good audit. I sent some statements to Debbie. These are just some in house numbers that were generated which just helps us to write the article. So we don't have to go through and add up a lot of individual numbers. In the General Fund I want to point out the cash which is an important number at the end of the year. You started with three hundred twenty-eight thousand and your operating account was two fifty so that was an increase of seventy-eight thousand dollars. Total cash increased by eighty nine thousand dollars. This is a good fund with the town of your size that much in one year is a really good amount. I think that is going to kind of set the stage for the rest of my comments. Turn to the third page where the Statement of Revenues and Expense we got the Budget, Actual, and Variance for the previous year. As you go through the expenses you will see that each department in the Variance department spent less than what we budgeted which is of course required by state law. It does not always occur. I just want to show you that you did a good job in your budget and at the end of the year and the amendments that we need throughout the year. Turn all the way to the next to the last page about two-fourths the way down in the Revenues Over (under) Expenditures column there is a positive eighty- eight thousand dollars. You took in eighty-eight more thousand than you spent. And you can also see up above that Total Expenditures you budgeted eighty-six and only spent forty-seven that contributed a great deal to the surplus you have for the year. Again your General Fund performed very well and is in really good shape. Next set of statements for the water and sewer fund kind of got the same thing this runs a different format. The General Fund compared to a Utility Fund total cash at the end of the year is two hundred ninety-five thousand dollars compared to two fifty-three as the beginning of the year so that is a nice increase of forty-two thousand dollars. You reduced your debt by fifty-eight thousand even though you

paid out some debt you still increased your end of year. And water/sewer budget the depreciation expense was, that is a bookkeeping entry, not actual money that was one hundred four thousand dollars. So if you add that back that was not cash you can see the change in that asset. If you add back the appreciation it is a positive eighty-six thousand dollars. That is with the cash money you had available, make debt payment and the amount of money you had in the bank so again just like you had with the General fund and the water and sewer fund. You had a good year and is in good financial condition. So again you are going to get a good audit report. I do apologize it has been this late and we will take steps, we have taken steps to make sure this does not happen again. Now we will be here next meeting with the formal audit report.

Mayor Richards commented thank you, sir. Now we will open this up again for public comment. Three minutes. If you are a group you got one spokesperson and three minutes.

Chad Bissette, Bailey Fire Chief commented thank you for the town board. I am Chad Bissette Fire Chief for the Bailey Fire Department. I addressed concerns last August of hydrants that were not working. We have five currently. It is the same five that are out of service four that are completely out of service and one that is leaking. I just wanted to try to bring that up again since the last time I came up here and it doesn't seem like anything has been done. So as I said the last time we can provide fire protection for the town via tank water each time that a hydrant goes down it is less fire protection for the citizens of Bailey. I just wanted to encourage the town board for trying to get these hydrants fixed. This year in two thousand nineteen we will form our five years as per North Carolina response rating means we will be flowing the hydrants probably in June or in July. That is a requirement to keep our insurance rating at a class three that we are extremely proud of. That is all I've got.

Vincent Sievert asked do we have a list of these hydrants?

Chad Bissette replied yes I have presented them before but I will give you this list.

Ms. Umstead commented flow what does that mean.

Chad Bissette replied if you notice all of the hydrants are colored coded blue, green, orange, and red. What that means is the specific gallons a minute that comes out of that hydrant. We have to flow those to make sure that are staying the same gallons per minute they are coded for. Thank you.

Walter Wells commented this time I am speaking for myself. I don't want to make comments for the planning board here. I was a little struck earlier about the comment about the building and the potential for it. I understood that we also had other folks that were interested. I don't know where that discussion has gone but the information I heard from Cecil the Chamber of Commerce was to tear it down. I am just saying that the comments you made were to do it or tear it down. You did not mention that there was another private group that was interested in the building. I just encourage the town to look at all options and whatever is best for the town is what we move forward with. I am

assuming that is the Chamber of Commerce is interested in this building that the board of the Chamber and business neighbors are involved in this too. It is something they are look for the town to do. There are misconceptions about what things spoken about and what they are going to do. Whatever is best for the town of Bailey I encourage you to do. Investigate and look at if it is an outside person it is an outside person, if it is an inside person it is an inside person. If it is the Bailey Chamber of Commerce that is fine too. But due diligences is required.

Mayor Richards stated yes, sir. Thank you.

Robbie Troxler stated I am just here to show my support in saving the building. I am still interested in it. I was a little late I had a late notice on the meeting tonight. That is pretty much all I have to say.

Mayor Richards commented we are just trying to look at every option. We have been looking at every option. I have had so many conversations on the phone with the Department of Commerce anyone that will listen and their brother that wanted to talk about it. To tell us what to do and what not to do who to help out and who not to help out. It is a slippery slope as far as who you can give money to. I have met with everybody. I have been pretty open on talking with everybody.

Brenda Lamm asked are you interested in fixing it up?

Robbie Troxler commented yes I started this thing and I kind of wanted to finish it.

Patricia Finch added seems to me someone needs to have a plan to show. What is your plan?

Audrey Perry asked how long is it going to be before you all do anything to it?

Brenda Lamm stated it is like we are talking about it, just keep talking about it.

Robbie Troxler commented I have had some contractors all are people who have done projects like this before but you really can't make a move until you understand what kind of support you are going to get from Bailey.

Brenda Lamm stated so Bailey is the holdup you need to get more information from Bailey.

Robbie Troxler commented we had a meeting the end of March and I have not heard anything. I just came out tonight to see what is going on with this. I am very happy to be here.

Ms. Umstead stated it is good to see politics at work. I just wanted to say I am grateful for the town and it has been interesting being here tonight. I have a major concern with the water because we have been on this path I know you are aware of that. But I have

asked for some information with where we are. I have been checking on the State had asked for the Town of Bailey to give reports on how we are moving forward on getting these filters purchased and put in so our water can meet the standards and maintain the standards. It is a health issue. I am trying to make sure we don't get these boil notices they are infrequent and people with chronic health needs it is a problem and the people with children and pregnant and chronic health needs. So that is a problem for me and my family. I had to invest in filters for my home for bathing and drinking and buy water. Plus I have incurred additional cost of that fee we have incurred on our bill. Plus if I happen to go over that five thousand gallons. We are going to get it for the sewer and then moving forward we are going to be looking at what we need to do all of these aging pipes we know our infrastructure is bad because all over the country is bad. So we know we have aging pipes and we know that the Bailey system does not run smooth these pipes are all over the place. And the Powell Bill money we have. So we know we have bad pipes our base may not be able to support that going forward our regulatory requirements that the town must reach. To make sure they do what the State and the EPA has required them to do. And I just speak for safety and health reasons not to be upset or make anybody's day bad. Because I am going to continue to inquire where we are. You all have given me the information it was in and I have not read it yet. I just want to encourage please stay on top of that please make sure that our children at school can drink that water without being in danger. Okay that is important.

Mayor Richards stated yes Ma'am. I understand your concerns. Matter of fact we met here in December for a special meeting to speed up the process with associates at Envirolink. It is in process. It has not started there have been some milestones that have been missed not on this boards part we were informed last week but the project should be starting any time. I know that everyone around here has been saying that forever but it should be starting.

Kellie Glover stated yes the completion date is September, so it has got to start soon. The beginning of May.

Ms. Umstead asked do you anticipate that four months will be long enough.

Mayor Richards stated I don't know. That is just what they told us. And so going back to the aging pipes basically we have about two hundred seventy-nine two hundred eighty give or take sewer customers in Bailey. It will take a lot to replace all of the pipes you just would not be able to afford it or the water here. So we are trying really trying to swing for the fence. Trying to get grants and other stuff that has not been done in a long time to go out and fix these issues. We applied for a round of grants this spring that will come back in blocks to look at sections of town based on income or whatever. We can go after different grants to go in and replace pipes and different stuff like that. I wish there was more to offer but I can't.

Ms. Umstead commented you gave me enough. I want you to understand when I made my first inquire with the State and the EPA I did grant research I did not write them but I did look for grants and I sent that information in because I know we need the money. We

can't do it on our tax base alone. Do you all have that much money. I don't have that much money off of my income you can't do it. We can do what we can do. I understand but as a family that pays taxes and my water bill I have...water that I can drink in Bailey.

Mayor Richards stated I want you to have that. We are working on it.

Commissioner Daniels added I just want to say something about the filters. It started a couple of years ago. We got all the information that filtration system failed. That is why we are going back and redo it again. The problem is it goes down an iron pipe it is going to pick up iron and get rusty it is just what will happen sometimes and that is why I have my filter at my house and it does have an iron taste to it after a lightning storm I notice it is worse. And the next thing I have the biggest problem with it I have been accused of stealing water from the Town of Bailey. I live at the end of the street and in the summer time the stuff goes down in the water and gets a bad taste and a sulfur taste. So I flush my line myself. Envirlink does not do it. If you get that smell please notify her and we will make sure somehow your line gets flushed.

Ms. Umstead commented I will do that but what also is in question is that the State of North Carolina cited the Town of Bailey. They don't cite the Town of Bailey when it is just some water getting in from the rain. There is a legitimate reason for being cited there is a violation and what I am saying is that we have to stay safe. We must stay safe. I have to buy a filter to go on my faucet I had to buy a shower filter to keep from getting cyst on my skin and we have a do not boil notice. Do not boil means you cannot bathe in it, wash your clothes you can't wash your hair. And it cost me more money. And I have all of this attached to my bill. I can't do all of it. Then we talk about we might get a report that might cause it to go up a little bit more. I don't know where you are going to get the money from.

Mayor Richards stated I know you want to finish but the reports you are talking about that is the water through the grant. The grant will go to the company doing the report and to the engineering firm. So a hundred fifty on one and a hundred fifty on the other. So the town, it will go straight to them.

Ms. Umstead commented they will get paid I understand they will get a report we still can't afford it. I don't want to take up all of the time but I did want to say that.

Mayor Richards stated thank you, Ma'am. Okay does anybody else have anything?

Cleveland Perry commented I have never been to a meeting before but I wanted to bring this up. When the Chief was in here earlier he was talking about flushing the hydrants. When they do it, this is before you all came on board; I had an issue with it. When they flush the hydrant on our street you may not know about it but you will know. When they do it your water turns red. So I called up here and ask how long it is going to be red. And I was told run the water in my tub until it clears up. Okay we get charged for water. I feel as if when they do that they need to put something in place on that bill to knock it down. I

got to run the water for a long period of time a lot of gallons until my water clears up. You can't wash clothes or do anything else. I think that bill needs to come down.

Commissioner Daniels replied that is what I was saying at the end of the line there is a valve to run it until it gets clear and if we have to tell the fire department that is Envirolink's job. I feel they have been falling down on their job. We want to address somethings and so if that happens notify us and we will definitely put a ticket in to run that water so that it will not cost you.

Cleveland Perry commented so I was told, my wife is right there she can verify it, I was told run it but if I do that it is already up and dealing with the smell. I was like what? It is bad when you open up your washer machine and your clothes are all red.

Mayor Richards stated I am sorry you had that issue.

Cleveland Perry stated this was before you all. I am telling you when you flush that hydrant your water is going to be red for I don't know how long. Three or four days. She told me to run it in your tub. I have never been here but I am glad I came. You will probably see me again.

Mayor Richards commented yes, sir come on back. It happens everywhere every town they flush hydrants. They don't flush them long enough and I think that is what causes the problem.

Cleveland Perry commented yea when we see the fire truck we start filling up bottles, our bathtub and anything else and the washing machine because you know what is going to happen. She told me that and I was like are you serious, I thought she was trying to punk me. Let it run until it turns clear.

Mayor Richards stated okay, thank you anyone else have anything to say. Now we will go into old business. Street paving estimates anybody got anything.

Commissioner Daniels replied as for quotes Weaver turned it down. Hawk paving turned it down. ST Wooten turned it down. PLT turned it down and we got two estimates from ABC Paving and from Williams. Jackson street is \$11,700 to mill down two inches and go back and add two inches and he guarantees his work for two years. Nash street here is \$13,200 that is also recommend to mill down and go back and add the two inches. So I am going to make a motion that we accept these two bids from ABC Paving for \$13,200 for Nash Street and Jackson Street at \$11,700 to have completed and the next street after this will be either Williams or Pine. I recommend the next street we do is Pine and that will be put in the budget and that will pretty much get things going so if I can have a second.

Commissioner Killion asked can you repeat the motion?

Commissioner Daniels stated I make a motion that we take the bid from ABC Paving for Nash Street at \$13,200 and we also accept the bid for Jackson Street at \$11,700. This is being milled down. It is different from before. They are going to have to mill it down and get the surface right and build it back up. Last time it wasn't milled down so that is why it is costing more money. We are going to try to do for long term not short term.

Commissioner Killion stated can you give us a list of priority with Vance then Nash being number two. We definitely need to do Pine right after that. So I second our motion, motion passed.

Mayor Richards commented next on old business is Waste Industries came last month and talked about recycling fee 37 cents per household. The next day the lady emailed me asked how the board liked it. And are we going with that. Long story short they sent out something and they want to raise it five cent. I said hey we are in a contract she said we can still raise the rate. I told her the board would probably not go for that, so I am just bringing it up. Do you all want to keep the price the same or do you I am just asking I think I know the answer.

Commissioner Daniels stated I know gas is going up and that was the agreement the price could be increased if the fuel went up. She would come in and talk about it. I know the prices are going up so if she need to justify why they are going up that is fine we will look at it. They said they would come in and justify why they were going up.

Mayor Richards commented she justified the stuff about recycling that was great and a lot of people are going away from recycling. That is a five cent increase. I am just throwing it out there. She said we did not have to do it.

Commissioner Daniels stated she has justification for why she is going up.

Mayor Richards stated I will send her an email. At this time we are going on to new business. We are going to swear in Ervin Powell.

Mayor Richards read the Oath. Ervin Powell repeated the Oath. Welcome aboard.

Mayor Richards stated other new business is sidewalk quotes. Last month we talked about sidewalk quotes we know we have a problem at Girls Round Here and some other places. That need some addressing. I think Cecil has one quote did the guy give you a written estimate. Cecil Hawley replied seventy-five hundred dollars. So I got one set of quotes and I am waiting on one more we will get that out hopefully by the next meeting. I feel like every meeting we are delaying that. Now we are going to have department head remarks. Chief Boraski.

Chief Boraski commented good evening congratulations Mr. Powell. I provided the Commissioners and the Mayor with my monthly update report. It has been a very productive first month in Bailey. We have done a lot of stuff to get the police station back in order. We have gotten some lights for the police station. That has been a big help to

light up the police station. Having a vehicle seen so everyone knows we are here. And one of the first things was letting everyone know to call 911 if there is an emergency. We are getting a new phone the old one drops calls, so if there is an emergency call 911. And they will dispatch a county officer or the fire department. If you have a non-emergency you can leave a message on the phone and the officers or I will get back with you. The Governors Highway Safety Office has kicked off a speed limit thing. I have two officers that are radar certified and they will be out around checking speed. I have noticed for the past two weekends when I have been working coming into town people speed horribly coming down Pine Street. Coming off Deans Street and Oak Street and next week I will be going to radar school. Coming down by the school fifty or fifty-five miles an hour makes no sense. I don't want that in town. So this week Officer Garland and Kane will be out running radar. The next month is click it or ticket so everybody needs to buckle their seat belts. When you all hired me they said he is from Wake County is he going to write a lot of tickets and I have not written any tickets yet. Everybody needs to buckle their seatbelts. I will stop a few people and warn them I have a grace period. But sooner or later the grace period runs out you have got to buckle your seatbelt. I have never unbuckled a dead person in twenty years. I am sure Mayor Richards being a fire fighter can attest to the same thing. Seatbelts save lives. I have had few calls about the phone scams. That has been a big thing in Wake County if you have someone calling you and wanting your information your social security number or banking information. Do not give it out to anybody. Give us a call we will come out a take a report do not give out your information. I am really excited about April 28 when I am going to have my first open house. We are going to have an open house from twelve to two. Officer Kane and myself will be doing bike safety. We have a whole box of helmets. We are going to have the cars out, cookies and balloons. It is geared toward children. We have a flyer to distribute to the school to get the children to come out. I asked the chief if he could provide a fire truck. I thought that would be good. That will be twelve to two on Sunday, April 28. I have on my report about a gun safe. I talked to Commissioner Killion about that earlier. I don't want to discuss why I need the gun safe, however, I would be glad to discuss it in closed session. I would like to get a street light between the station and the old fire department in that alleyway because it is so dark right there. Debbie got a quote from CP&L it will be about twelve dollars a month. It is a safety issue. Lastly, last week was a long week for me. My wife was involved in the explosion in Durham. She was in the building when it exploded. I called Officer Garland and he came in since we were in a pinch. Officer Coggin came in and worked nights so I could work during the day. Officer Callahan has been doing a great job. She solved a big case of a break in she recovered a lot o property and made an arrest. She is doing a good job. The officers I have here are all doing a great job.

Commissioner Killion replied thanks for the Facebook updates. They are really good.

Mayor Richards stated thank you, Chief. Next is Vince.

Vince Sievert, Zoning Admin/Code Enforcement stated I am going to start with bad news so I can end on a good note. Code enforcement I think I reported last month I submitted a noncompliance letter to the Wilson Property. Everything looks great there I

talked to them and it looks great. When I first took the job I had a complaint for 6640 Williams Street. It is a vacant property, this is one of the reasons I really hate my job. I had to send a letter for this to someone that is in a nursing home. I sent a letter stating that we will most likely have to take action because this is a safety hazard there are trees on the property that need to be cleaned out. We have until the end of the week before we take action on that. Our course of action would be to ask Envirolink to clean up the property. The other one is the business on Deans Street across from Brock Equipment. East Coast Paint and Body they are in violation. They were given a conditional use for their permit to open their business. One of them was that they were not to do full body paint on site because they don't meet environmental codes to do that. They are doing more than three square feet of painting. The bigger issue is the eye sore. The place has turned into a junk yard. And their conditional use permit clearly states that they are not to have vehicles there for more than thirty days and there are vehicles that have been there for years. They have until the end of the week to take care of that. Those are the bad comments. The good news I will put on my zoning administrator hat to piggy back on something that Walter Wells said and I did not know this that there has not been any new construction in the town of Bailey in thirteen years. Last month I have signed three zoning permits authorizing permits for three new homes in Bailey. There is one at the corner of Joyner and Williams one on Pine Street and one on Reid Street. That is a good sign. Many inquires both from people in the ETJ and in town to inquire about building or bring in modular. I know there is one other potential for another one. A home out on Finch Street near where I live.

Mayor Richards commented thank you, Vince. Commissioner Bullard is not here. Dwan

Commissioner Finch stated I wanted to give an update we are working here with the clerk and with Debbie on work orders with Envirolink. We are trying to get a process where we follow up with the work orders to get it smooth and to the right contacts. If you call in with a work order we are trying to make it just on contact and as smooth as possible. So that all those issues that come up will be taken care of. I went to the Upper Coastal Plains Council of Government meeting back in March. I just wanted to give the board an update on some of the things they talked about. All of the divisions gave a report and one of the big things they are working on is a task force for broadband. That is big to help with the internet. Good to see everyone tonight. And Happy Easter.

Mayor Richards stated Joel.

Commissioner Killion commented Happy Easter. It is good to see this room packed and to see it packed more often, it is good to see. We have Mr. Powell, Reverend Powell here and it has been wonderful to work with Chief Boraski and his wife they are a wonderful pair and we are so glad you are safe. We are so glad you are working in this town with us, Chief. It has been good working with you. That is it.

Mayor Richards stated all I really have is that the town has several properties, lots and vacant lots that we own. We don't need another property. I would like for someone like Commissioner Daniels to look at putting them up for sealed bid. Or list them through a

realtor. Whatever we have to do to unload them and put the money back into the town. Maybe whether it is sidewalks are street lamps I don't know. It is just holding on to them maybe someone else wants them and can do something with them. We can get tax dollars off of them. Maybe that is something we can look into next month.

Ms. Umstead asked what are those properties?

Mayor Richards stated I don't have a list of them. I think he has it right there.

Commissioner Killion commented they are doing no good in our hands it is better to put them in private sector hands.

Mayor Richards state we have a lot of sidewalks that need to be fixed today. Just to make down town look better. Oh and a matter of fact next week we are having our first Downtown Strong meeting with the State. So next week they will be here we have a volunteer committee set up and ready to go. We will give you all the feedback we get from the meeting. We are trying to make Main Street look better.

Ms. Umstead asked downtown strong, what state department is that?

Mayor Richards stated Department of Commerce.

Ms. Umstead asked that is where your grant money comes out of?

Mayor Richards stated it could. We did not get any grant money from them yet. We are looking in to trying to get more grants. The Historical stuff has been sent off. And hopefully we will hear something back from them. And we can find out if we have a potential downtown historical district so potential and current business owners a can use those tax grants and credits to fix up this place.

Ms. Umstead asked when you speak of Bailey is your concertation going to just be downtown or is it going to be all of the streets listed.

Mayor Richards stated that is what we are doing now.

Ms. Umstead commented what I am saying now is when I drive on Main Street is not going to be on the A side and when you get on Stott Street be on the B side.

Mayor Richards stated so when we get the funding to do all of these streets we are going to do them. That is what I plan on doing.

Ms. Umsted commented you need to make sure it comes up to Stott Street.

Mayor Richards stated yes, Ma'am. We had an outside company come in and do a survey on all of the streets worse to best and that is how we are going. We only have so much funds so we are do a little bit at a time and every year we will be able to do a few more

hopefully. And whoever is running the show next they can keep on doing them you know. Every five to ten years they are supposed to be paved anyway and that has not happened for the longest time here. The downtown strong meeting is the twenty-third at 7pm. Commettee is seven to ten people and a couple of property owners. They are just trying to get things going here with ideas to help develop a plan for Bailey and make Bailey look better. And that is something we are working on.

Commissioner Killion stated you mentioned sending something to Historical, how many properties were included in that?

Mayor Richards stated it was thirty commercial properties. I don't think they looked at anything residential yet.

A lady from the public commented I have a question about a tree. We have a big tree in our yard that the town was going to cut down and they did not cut it down. 6572 Pine Street. They cut down one on one corner

Mayor Richards stated yes I saw that it was right before the hurricane. We had a list of trees same thing with the streets that was in the worse shape so we cut them. And when that category five storm was coming we speed up the process on the first two or three. And just as soon as money comes in to get the other ones we will go from there. At this time we need someone to make a motion so we can go into closed session.

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

Mayor Richards opens the meeting back up.

Commissioner Daniels stated the board has discussed this in closed session that we want to deal with the Chamber to find a way to recondition this building in a way with people from the state saying it will look better for us as far as using this money funded to us. The chamber is a 501C non-profit. So we want to do the deal with the Chamber to come up with some terms of condition by the next meeting. Commissioner Killion seconded, motion passed.

Commissioner Finch stated I make a motion that we terminate the agreement with Envirolink to handle the sewer AIA grant effective immediately. Commissioner Killion seconded, motion passed.

Commissioner Finch stated I make a motion that we use Mack Gay to take the AIA sewer grant to fulfil the contract for the AIA sewer grant. Commissioner Killion seconded, motion passed.

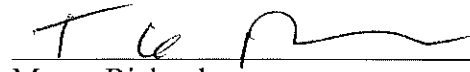
Commissioner Killion stated I make a motion to allow Chief Boraski to purchase a gun safe for \$799 from Tractor Supply. Commissioner Finch seconded, motion passed.

Mayor Richards stated I have one thing to read. Mayor Richards read a Resolution by the Board of Commissioners of the Town of Bailey.

Commissioner Killion made a motion to close this session. Commissioner Daniels seconded, motion passed. Meeting adjourned.



Town Clerk



Mayor Richards

