

**TOWN OF SELMA
REGULAR COUNCIL MEETING
JANUARY 15, 2015**

PRESENT: Mayor Cheryl Oliver, Mayor Pro-tem Jackie Lacy, Councilmembers Tommy Holmes and William Overby, Town Manager Jon Barlow, Town Attorney Alan “Chip” Hewett, and Town Clerk Claudia Greenfield.

Councilmember Eric Sellers participated by phone.

CONVOCATION: Mayor Oliver called the meeting to order at 4:02 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: Town Manager Jon Barlow requested to add the ESA Project to the Town Attorney’s Report.

A motion was made by Mayor Pro-tem Jackie Lacy and seconded by Councilmember Tommy Holmes to approve the January 15, 2015 agenda as amended. Motion carried.

CONSENT AGENDA:

Minutes

Special Council Meeting – December 8, 2014

Regular Council Meeting – December 9, 2014

Financial Reports

Budget Ordinance Amendment #5 for FY 2014/2015 – Solar Farm

TOWN OF SELMA
BUDGET ORDINANCE AMENDMENT #5
FISCAL YEAR 2015/2015

BE IT ORDAINED by the Town Council of the Town of Selma, County of Johnston, State of North Carolina, and meeting in Budget Session this 13th day of January 2015 that the Town Budget adopted on June 24th 2014, for FY 2014/2015 is hereby amended and adopted:

Section I: To create the ESA Solar Farm Interconnection (BayWa R.E.) Capital Project Fund (Fund 26) for unanticipated/unbudgeted revenues and expenses during FY 2015. The ESA Solar Farm Interconnection Fund (Fund26) accounts are to be amended as follows:

Account No.	Debit	Credit
26-8160-1990 – Engineering	20,649	
26-8160-3700 – Misc. Const. Materials/Equip.	100,010	
26-8160-5990 – Construction – T&D Solutions	37,650	
26-3497-2600 – BayWa R.E. Advance Funds		158,309

Section II. Copies of this Budget Ordinance Amendment #5 shall be furnished to the Town Clerk, the Budget Officer and the Finance Officer; and shall be available for public inspection and audit.

Adopted this 13th day of January 2015.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the consent agenda as presented. Motion carried.

**OPEN FORUM/CITIZENS’
REQUESTS –
James Strickland – 310 East
Johnston Street, Smithfield:**

Mr. Strickland was not present.

**RECOGNITIONS/
PRESENTATIONS –
Recognition of New Police
Officer James “Matt” Ward:**

Police Chief Richard Cooper introduced new Town employee, Police Officer James “Matt” Ward. Chief Cooper stated that Officer Ward came to Selma from the Town of Four Oaks with three years of law enforcement experience. He said that he has some college behind him and was in the process of pursuing a two-year Business Administration Degree. Chief Cooper stated that Officer Ward will a great asset to the Town of Selma.

**PUBLIC HEARINGS/
APPEALS –
Request to set Public Hearing
for a Special Use Permit by
Eco Energy, Inc.**

Planning Director Julie Maybee stated that Eco Energy, Inc. is requesting a special use permit (SUP-12.1.14) for the installation and operation of two (2) one hundred ten (110) foot diameter, fifty-four (54) tall bulk storage tanks for the wholesale storage and distribution of ethanol on a sixty (60) acre plus parcel of land on the southside of West Oak Street, Selma. She said that the property is zoned Industrial 2 (I2), is owned by Melanie S. Tedder, and is referenced as Johnston County ID Tag #14054014.

Ms. Maybee stated that a special use permit is required for the wholesale storage of gasoline or bulk terminal plants for any highly explosive or inflammable gases or liquids in the I-2 zoning district.

Ms. Maybee stated that Chapter 17, Article VI, Section 17-122 of Selma’s Municipal Code states “Prior to approving any special use permit, the Town Council shall conduct a quasi-judicial public hearing where sworn testimony and evidence may be offered by the applicant and any interested party...”

Ms. Maybee stated the special use permit has been considered and approved for Council review by the Planning Board at their December 15, 2014 regular meeting.

Ms. Maybee requested that Council schedule a quasi-judicial public hearing for a special use permit by Eco Energy, Inc. on February 10, 2015.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to schedule a public hearing for February 10, 2015 at 6:00 p.m. in the Selma Jernigan Building to receive citizen comments on the special use permit request by Eco Energy, Inc. Motion carried.

**Request to set Public Hearing
for a Development Ordinance
Text Amendment by Bon-Ric:**

Planning Director Julie Maybee stated that in accordance with the Town of Selma Municipal Code, Chapter 17, Article XVII, Section 17-453(b), BON-RIC, a Selma property owner, filed a request (TA-12.1.14) to amend Selma’s Municipal Code to allow as a permitted use “an establishment serving malt beverage” in the Central Business (CB) District.

Ms. Maybee presented the proposed text amendment application and Planning Director’s report. She said that the Planning Board reviewed the application at their meeting on December 15, 2014, and their recommendation is included in her report.

Ms. Maybee stated that Article XVII, Section 17-453€ stated: “Public hearing. After it receives the Planning Director’s report and the Planning Board’s recommendation, the Town Council shall hold a public hearing on the application of [at] the next available regularly scheduled public hearing for amendment applications in order to receive comments, testimony and exhibits pertaining to the application. The Town Council shall adopt a schedule of public hearings by resolution. Notice of the date, time and place of the public hearing shall be published in a newspaper of general circulation in the Town and its planning Jurisdiction once a week for two (2) consecutive weeks, with the first notice to be published not less than ten (10) nor more than twenty-five (25) days prior to the date of the public hearing.”

Ms. Maybee requested a public hearing for a text amendment change be scheduled by request of resolution for Tuesday, February 10, 2015.

A motion was made by Mayor Pro-tem Jackie Lacy and seconded by Councilmember Tommy Holmes to approve the following resolution to schedule a public hearing for Tuesday, February 10, 2015 at 6:00 p.m. in the Jernigan Building to receive citizen input regarding a text amendment change to the Town of Selma Municipal Code, Chapter 17, Article XVII, Section 17-453(b). Motion carried.

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

WHEREAS, upon receiving a request from Bon-Ric to amend Chapter 17 of Selma’s Municipal Code; and

WHEREAS, the request was considered pursuant with Chapter 17, Article XVII, Section 17-453.

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

Section I: A public hearing on the request be held at the Selma Jernigan Building at 6:00 p.m. on February 10, 2015.

DULY ADOPTED THIS THE 13TH DAY OF JANUARY, 2015.

**Request to set Public Hearing
for a Development Ordinance
Text Amendment by the
Planning Board:**

Planning Director Julie Maybee stated that the Planning Board could request amendment(s) to Chapter 17 of the Town’s Municipal Code. She said that according to Article XVII, Section 17-452(a): “A request to amend this chapter may be initiated by: (1) the Town Council, on its own motion; (2) the Planning Board, on the submittal of a request to the Town Council; (3) the Town Manager, on the submittal of a request to the Board of Commissioners; or (4) any property owner or citizen, or agent thereof, on submittal of an application to the Planning Director.”

Ms. Maybee stated that on December 15, 2014, the Planning Board considered Bon-Ric’s text amendment request (TA-12.1.14) at the December 15, 2014 meeting to allow “an establishment serving malt beverage” as a permitted use in the Central Business District.

Ms. Maybee stated that after deliberation, the Planning Board recommended against allowing the use as a permitted use, but allowing it as a special use. She said the proposed development provisions should be consistent with special use permit requirements for bars and taverns in the interstate Business (IB) Zoning District.

Ms. Maybee stated that Article XVII, Section 17-453(a) stated: “Town Council acceptance of requests. On receipt of an amendment request as provided in Section 17-452(a)(1) through (3), the Town Council may set a public hearing on the requests...”

Ms. Maybee requested a public hearing for a text amendment change be scheduled by request of resolution for Tuesday, February 10, 2015.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the following resolution to schedule a public hearing for Tuesday, February 10, 2015 at 6:00 p.m. in the Jernigan Building to receive citizen input regarding a text amendment change from permitted use to special use. Motion carried.

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

WHEREAS, upon receiving a request from the Planning Board to amend Chapter 17 of Selma’s Municipal Code; and

WHEREAS, the request was considered pursuant with Chapter 17, Article XVII, Section 17-453.

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

Section I: A public hearing on the request be held at the Selma Jernigan Building at 6:00 p.m. on February 10, 2015.

DULY ADOPTED THIS THE 13TH DAY OF JANUARY, 2015.

**PLANNING/ZONING ITEMS –
Update on Condemned
Property at 905 West Walnut
Street, property owner Sandra
Lemon:**

Planning Director Julie Maybee stated that she wanted to give Council an update regarding the dwelling at 905 West Walnut Street. Ms. Maybee stated that the property was found to be unsafe and dilapidated. She said Council adopted an ordinance on May 13, 2014 directing the building inspector to demolish the structure.

Ms. Maybee stated that staff continues to receive complaints concerning this unsafe/dilapidated dwelling and the condition of this property negatively impacts the neighborhood and community.

Ms. Maybee stated that it was acknowledged by the property owner at the December 9th Council meeting that the above referenced property is blighted, and has been in that condition for many years dating back to 2009. She said that building permits were obtained in the past to make repairs; however, the permits were allowed to expire with no work done.

Ms. Maybee stated that she met with Ms. Lemon (the property owner) on site and conducted an inspection. She said that it was conveyed to Ms. Lemon that a great deal of work needed to be done to bring the dwelling up to the minimum housing code. Ms. Maybee stated that the condition of the property also needed correcting (open, stagnant, trashy ground pool; dilapidated fence; tall grass, weeds, & brush). She said that she advised Ms. Lemon that photographs would be presented of the dwelling at the January Council meeting. Ms. Maybee advised Ms. Lemon that significant progress needed to be made to show Council that the property was cared for. She said staff was assured the property would be cleaned prior to the January meeting; however, nothing has been done to date.

Ms. Maybee stated that the punch list was created and posted on the property and construction permits were obtained by Ms. Lemon's contractors.

Ms. Maybee advised that since no work had been done to the property as Ms. Lemon promised, she would recommend Council proceed with demolition.

Tommy Holmes questioned if they could go ahead with condemnation instead of dragging out the process.

Attorney Hewett stated that an ordinance of demolition was issued in May 2014. He said Council voted to stay the enforcement of the condemnation. Attorney Hewett advised sending Ms. Lemon a subsequent letter that the Town is giving notice to enforce the ordinance of condemnation. Attorney Hewett stated that he was unsure if it was a 30 or 60-day stay.

Planning Director Maybee stated that it was her understanding that Ms. Lemon needed to present to Council at this meeting significant progress to the property.

Councilmember Holmes questioned if there was a lean on the property, and if they could proceed with the condemnation.

Attorney Hewett stated that his office has already done a title search and there is a lean on the property. He said that the lender has to be served because their collateral could be destroyed.

Attorney Hewett stated that if Council agreed to proceed with the civil action, the lender would be added as a defendant to the lawsuit. He said this would advise the lender that the house is non-compliant, and gives them warning that action would be taken.

A motion was made by Councilman William Overby and seconded by Councilmember Tommy Holmes to proceed with the enforcement of the condemnation. Motion carried.

**TOWN MANAGER’S REPORT
& RECOMMENDATIONS –
Consideration to Amend the
Schedule of Fees - Sewer:**

Town Manager Jon Barlow stated that the Town of Selma Sewer Fund ended FY14 with a severe deficit of over \$600,000 once depreciation was added. He said that due to a lack of sufficient Sewer Fund reserves, the Water Fund loaned the Sewer Fund \$600,000 to complete the fiscal year. Mr. Barlow stated that a result of this condition, sewer rates for FY15 were increased \$1.00 per thousand gallons and a \$.25/1,000 gallon Capital Reserve fee was implemented. He said the fiscal condition of the Sewer Fund has improved somewhat in FY15 with the fund operating close to a breakeven point through December 2014. Mr. Barlow stated the issues related to meeting legal bond covenant ratios, repayment of the loan to the Water Fund, and finally overall depreciation expenses to the system still prevail and must be dealt with accordingly.

Mr. Barlow recommended that the following corrective actions be taken in order to address these fiscal problems.

Mr. Barlow presented a detailed analysis of the water and sewer data, which led to the following recommended adjustments to the existing Sewer Fee Schedule.

DESCRIPTION	FEE	NEW FEE	\$ INCREASE
<i>Sewer Service:</i>			
<i>Inside City Limits:</i>			
Sewer Capital Charge	\$.25 per 1,000 Gallons	Unch.	
Basic Facility Charge 0 – 999 Gallons	\$7.50 per Month	Unch.	
Usage 1000 – 1999 Gallons	\$6.65 per 1,000 Gallons	Unch.	
Usage 2000 – 4999 Gallons	\$7.05 per 1,000 Gallons	\$8.10	\$1.05 per 1,000 Gallons
Usage 5000 & Up	\$7.90 per 1,000 Gallons	\$9.30	\$1.40 per 1,000 Gallons
Each Additional 5,000 Gallons	\$5.00 per 5,000 Gallons	Unch.	
<i>Outside City Limits:</i>			
Sewer Capital Charge	\$.25 per 1,000 Gallons	Unch.	
Basic Facility Charge 0 – 999 Gallons	\$12.50 per Month	\$15.00	\$2.50 per 1000 gal.
Usage 1000 – 1999 Gallons	\$10.15 per 1,000 Gal.	\$13.30	\$3.15 per 1000 gal.
Usage 2000 – 4999 Gallons	\$11.15 per 1,000 Gal.	\$16.20	\$5.05 per 1000 gal.
Usage 5000 & Up	\$12.15 per 1,000 Gal.	\$18.60	\$6.45 per 1000 gal.
Each Additional 5,000 Gallons	\$5.00 per 5,000 Gallons	\$10.00	\$5.00 per 5000 gal.
<i>Sewer Tap:</i>			
Standard (4 inch) – excluding Bores	\$800.00	Unch.	
Larger than 4-inch	Actual Cost + Labor	Unch.	
<i>Trencher</i>			
	\$50.00 per Hour	Unch.	

Town Manager Barlow stated in-town users of 2000 to 4999 gallons could expect to see an increase of \$1.05/1000 gallons of use. He said that for usage above 5,000 gallons, an increase of \$1.40 is proposed. Mr. Barlow stated that 75% of all customers are in-town residential users, but only use 37% of the total water.

Mr. Barlow stated that the out-of-town users was relatively small (162 out of 2602) with one large commercial customer. He said the point here is that all tiers of sewer rates excluding the capital charge is proposed to be twice the amount of an in-town user. Mr. Barlow stated that the double out-of-town rates are customary in the industry and are used by the Town of Smithfield.

Mr. Barlow stated the net effect of the fee schedule changes result in additional monthly revenue of approximately \$35,000 per month or about \$421,000 per year. He said these assumptions were based on the water sales remaining at historical levels and sewer flows to Johnston County return to 5-year levels of 158%.

Mr. Barlow stated that the additional revenue would enable the Town to operate the Sewer Fund with a positive cash flow, meet its Revenue Bond coverage ratios, pay debt services, and begin to pay the loan from the Water Fund.

Mr. Barlow presented numerous appendices containing the data used to develop this recommendation. He said that he created numerous spreadsheets to help the reader to get a better understanding of the Town's customer base and its usage patterns within each tier both in-town and out-of-town. Mr. Barlow included documentation of previous memos that he had written to the LGC citing corrective actions the Town intended to take to remedy the Sewer Fund financial problems and a memo to DENR explaining a recent sewer overflow due to I&I. Mr. Barlow presented copies from the FY14 audit citing the issues the auditor found related to the bond coverage ratio for the Bonds issued in 2013. He said that the bondholder could call the bond due at \$1,299,000.

Mr. Barlow stated that the revised rate structure meets the immediate need of the Sewer Fund, and understood that raising fees is never an easy task.

Mayor Oliver stated that they did discuss sensitivity to small and large users in a previous meeting. She said typically rates increased with usage to encourage conservation; however, Selma's rates were the opposite.

Mayor Oliver stated she would like to discuss at a future work session at the possibility of reducing the number of tiers. She said that Smithfield and Benson only have one rate per gallon.

Councilmember Overby stated that he would like a public hearing to be scheduled regarding the proposed rate increase.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes based on Town ordinance 17-452 to schedule a public hearing to receive citizen comments regarding the potential sewer rate increase on February 10, 2015 at 6:00 p.m. in the Selma Jernigan Building. Motion carried.

Councilmember Holmes stated that he would like to see everyone pay the same rate per gallon.

Mayor Oliver stated that for this fiscal year, she would like to see a version where everyone participates to some degree on the proposed increase; and work towards the single rate per gallon during the next fiscal year.

Councilmember Overby stated that the Town needed to demonstrate to citizens that it was doing more than just increasing rates.

**Follow up on Sewer Smoke
Test Data:**

Town Manager Jon Barlow stated that the lack of modifications to the Town's infrastructure has put the town in the position it is in today. He said the Town was in need of capital to fund sewer projects. He stated that he and Public Services Director Alex Fuller wanted to update Council on some of the projects that are in the pipeline.

Mr. Fuller stated that this data has been in hand for a while. He said that smoke-testing of the Town's sewer lines were done about two years ago. Mr. Fuller stated that there were 158 points, of which quite a few were sewer cleanouts. He said as quickly as they can repair sewer cleanouts, others are reported as broken. Mr. Fuller stated that the Town might want to consider a potential fee for those repetitive cleanouts. Mr. Fuller stated that there were 37 high priority locations.

Mr. Fuller reviewed potential problems at West Richardson Street, Lizzie Street, and JR Road. He said that some of the 158 points have been corrected. Mr. Fuller advised that they were trying to take care of some the simpler fixes first.

Mr. Fuller advised that the Water/Sewer Department has a limited staff of four people. He said that one of those was responsible for the water plant and lift stations.

Councilmember Overby asked if part-time personnel would help the situation.

Mr. Fuller stated that they would have to be properly trained.

Wastewater Project – Noble Street Interceptor Project:

Mr. Fuller reviewed the current wastewater project on Noble Street. He said that permitting would take 30 to 100 days and construction of this project would take approximately six months. Mr. Fuller stated that if everything fell in place, it would take until about the first quarter of 2016 for the project to be completed.

Proposed East Preston Street Project – Bailey Feed Mill:

Mr. Fuller stated that he wanted to propose a project for East Preston Street. He said the gravity collector at Bailey Feed Mill has had problems dating back to 2004. Mr. Fuller advised that there was a sewer overflow at that location on December 31, 2014. He said that when an employee was cleaning the line, the jet got hung up. Mr. Fuller stated that they found bricks in the manhole. He said that it appears the railroad spurs were constructed after the sewer lines without the sewer lines being reinforced. Mr. Fuller stated that there are two sags in that line and a number of defects. He said that the fractures were to the point that he would consider the line unstable.

Mr. Fuller recommended performing a follow-up camera inspection, determine the scope of work, develop an estimated project cost, and repair/replace the gravity collector.

Mr. Fuller the area needed to be designed so it goes to a more reliable outfall.

Renewal of Taxicab Franchises – Yellow/Checker Cab Company and Teletaxi:

Town Manager Barlow stated that in accordance with Chapter 6, Article III of the Town's Ordinance on Taxicabs, Stephen Rabil, DBA Yellow and Checker Cab Company, and Demetrio Guerrero, DBA Teletaxi, are requesting the yearly renewal of their taxicab franchises. He said Mr. Rabil is requesting a franchise to operate two (2) taxicabs from his business located at 504 East Market Street, Smithfield, and Mr. Guerrero is requesting a franchise to operate three (3) taxicabs from his business located at 1006 South Pollock Street. Mr. Barlow stated that the applications for a taxicab franchise has been reviewed and found to meet the requirements of Section 6-78 of the Town's Taxicab Ordinance. Mr. Rabil and Mr. Guerrero both have had a taxicab business in the Town of Selma for several years and have posed no problem.

Mr. Barlow stated that in accordance with G.S. 160A-76 the request for a franchise must be heard at two (2) regular meetings of the Council.

Mr. Barlow stated that if the applications were acceptable for consideration by the Council at this meeting, the Police Department would inspect each taxicab for compliance with our ordinance. He said their findings would be presented at the February meeting and the Council might in accordance with Section 6-81 of the Town's Ordinance decide whether to grant the franchises.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to accept the taxicab applications as presented and schedule the next meeting for February 10, 2015. Motion carried.

Council Overby recommended a rewrite of the ordinance extending the period for review of the frequency of renewals for taxicab franchises.

Budget Calendar 2015/2016:

Town Manager Jon Barlow presented Council with the following Town of Selma 2015-2016 Budget Calendar.

Jan-Feb, 2015	Finance Director reviews historical data, expenditures, and revenues to date, and compiles worksheets for annual budget estimates and requests by department heads
January 13, 2015	Budget calendar given to Mayor and Town Council for informational purposes at regular Town Council meeting
January 27, 2015	Town Council Planning Work Session to set Budget Goals
by February 2, 2015	Budget requests and expenditure estimate forms (including capital) submitted to department heads
by February 27, 2015	Budget request forms and expenditure estimates submitted to Finance Director (with justification for capital outlay, capital reserve, additional personnel/salaries, and additional programs/activities)
March 9 – 27, 2015	Department heads meet individually with Town Manager and Finance Director for discussion of budget requests (each department head to be notified of scheduled date, with follow-up dates as needed)
April 28, 2015	Recommended budget and budget message delivered by Town Manager to Mayor and Town Council
April 30, 2015 & May 7, 2015	Advertise public budget hearing to be held May 12, 2015
April 28 – May 22, 2015	If necessary, budget work sessions with Mayor and Town Council, Town Manager, and Finance Officer (additional work session can be scheduled as needed)
May 12, 2015	Public budget hearing on proposed 2015/2016 budget
by May 29, 2015	Copy of budget filed with Town Clerk for public inspection (must be at least 10 days prior to possible adoption date)
June 9, 2015	Regular Town Council meeting – general discussion of proposed budget and possible adoption
by June 30, 2015	Budget must be adopted by budget ordinance
by July 1, 2015	Advertise public notice that a summary of the adopted budget is available for inspection in the office of the Town Clerk or Finance Officer

DOT Pavement Marking Project:

Town Manager Jon Barlow stated that Town staff recently conducted a survey to check the condition of street markings on Town streets and on-street parking areas. He said the survey included assessing such things as pedestrian crosswalks, stop bars, railroad markings, and parking lines. Mr. Barlow stated that in many of the areas, the paint is completely faded creating both a safety problem and an appearance issue.

Mr. Barlow stated that a list of areas that need repainting was sent to DOT requesting a cost estimate to perform the work. He said that Mr. Andy Brown, NCDOT Engineer, reviewed the Town's request and submitted a report. Mr. Barlow stated that Mr. Brown visited each site and summarized his findings at each location. He said that his assessment was very thorough and well thought out.

Mr. Barlow stated that the total estimated cost by DOT to perform the suggested work was \$12,500 (\$3,500 to remark 8 railroad crossings and \$9,000 for the other intersections).

Mr. Barlow stated that based on DOT's experience performing this type of work, having the equipment and materials available, and the short period of time it would take to perform the project, he would recommend authorizing DOT to remark the areas as listed in the report. Mr. Barlow advised that this would be a Powell Bill eligible expense.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-tem Jackie Lacy to approve the NCDOT paving project as presented. Motion carried.

**TOWN ATTORNEY'S
REPORT –
ESA Project:**

Town Attorney Chip Hewett stated that he has been back and forth with the solar farm located on Ricks Road. He said the Town has received a check from BayWa. Attorney Hewett stated that the LLC would continue to hold the special use permit. He said that the issue of concern was that ESA had transferred the ownership of the special use permit. Attorney Hewett stated that BayWa is now the owner of the ESA Company. He said that the project would continue with how the special use permit was issued. Attorney Hewett stated that the check that was received could be reissued; however, he did not see a problem with moving forward with the project.

Donald Baker, Electric Utility Director, stated that he wanted to make sure they were dealing with the right company. He said that he was eager to get this project started. Mr. Baker stated that the \$158,000 check was a payment to secure equipment for this project. He said that this money would be beneficial to move forward with this project.

Request for Closed Session:

Attorney Hewett advised that Council would need to have a closed session meeting.

**MAYOR'S REPORT AND
RECOMMENDATIONS –
Appointment to Johnston
County Economic
Development Advisory Board:**

Mayor Oliver stated that she had submitted her application to be appointed to the Johnston County Economic Development Advisory Board.

A motion was made by Mayor Pro-tem Jackie Lacy and seconded by Councilmember Tommy Holmes to approve the appointment of Mayor Cheryl Oliver to the Johnston County Economic Development Advisory Board. Motion carried.

Community Visioning:

Mayor Oliver stated that several community-visioning sessions have been held and lead by Rosa Andrews. She said the question presented was how Selma should be transformed. Mayor Oliver stated that other sessions would get into goals and objectives. She said that she would like the Town to host two other community-visioning sessions that would address feedback from the other sessions. Mayor Olive stated that she would lead those sessions instead of getting an outside consultant. She said that she would like to have Council's feedback on having two sessions with two hours at each session.

Councilmember Overby stated that February was already booked with budget meetings and preferred having those meetings in March.

Mayor Oliver stated that she would look at getting dates before the next meeting.

JCATS Funding Sources:

Mayor Oliver stated that articles in the Herald and the News & Observer were reporting that people were being denied rides from JCATS. She said that she was being asked if Towns should participate in the funding. Mayor Oliver stated that this is the Johnston County Area Transit Service from which the funding should be handled by the County.

Council was in agreement that funding should be handled at the County level.

**Incentives for New Businesses
in Historic Downtown Selma:**

Mayor Oliver questioned if incentives would help fill the vacant buildings in the downtown area. She said that the Marketing Committee discussed having the Town pay 50% of the rent for a retail or restaurant business. Mayor Oliver stated that there are different ways for it to be structured, but wanted to know if Council was interested in pursuing.

Mayor Oliver stated that the S.U.R.F. Committee has representatives from the area banks, and could provide input. She said the property owners could be asked what they might be able to provide as an incentive.

Councilmember Overby stated that he was in favor of exploring the idea. He stated that wanted to see more businesses downtown.

Mayor Oliver asked Town Manager Barlow to present the incentive idea to the SURF Committee for their suggestions.

Stitches, Inc.:

Mayor Oliver stated that Stitches, Inc. is the newest business in Town (located across the street from Town Hall). She said that there are four employees that do everything from designing police shields, military gear, and alterations. Mayor Oliver stated that this company should be a nice addition to the Town.

Signage: I-95 & Wayfinding:

Mayor Oliver stated that over the past three years, requests have been made to improve the I-95 signage to include the Downtown Selma Historic District and museum. She said that she received a policy and found that the museum not being open on a daily basis would be problematic. Mayor Oliver stated that the downtown Selma Historic Business District would need to be grouped with other signs, which would include the Amtrak Historic Union Station. She said that there would be two signs, one on the northbound and one on the southbound lane of I-95 at a cost of about \$30,000.

Mayor Oliver stated that the Town has signage for Selma Union Station and recommended putting signs at the depot that would direct incomers to the Downtown Selma Historic District and museum.

Mayor Oliver mentioned the signage issue on Highway 70 regarding the change in the street name from Industrial Park Drive to Outlet Center Drive. She said that the Marketing Committee could take care of that signage issue.

Councilmember Overby stated that the Town had nothing to do with the street name change and did not want the Town to pay for new signage.

Prepaid Meter Availability:

Mayor Oliver stated that she had heard that citizens were wanting prepaid meters, but were being told that the meters were not available.

Electric Utility Director Donald Baker stated there was a lot of interest in the prepay meters. Mr. Baker stated that out of the 300 meters that were purchased, 275 are in service. He said that they have eleven meters that are not functioning, and have been returned under warranty. Mr. Baker stated that as of today, there are twelve households on a waiting list. Mr. Baker stated that new meters were ordered mid-November, but the ship date is not known at this time.

January 27, 2015 Council Work Session:

Mayor Oliver stated that she wanted to confirm that January 27th was a good date for everyone for the next work session.

Council was in agreement to continue with the work session on January 27th at 6:00 p.m. in the Jernigan Building.

Mayor Oliver thanked everyone that participated in the Holiday Homes Tour.

Mayor Oliver stated that she received an email from the Harrison Center for Active Aging regarding their Valentines dance on February 13th.

COUNCILMEMBERS' REPORT AND RECOMMENDATION – Discussion on conversion from Incandescent to LED Lighting on the Exterior of Buildings:

Councilmember Overby stated that since all the lights in the Town were being switched to LED lighting, he wanted to make sure external lights on the downtown buildings were being taken into consideration for LED lighting.

Mayor Pro-tem Lacy invited everyone to the Martin Luther King program on January 19th at the Harrison Alumni building beginning at 11:00 a.m.

A motion was made by Councilmember Tommy Holmes and seconded by Councilmember William Overby asking for the resignation or termination of Town Manager Barlow. Voting Yes: Councilmembers Tommy Holmes and William Overby. Voting No: Mayor Cheryl Oliver, Mayor Pro-tem Jackie Lacy and Councilmember Eric Sellers. Motion denied.

CLOSED SESSION:

Town Attorney Hewett advised Council that they needed to go into closed session per N.C.G.S. 143-318.11(4) to discuss a location of expansion of an industry. He said that there would not be any action taken tonight.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to go into closed session. Motion carried. 6:02 p.m.

Council returned to regular session at 6:14 p.m. with no action taken.

ADJOURNMENT:

With no further business, a motion was made by Mayor Pro-tem Jackie Lacy and seconded by Councilmember William Overby to adjourn. Motion carried.

The meeting adjourned at 6:15 p.m.

BRENDA W. THORNE, DEPUTY CLERK