

**TOWN OF SELMA
REGULAR COUNCIL MEETING
NOVEMBER 10, 2015**

PRESENT: Mayor Cheryl Oliver, Mayor Pro-Tem Jackie Lacy, Councilmembers Eric Sellers, Tommy Holmes and William Overby, Town Manager Jon Barlow, Town Attorney Alan “Chip” Hewett, and Interim Town Clerk Brenda Thorne.

OTHER STAFF PRESENT: Planning Director Julie Maybee, Fire Chief Phillip McDaniel, Police Chief Richard Cooper, and Public Services Director Alex Fuller.

CONVOCATION: Mayor Oliver called the meeting to order at 6:00 p.m. in the Selma Jernigan Building and declared a quorum present.

Steve Reed of *The Selma News* offered the invocation.

PLEDGE TO FLAG: Mayor Pro-Tem Jackie Lacy led in the pledge of allegiance to the flag.

APPROVAL OF AGENDA: Mayor Oliver stated that she had several changes that needed to be made to the agenda. She that she would like to add the North Carolina State Health Plan and Community Long Term Visioning to her section. Mayor Oliver stated that she would like for item 5c, the update to the PEG channel, to be removed and added to the December meeting. She said that Attorney Chip Hewett has requested that under his section that they add the sewer rehabilitation project on Highway 96.

A motion was made by Councilmember Eric Sellers and seconded by Councilmember Tommy Holmes to approve the agenda as amended. Motion carried unanimously.

CONSENT AGENDA:

Minutes
Special Council Meeting – October 5, 2015
Regular Council Meeting – October 13, 2015

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the consent agenda as presented. Motion carried unanimously.

**RECOGNITIONS/
PRESENTATIONS –
Recognition of New
Customer Service**

Town Manager Jon Barlow introduced the Town’s new Customer Service Representative Beverly Smith from the Finance Department. He said that she was a life-long resident of Johnston County and lives in the Clayton area. He said that Ms. Smith has

**Representative –
Beverly Smith:**

been a wonderful addition to the Finance staff and has enjoyed having her in the Finance Department.

**Recognition of New
Police Officer –
Monique Joyner:**

Police Chief Richard Cooper introduced new Police Officer Monique Joyner. He said that Officer Joyner had been with the Selma Police Department for about two weeks and graduated from the BLET Program in May of 2015. Chief Cooper stated that Officer Joyner lives in Selma; and because she is bilingual, is an asset to the Town.

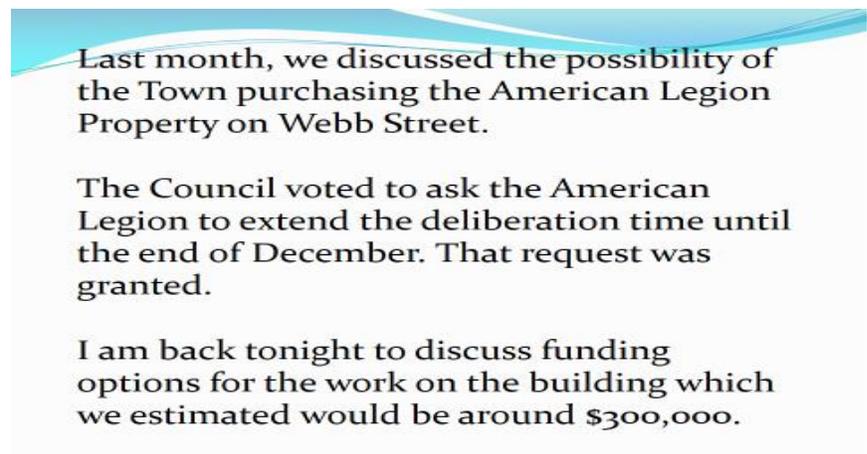
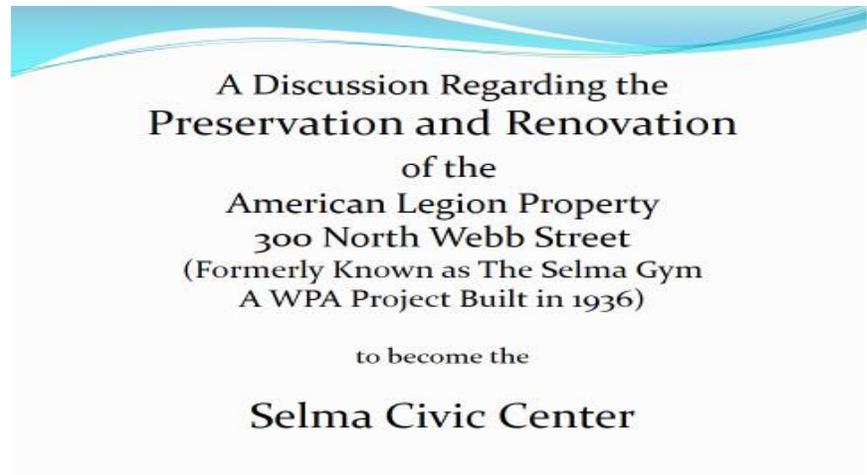
**Update on PEG
Channel Presentation –
Marjory Regan:**

In the approval of the agenda, this item was removed and would be added to the December 2015 agenda.

**Update on American
Legion Building
Presentation – Ann
Williams:**

Ms. Ann Williams of 405 North Massey Street stated that she would be presenting an update to the potential rehabilitation to the American Legion Building located on North Webb Street.

Ms. Williams presented the following power point presentation.



The Mayor and the Town Manager are researching several funding avenues:

1. CDBG (Community Development Block Grants) like we used for Harrison are no longer available unless the completed project ultimately creates numerous jobs.
2. Parks and Recreation Trust Fund Grant (PARTF) is a possible grant that we can pursue in May. They fund up to \$1M.

3. Mayor Oliver has approached Senator Rozer's office and they are using the Congressional Research Service to identify other grants.
4. The Mayor will be meeting with a representative from USDA next week to see how they might assist.

USDA Rural Development forges partnerships with rural communities, funding projects that bring housing, community facilities, business guarantees, utilities and other services to rural America. Rural Development works with low-income individuals, State, local and Indian tribal governments, as well as private and nonprofit organizations and user-owned cooperatives.

We also discussed approaching businesses and corporations to make a tax deductible donation to this project.

We talked about the different levels of participation and how they might be recognized.

Iron Level Contributors

(those who donate at least \$100 or materials or 10 hours of labor)

For the people of Selma
By the people of Selma

Bronze Level Contributors

(those who donate between \$101 and \$500 or materials or labor at \$10/hr.)

For the people of Selma
By the people of Selma

Silver Level Contributors

(those who donate between \$501 and \$1000 or materials or
equivalent labor at \$10/hr.)

For the people of Selma
By the people of Selma

Gold Level Contributors

(those who donate above \$1001 or materials or equivalent
labor at \$10/hr.)

For the people of Selma
By the people of Selma

For the \$500 and above donations, we
also discussed allowing some free use
of the building based on an
established formula.

Mr. Hubert Holt is also making a materials list that we could offer some of the business.

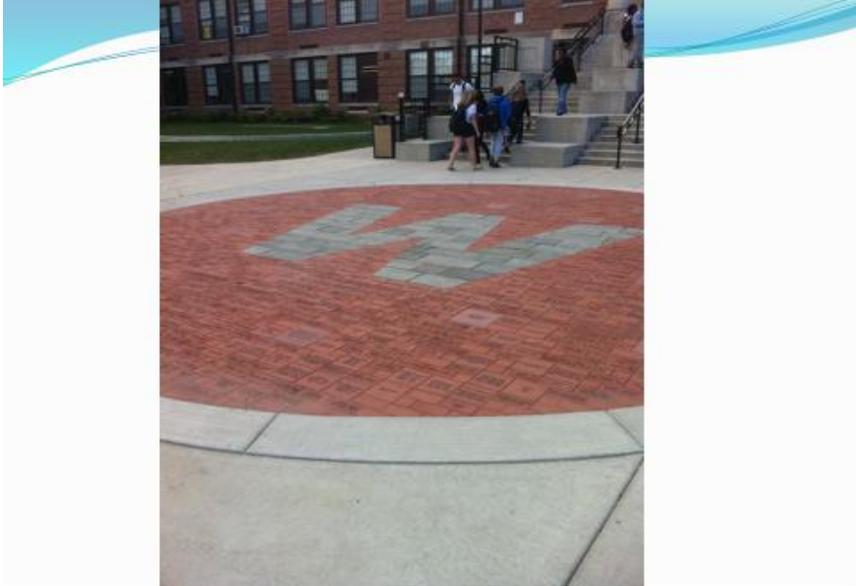
For instance – the electrical contract could be reduced if another business donated 2000 feet of No. 12 wire. We need 8 toilets and 4 sinks. We will need paint, and stain, brick sealer, and varnish for the floors. The list goes on, but the point is that a business like Lowes might give us product instead of money. It would decrease the estimated cost of the service and still allow us to give Lowes (in this case) a letter citing the donation of product and how much it was worth, plus a place on our contribution boards.

My job was to go outside the normal box, and look for some other way of raising funds for the renovation.

As most of you know, my family from my grandfather to my father and his brother, to me and my brother – have all been involved in construction and to a great degree in bricklaying.

So in our last meeting with the mayor, I suggested that we use engraved brick as a fundraising tool, and she suggested they be installed in a courtyard in front of the new civic center. Let me show you how that might look and work for us.







Discount

500+	2.50%
750+	3.50%
1000+	4.00%
2000+	5.00 %
3000+	6.00 %

For every 300 engraved bricks sold, they will provide 10 additional bricks for free. An extra 5 bricks will be added for any additional 100 engraved bricks ordered (400 = 15, 500 = 20, etc.)

- Laser and Sandblasting Lowest
- Price Guarantee
- Online Ordering System
- Shipping
- No Minimum Order
- Lifetime Guarantee
- Largest Selection of Bricks Free
- Order Forms & Brochures Live
- Conference Presentations Getting
- Started Guide
- Over 25 Years Experience

And here is the kicker –

For every 1,000 bricks we sell at \$100 each, we make a profit of \$80,000.

My father has already committed to buying 6.

My entire family will probably buy in excess of 25
– and so it goes. . .

I believe that people all over town and for that matter all over this country who currently live here, once lived here, or had family or friends who lived here, will want to commemorate their lives with something that is special and will last a lifetime.

How would this work?

1. The town would need to buy the property.
2. A steering committee will need to be set up to start the entire process.
3. A courtyard committee would be set up to begin the brick campaign, complete with a tentative design of the courtyard conveyed to folks through printed brochures and a link on the town's website.
4. The link would allow a person to purchase a brick online with a credit card and would also allow them to fill in the three lines of print they want on the brick.
5. No bricks would officially be ordered until we reached a certain point in sales.
6. The area we are talking about in front of the building will allow at least 6,000 brick, so the project could continue beyond the work on the building.

7. As we earned milestone profits (for example: the environmental would be around \$7,000), we would use that money to execute that project. We would need to sell 88 bricks for that part.

8. We will continue to work with and apply for every single grant we can find that might apply to us as the weeks go by.

9. We will finish our materials list and have a brochure printed for monetary and material donations, and we will personally visit every business and corporation that calls Selma home.

For me, this project is still one

For the people of Selma – By the people of Selma.
At this point, I believe I have done my due diligence in

- Bringing this project to your attention
from a historical perspective and
from a need standpoint as a civic center in
this town
(by the way, the Town has already received
calls asking when it will be ready to be
rented)

• Researched estimates for this project

Environmental	6,900	
Electrical	25,000	
Restroom Work	50,000	
Carpentry	47,000	
HVAC	50,000	
Sprinkler/Fire Alarm	25,000	
Sound/Security	25,000	
Parking	15,000	
Floors	<u>4,000</u>	
Estimate Total		\$243,900

With engineering that would be required for permits, tables and chairs, a stage, a screen and a projector, we believe this would be a \$300,000 project.

•And tonight, I have brought you ideas for funding the renovation work.

Again, I encourage the Council to purchase this American Legion property, and during the 80th anniversary of the construction of this building (1936-2016), once again allow the people of this town whose ancestors once built it, to now renovate it.

*For the people of Selma
By the people of Selma.*

Attorney Chip Hewett questioned if any thought had been given to have the brick sales be done by the Selma Development Partnership, which is nonprofit. He said that way, there would be no question about a charitable donation for anyone wanting to buy the bricks.

Ms. Williams stated that they had not had that discussion. She said that they had discussed making sure that it was tax deductible, but needed to get to the point where the Town buys the property before they go any further.

Councilmember Sellers thanked Ms. Williams for all her efforts. He said that Council needed to be discussing what kind of moves they are going to make. Councilmember Sellers stated that anytime you look at anything as an investment, you have to weigh both the downside and upside risk. He said that the upside looked amazing with a unique opportunity that does not come along often. Councilmember Sellers stated that his issue was that they were making a decision on behalf of the citizens of Selma. He said that if Council was going to make an offer on this building, it needed to be done in a way, should the project not go through. Councilmember Sellers stated that unfortunately the Town must own the building before any grant money could be applied for.

Councilmember Sellers stated that he would be making a motion to offer the American Legion \$60,000 for the building, and that it be paid over a three-year period as a non-interest bearing loan. He said that this would allow the Town to get far enough into the project to know if the Town would be able to do this. Councilmember Sellers stated that they could not spend money and put the Town at risk. He said that if the Town spends \$60,000 for this building, and later determines that it cannot work, the Town should be able to get out of it without losing anyone's money.

Councilmember Sellers stated that he would put that on the table in the form of a motion. He said that he would recommend that the Town purchase the American Legion building at the cost of \$60,000 with a non-interest bearing loan over a three-year period.

Councilmember Overby stated that he would like to have a public hearing to hear from the citizens of Selma to see if they were interested in purchasing the building.

Councilmember Holmes stated that he was not going to vote for the project until a public hearing was conducted to receive the public's input. He said that with the financial situation that the Town is currently in, he did not see spending \$60,000, and not know if the Town is going to get any grants. Councilmember Holmes stated that the Town could end up with \$500,000 in the building and never get its money back out of it.

Town Manager Barlow stated that if the Town were to finance the project at the \$300,000 level to renovate the building, the Town would need financing. He said that at \$60,000 from a financial perspective, the Town would be fine. Mr. Barlow stated that if the Town should go to the \$500,000 level, the Town would probably see a tax rate increase without any grants. He said that at \$60,000 the Town would be okay without a property tax rate increase. Mr. Barlow stated that this would be a general fund project using general fund revenues.

Mayor Pro-Tem Jackie Lacy seconded Councilmember Eric Sellers' motion.

Councilmember Holmes stated that he was not going to vote to buy the building. He said that with each building the Town buys, it would be losing its tax base.

Mayor Oliver stated that the Town would be receiving an ongoing revenue over the years.

Mayor Pro-Tem Jackie Lacy stated that in the long run, the building would pay for itself.

Councilmember Holmes stated that the building would never pay for itself.

Town Manager Barlow stated that Council needed to think about the maintenance and upkeep of the building. He said that there

would be some other expenses on top of the purchase and renovation of the building.

Attorney Chip Hewett reminded Council that they were not making a contract, but were making an offer. He said that this was a term to an offer that could be negotiated or rejected. Attorney Hewett stated that the term about no interest, the IRS has a thing called imputative interest. He said that they do not recognize zero percent interest, but would impute interest, which at this dollar amount would not be a lot of money, but does not believe that it is allowable. Attorney Hewett stated that if the Town were to approve a degree of interest, it would not be a lot. Attorney Hewett recommended that Council take into consideration the imputative interest rate, and not keep it at a zero percent interest rate. Attorney Hewett asked Council to remember offer, acceptance, and consideration.

Mayor Oliver questioned if they could move ahead with the offer to the American Legion giving them the opportunity to consider the offer and come back with an offer. She said that this would give the Town the opportunity to gather input from the American Legion and citizens of Selma allowing Council to make a final decision.

Councilmember Sellers stated that he would amend his motion to state that the Town would offer the American Legion \$60,000 to be paid over a period of time with an imputative interest rate required by the IRS.

Town Manager Barlow advised Council that anytime a Town acquires real property with an installment loan purchase, the Town must receive LGC approval. He said that he needed to check to see if the Town needs to make an application.

Councilmember Overby stated that he would like to know the cost of tearing down the building and build a brand new one. He said that he thought it would be cheaper.

Mayor Pro-Tem Jackie Lacy stated that the building has value. She said that it was a building built by their own during the WPA times. Ms. Lacy stated that it has value to some of the residents of Selma. She said that she did not want to see the building torn down, she wants to see it as is.

Attorney Hewett stated that there was a motion on the table.

Mayor Oliver stated that the offer being made was an amount that the Town could recover. She said that if they decide she did not see the Town footing the renovation project at \$243,000. Mayor Oliver

stated that she anticipated seeing many contributions in labor, materials, and dollars in buying bricks.

Mayor Oliver stated that Council has a motion on the table and asked if there was a second.

Mayor Pro-Tem Jackie Lacy seconded the motion.

Attorney Hewett stated that the motion needed to include the imputed interest rate. He said that the motion was to make an offer to the American Legion for the sale of their property at \$60,000, pursuant to an installment note payable over three years, pursuant to an imputed interest rate as determined by the Internal Revenue Service.

Voting Yes: Mayor Cheryl Oliver, Mayor Pro-Tem Jackie Lacy, and Councilmember Eric Sellers.

Voting No: Councilmember Tommy Holmes and Councilmember William Overby.

Motion carried.

Attorney Hewett stated that he would create a draft contract and submit it back to the Town. He said that once staff approves it, he would make the offer to the American Legion.

**OPEN FORUM/
CITIZENS' REQUESTS-
William Short – Owner
of Property Located at
510 East Elizabeth
Street:**

Mr. William Short, property owner of 510 East Elizabeth Street, stated that he was present due to a complaint from a neighbor. He said that his attorney is Allen Tew. Mr. Short stated that the property has been an automotive shop for more than four decades. He said that his neighbor has cut his water off twice. Mr. Short stated that he has hurt his business, and has made numerous threats to vendors. He said that he has made over \$30,000 in improvements to the building. Mr. Short stated that at one time, he did employ over 20 people, but now there is only himself and one other person.

Mayor Oliver requested that Mr. Short follow-up with the Police Department regarding the threats he has been receiving from his neighbor.

**PUBLIC HEARINGS –
Request to Set a Public
Hearing Date for a
Selma Municipal Code
Text Amendment for an
Outside Flea Market in**

Planning Director Julie Maybee stated that a request had been received by Doug Brown and Jim Uzzle to amend the Town's Municipal Code. She said that the amendment would allow an outdoor flea market as a permitted use in the General Business (GB) zoning district.

**the GB Zoning District
– Brown/Uzzle:**

Ms. Maybee stated that the Planning Board had reviewed the request for a text amendment at its October 2015 meeting. She said the staff report was included, and requested that the public hearing be set by resolution for the December 8, 2015 regular Town Council meeting.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve a resolution setting the date of the public hearing for December 8, 2015 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

**RESOLUTION FIXING DATE OF PUBLIC HEARING
ON AMENDMENT TO SELMA’S MUNICIPAL
ORDINANCE, CHAPTER 17**

WHEREAS, upon receiving ordinance text amendment request (TA #10.1.15) from Doug Brown and Jim Uzzle, and

WHEREAS, the request was considered pursuant with Selma’s Municipal Code, Article VII, Section 17-453.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Selma that:

Section 1. A public hearing on the request to be held at the Town Council meeting on Tuesday, December 8, 2015, starting at 6:00 p.m. in the Jernigan Building.

Duly Adopted This 10th day of November 2015.

**Request to Set a Public
Hearing Date for a
Selma Municipal Code
Text Amendment for a
Church in the I-2
Zoning District -
Stancil:**

Planning Director Julie Maybee stated that a request had been received from Ralph Stancil to amend the Town’s Municipal Code. She said that the amendment would allow a place of worship (church) as a permitted use in the Heavy Industrial (I2) zoning district.

Ms. Maybee stated that the Planning Board had reviewed the request for a text amendment at its October 2015 meeting. She said the staff report was included, and requested that the public hearing be set by resolution for the December 8, 2015 regular Town Council meeting.

A motion was made by Councilmember Tommy Holmes and seconded by Councilmember William Overby to approve a resolution setting the date of the public hearing for December 8,

2015 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

**RESOLUTION FIXING DATE OF PUBLIC HEARING
ON AMENDMENT TO SELMA’S MUNICIPAL
ORDINANCE, CHAPTER 17**

WHEREAS, upon receiving ordinance text amendment request (TA #10.2.15) from/on behalf of Ralph Stancil, and

WHEREAS, the request was considered pursuant with Selma’s Municipal Code, Article VII, Section 17-453.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Selma that:

Section 1. A public hearing on the request to be held at the Town Council meeting on Tuesday, December 8, 2015, starting at 6:00 p.m. in the Jernigan Building.

Duly Adopted This 10th day of November 2015.

Request to Set a Public Hearing Date for a Selma Municipal Code Text Amendment for a Truck Terminal in the GB Zoning District – Stancil:

Planning Director Julie Maybee stated that a request had been received from Ralph Stancil to amend the Town’s Municipal Code. She said that the amendment would allow the establishment of a truck terminal in the General Business (GB) zoning district. Ms. Maybee stated that they are requesting it be a special use permit in that zoning district.

Ms. Maybee stated that the Planning Board had reviewed the request for a text amendment at its October 2015 meeting. She said she the staff report was included, and requested that the public hearing be set by resolution for the December 8, 2015 regular Town Council meeting.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve a resolution setting the date of the public hearing for December 8, 2015 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

**RESOLUTION FIXING DATE OF PUBLIC HEARING
ON AMENDMENT TO SELMA’S MUNICIPAL
ORDINANCE, CHAPTER 17**

WHEREAS, upon receiving ordinance text amendment request (TA #10.3.15) from/on behalf of Ralph Stancil, and

WHEREAS, the request was considered pursuant with Selma’s Municipal Code, Article VII, Section 17-453.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Selma that:

Section 1. A public hearing on the request to be held at the Town Council meeting on Tuesday, December 8, 2015, starting at 6:00 p.m. in the Jernigan Building.

Duly Adopted This 10th day of November 2015.

Request to Set a Public Hearing Date for a Selma Municipal Code Text Amendment Pertaining to Utilities in the R-20 Zoning District – Clooney:

Planning Director Julie Maybee stated that a request had been received from Mr. Clark Clooney to amend the Town’s Municipal Code. She said that the amendment would clarify the type of public/private utilities permitted in the Residential (R-20) zoning district.

Ms. Maybee stated that the Planning Board had reviewed the request for a text amendment at its October 2015 meeting. She said the staff report was included, and requested that the public hearing be set by resolution for the December 8, 2015 regular Town Council meeting.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to approve a resolution setting the date of the public hearing for December 8, 2015 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON AMENDMENT TO SELMA’S MUNICIPAL ORDINANCE, CHAPTER 17

WHEREAS, upon receiving ordinance text amendment request (TA #10.4.15) from Clark Clooney, and

WHEREAS, the request was considered pursuant with Selma’s Municipal Code, Article VII, Section 17-453.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Selma that:

Section 1. A public hearing on the request to be held at the Town Council meeting on Tuesday, December 8, 2015, starting at 6:00 p.m. in the Jernigan Building.

Duly Adopted This 10th day of November 2015.

**PLANNING & ZONING
REPORT AND
RECOMMENDATIONS-**

**Consideration of a
Request for a Waiver of
Curb & Gutter
Requirements for a
Proposed 11 Lot Major
Subdivision off Buffalo
Road – Andrew Hodge,
P.E.:**

Planning Director Julie Maybee stated that staff received a request for a variance from the curb and gutter requirements that are in Selma's Municipal Code for a proposed 11 lot major subdivision on an approximate 26.13 acre parcel on Buffalo Road. She said that there was a provision in the Municipal Code that allows Council to waive the curb and guttering requirements if the property was in a watershed district or a new subdivision. Ms. Maybee stated that the Planning Board did receive and review a sketch plan for this subdivision. She said that the property was in an R20 Zoning District, and the Future Land Use Plan shows the property as residential.

Ms. Maybee stated that there are four steps when considering a major subdivision. She said those steps were the initial consultation with the Planning Director, submitting the sketch plan to the Planning Board for its consideration, the Planning Board talks with the applicant regarding what is required, the applicant submits a preliminary drawing then a final drawing. Ms. Maybee stated before going to a preliminary stage, the subdivision developer would like to know if they could have a waiver from the curb and gutter. She said that this would be important in moving forward. Ms. Maybee stated that the Planning Board did consider this request at its 2015 it being in an R20 Zoning District and in a protected watershed. She said that it was more environmentally friendly to have a swell rather than curb and gutter.

Mr. Andrew Hodge from Adams and Hodge Engineering, 335 Athletic Club Boulevard, addressed the Council.

Councilmember Sellers stated that without a storm water system to tap into, it would not be practical to have curb and gutter. He said that they would have to have a swell. Councilmember Sellers asked what would be placed at the entrance, and what they envision in being built.

Mr. Hodge stated that they had to go through the Johnston County Storm Water Program to get this approved. He said that the maximum allowable impervious area for each lot is just over 9,000 square feet (15%). Mr. Hodge stated that most of the lots are over an acre.

Mayor Oliver questioned if there was a one-acre requirement for the lots.

Ms. Maybee stated that in the zoning ordinance, if it is utilized for a manufactured home, it does have to be a minimum of one acre. She said that when you have water or sewer, the lot size could be reduced as far as watershed requirements to 20,000 square feet, and they more than meet that requirement. Ms. Maybee stated that if a manufactured home was put on the lot, it would need to meet the one arce standard from the zoning ordinance.

Ms. Maybee stated that in the R20 Zoning District, they could have modular homes, stick built homes, and single/doublewide manufactured homes.

Councilmember Sellers asked if the intent was to develop the property and sell individual lots or to build and sell houses.

Mr. Wade Eason of 25 Carmil Drive, Selma stated that he was more than likely going to do doublewides with a brick foundation.

Ms. Maybee stated that there would be a request coming up about this subdivision relative to sidewalks, which had to be discussed with the Planning Board first.

A motion was made by Councilmember Eric Sellers and seconded by Councilmember William Overby to waive the curb and gutter requirements for Andrews Way Subdivision, lots 1 thru 11, provided the street is constructed in accordance with the NC Department of Highways’ minimum construction standards for subdivision roads manual. Motion carried unanimously.

**TOWN MANAGER’S
 REPORT &
 RECOMMENDATIONS –
 Review of Street
 Resurfacing
 Prioritization List:**

Town Manager Barlow presented the following street resurfacing prioritization list to Town Council. He said that the spring paving project for 2016 is ready to be put out for bids. Mr. Barlow stated that those bids would be brought back for Council’s review.

2015 Town of Selma Street Resurfacing Prioritization			
Rating*	Street Name	Section	Length (ft)
4.5	W Dr. MLK Jr. Way	S Pollock to S Green	1,430
4	W Preston St	Ethel to West	775
4	Chestnut St	Entire Street	1,535
4	W Elizabeth St	N Green to Walnut	1,175
4	Walnut St	Entire Street	2,240
4	Center St	Entire Street	1,430
4	Primrose St	Entire Street	1,135
4	Third Ave	Entire Street	920
4	W Waddell St	N Massey to N Raiford	360
4	Ethel St	W Dr MLK to W Noble	350
4	W Railroad St	N Green to Center	2,000
4	E Griswold St	Entire Street	2,210
4	S Sumner St	W Dr MLK to W Noble	350
*Rating of street condition on a scale of 0-5 with a rating of 5 most severe			

Town Manager Barlow stated that the paving of the gravel street, Winston Circle, would be a separate bid item. He said that the estimate for that would be \$60,000, which would also be put out for a separate bid.

A motion was made by Councilmember Eric Sellers and seconded by Councilmember William Overby to seek competitive bids for items identified in the fiscal year 2015-2016 street-paving project. Motion carried unanimously.

**Update on Funding
Request for Drainage
Improvements at the
Rudy Theater:**

Town Manager Barlow stated that at the October 13, 2015 Town Council meeting, he presented a request by Mr. Spook Joyner, owner of the Rudy Theater, for assistance with drainage improvements to his property since the Town operates a recreation park on a portion of that property. Mr. Barlow stated that Mr. Joyner had obtained a cost estimate of \$2,875 to correct the drainage issues, which Town Council requested a breakdown of the costs. Mr. Barlow stated that the project was reviewed by Mr. Dicky Braswell and advised that the \$2,875 was a very competitive price.

Town Manager Barlow stated that the Town does not have a legal contract with the owner of the Rudy Theater to lease the park.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to split the cost of the repairs 50/50 at a cost of \$1,437. Motion carried unanimously.

**Review of Agenda
Action Taken Format:**

Town Manager Barlow presented Council with another summary of actions taken during the Council meeting. He said that this does not replace the traditional minutes.

Councilmember Overby stated that he thought it was discussed in a work session to do away with the summary report. He said that he did not want the addition of this report to be burdensome to the Town Clerk.

Town Manager Barlow stated that the version that was presented some time back was too cumbersome. He said that this version was much more brief.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to enter into a three-month trial with the summary report. Motion carried unanimously.

**Committee
Appointments –**

Mayor Oliver requested that a master list of the committees be given to Council whenever changes are made.

Mayor Pro-Tem Jackie Lacy stated that she was a non-voting member of the Library Board, and serves on the Appearance Commission. She asked if she is considered to be a member of two committees even though she does not have the ability to vote.

Attorney Hewett stated that her position was that of a liaison.

Mayor Pro-Tem Lacy asked if she could apply for another committee.

Town Manager Barlow stated that was not addressed in the Rules of Procedure.

Councilmember Overby reminded Ms. Lacy that as a Councilmember she could attend any meeting that she wants.

Attorney Hewett stated that there were not any voting rights, he said that he did see any issue with Ms. Lacy being considered a Committee member. He said that she could not influence the action of the Committee.

Library Board:

Mayor Oliver stated that two applications were received for the Library Board from Mr. Rudd Ridinger and Ms. Ruthie Strickland.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the appointments of Mr. Rudd Ridinger and Ms. Ruthie Strickland to the Library Board.

Cemetery Committee:

Mayor Oliver stated that the Cemetery Committee was a five member committee with all terms expired November 1, 2015.

Councilmember Overby stated that he needed to resend due to his wife being on that committee.

A motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Councilmember Eric Sellers to approve the appointment of Mr. Mike Parrish, Ms. Gloria Overby, Mr. Bennie Sanders, and Mr. Timmy Strickland to the Cemetery Committee. Motion carried unanimously.

Planning Board:

Mayor Oliver stated that the Planning Board has two vacancies, and the Town has received two applications: Ms. Amy Whitley and Ms. Donna Hatcher, an ETJ member.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the appointment of Ms. Amy Whitley and Ms. Donna Hatcher to the Planning Board. Motion carried unanimously.

Town Manager Barlow advised Council that staff would send the request to appoint Ms. Donna Hatcher as an ETJ member of the Planning Board to the Johnston County Board of Commissioners for their consideration at its December meeting.

**Marketing
Committee:**

Mayor Oliver stated that four applications have been received for appointment to the Marketing Committee from Mr. Kevin Dougherty, Mr. Albert Kensak, Ms. Donna Reid, and Ms. Dina Flowers.

A motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Councilmember Tommy Holmes to approve the appointment of Mr. Kevin Dougherty, Mr. Albert Kensak, Ms. Donna Reid, and Ms. Dina Flowers to the Marketing Committee. Motion carried unanimously.

**Recreation Advisory
Board:**

Mayor Oliver stated that the Recreation Advisory Board has received applications from Mr. Cortney Moore and Mr. Travis Holder to fill to vacant position on that Board.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the appointment of Cortney Moore and Mr. Travis Holder to the Recreation Advisory Board. Motion carried.

**Moccasin Creek
Review Board:**

Mayor Oliver stated that Johnston County needs a representative from Selma to serve on the Moccasin Creek Review Board. She has discovered that the appointee much reside in the Moccasin Creek District. Mayor Oliver advised the Town Clerk to re-advertise for this position on the Moccasin Creek Review Board.

Financial statements:

Town Manager Barlow stated that he had a couple of comments regarding the October 2015 financial statements. He said that only 13% of the property taxes for the year have been received. Mr. Barlow stated that property taxes generally do not come from Johnston County until about December or January. He said that sales tax should pick up a little over the fall.

Mr. Barlow reminded Council that the expenditures in the general fund include the encumbered costs for the renovation of the new Town Hall building.

Mr. Barlow stated that the water revenues so far for the year look good. He said that the expenditures should level out as they get further into the year.

Mr. Barlow stated that the sewer fund looked good. He said that compared to the prior year, the Town, as far as a cash basis, was much better off this year than last.

Mr. Barlow stated that the electric fund had a couple of issues. He said that the ten percent rate reduction along with the reduction in power purchases had some effect on the sales revenue. Mr. Barlow stated that with the new rates going into effect on November 30th, the electric fund should be in good shape by year-end; however, they needed to keep an eye of this fund.

Mayor Oliver stated she had a question regarding the year-to-date comparison chart. She asked what contributed to the administration fees being higher under the electric fund expenditures.

Town Manager Barlow stated that he would need to check into that.

Strategic Plan Update:

Town Manager stated that first goal and objective under infrastructure, the Noble Street Sewer Project, is well underway. He said that the bids would be opened this Thursday, November 12th. He said that he hoped to bring a tentative recommendation for award of the project to the December 8th meeting. Mr. Barlow stated that he would take the award to the LGC to seek its approval for financing.

Mr. Barlow stated that the grant award to be announced December 10, 2015 go with the CDBG grant application for the Ricks Mobile Home Park/Preston Street pump station upgrade project.

Mr. Barlow stated that the next item was the I & I project on Highway 96.

Mr. Barlow stated that the spring paving project had been approved to go out for bids.

Mr. Barlow stated that he was working with VC3 to cable and set up new hardware and software in the new Town Hall building.

Mr. Barlow stated that Interim HR Director Susan Sult has a draft nearly completed to put the project for merit based employee performance evaluations out to bid. He said that Ms. Sult would also be taking on safety training for the Town.

Mr. Barlow stated that under the Town Code and Code Enforcement, an update of the website to include development forms and applications is being worked on. Mr. Barlow stated that Code Enforcement had closed 230 cases this past year.

Town Manager Barlow stated that under Economic Development, the Planning Department has completed an inventory of all the downtown buildings.

Mr. Barlow stated that the Historic Properties Commission was reactivated, and their first meeting was in October. He said that the Town Attorney was in the process of reviewing a set of draft bylaws.

Mr. Barlow stated that the Marketing Committee working on a project to study directional signage and gateways into Town.

Town Manager Barlow stated that Mr. Jennings Gray of ElectriCities would be presenting a Leakage Report on Thursday, November 12, 2015 to the Marketing Committee at 8:30 a.m. in the Jernigan Building. He said that this presentation would include a study of what types of business activities that Selma could capitalize on, and that there is a demand.

**TOWN ATTORNEY'S
REPORT:**

Town Attorney Chip Hewett stated that staff has given Council a summary of the contract on the sewer project. He recommended that Council take a look at the contract and consider it. Attorney Hewett stated that the total amount of the contract is \$23,903.75. He said that it was for the project at Highway 96, which has some pipe issues. Attorney Hewett stated that he has gone through the entire contract, and does not have any issues with it. Attorney Hewett recommended to Council that the contract be approved, and authorize Town Manager Barlow to execute said contract to proceed with the project.

Mayor Oliver asked if there was an estimated completion date.

Public Services Director Alex Fuller stated that the work would not take that long; however, the company is currently in the Town of Smithfield working on another project.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to award a contract to Tri-State Utilities in the amount of \$23,903.75 for the purpose of repairing and rehabbing of 185 linear feet on Highway 96. Motion carried unanimously.

Town Attorney Hewett stated that there was some concern regarding the inactivity regarding a pending litigation matter. He said that nothing has been done to change the deadline, which is the end of December 2015.

Town Attorney Hewett reminded everyone that the regular December meeting would be an organizational meeting. He said that the agenda needed to include the reappointment of the Mayor Pro-Tem and appointment of the Town Attorney. Attorney Hewett advised that new Councilmembers are under the ethics law, and re-elected officials will need to renew the ethics training.

**MAYOR’S REPORT &
RECOMMENDATIONS –
Selma’s 150th
Anniversary:**

Mayor Oliver stated that the upcoming 150th Anniversary for Selma had been discussed in previous Council meetings. She said that Ms. Bobbi Wiggs had talked about a time capsule. Mayor Oliver stated that the Selma Development Partnership (SDP) has offered to take the lead to orchestrate a variety of activities. She said that there were some good ideas being put forth by the SDP. Mayor Oliver stated that she has recommended to the SDP to provide a budget for the 2016/2017 fiscal year.

It was the consensus of Council for the SDP to move forward with the planning of the 150th Anniversary celebration for Selma.

General Comments:

Mayor Oliver stated that the new Family Dollar that is located on North Pollock Street between Waddell and Anderson Streets is open. She said that the next opening should be the new Auto Zone, which is located on South Pollock Street.

Mayor Oliver stated that on Wednesday, November 11, 2015 at 11:00 a.m., Smithfield-Selma High School would be conducting its annual Veteran’s Day service.

Mayor Oliver stated that on November 11, 2015 at the Selma Oak Terminal, there would be a Driver Appreciation Day from 11 a.m. to 2 p.m. She said that White Swan would be catering.

Mayor Oliver stated that on November 21, 2015 at 10:00 a.m., there would be a dedication service for the latest Habitat for Humanity house located at 439 South Smithfield Street.

Mayor Oliver reminded everyone that the Selma Christmas Parade would be on December 1, 2015 at 7:00 p.m.

Mayor Oliver stated that at a previous meeting, boarded up houses were discussed. She asked if a draft ordinance regarding these houses was near completion.

Town Manager Barlow stated that should be ready for review at the January 12, 2016 meeting.

Mayor Oliver stated that she would like Community Visioning to be added to the January 2016 agenda.

Mayor Oliver stated that the State of North Carolina has opened up eligibility in its health plan to local municipalities. She said that there were 10,000 slots available. Mayor Oliver stated that the Towns of Benson and Clayton are currently enrolling. She said that Town Manager Barlow was looking into what the deadline would be for enrollment.

Town Manager Barlow stated that there would be cost savings to the Town; however, once the Town joins, it is in it forever and cannot choose to opt out.

Town Manager Barlow stated that he would look into to see if there were 2,000 slots still open, and to see if there was time to adopt a resolution to become a member.

Mayor Oliver stated that they could approve the resolution tonight so that Mr. Barlow could move forward if space were available.

A motion was made by Councilmember Eric Sellers and seconded by Councilmember Tommy Holmes to approve a resolution notifying the State of North Carolina that the Town of Selma wishes to join the State Health Plan that is being offered to municipalities. Motion carried unanimously.

RESOLUTION ON PARTICIPATION IN STATE HEALTH PLAN

WHEREAS, the Town of Selma has long been committed to providing adequate, quality health insurance coverage to its employees; and

WHEREAS, the State of North Carolina provides comprehensive health insurance coverage to its employees, and to public school teachers, under the State Health Plan; and

WHEREAS, legislation recently adopted by the North Carolina General Assembly allows local governments to participate in the State Health Plan if certain requirements are met; and

WHEREAS, after analyzing costs and calculations of the Town's current coverage and of what would be available under the State Health Plan, the Town has determined to participate in the State Health Plan.

NOW, THEREFORE, BE IT RESOLVED by the Selma Town Council that the Town of Selma desires to participate in the State Health Plan for Teachers and State Employees established under Chapter 135 of the General Statutes, and does by this Resolution express its intent to so participate as provided in General Statutes 135-48.47.

BE IT FURTHER RESOLVED that the Town of Selma desires to enter into participation in the Plan on March 1, 2016, and that this Resolution is adopted and shall be provided to the State Health Plan.

Duly adopted this 10th day of November 2015.

**COUNCILMEMBERS'
REPORT &
RECOMMENDATIONS:**

Councilmember Holmes asked where the Town was in regards to hiring a Finance Officer.

Town Manager Barlow stated he was very close. He said that he was waiting on a background check to come back before making any announcement.

Councilmember Overby asked if they need to set a public hearing meeting for the consideration of the purchase of the American Legion Building.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to schedule the public hearing regarding the purchase of the American Legion Building for December 8, 2015 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

Councilmember Holmes stated that the cemetery behind Selma Memorial Gardens was vandalized a couple of years ago. He said that he has been approached by citizens about the Town of Selma setting the head stones back up that were turned over.

Town Manager Barlow stated that was private property. He said that the property owner would need to be contacted before the Town goes onto their property to work on the cemetery. Town Manager Barlow stated that he would look into the matter.

ADJOURNMENT:

With no further business, a motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Councilmember Tommy Holmes to adjourn. Motion carried unanimously.

The meeting adjourned at 8:00 p.m.

BRENDA W. THORNE, Interim Town Clerk