

**TOWN OF SELMA
REGULAR COUNCIL MEETING
MARCH 8, 2016**

PRESENT: Mayor Cheryl Oliver, Mayor Pro-Tem Jackie Lacy, Councilmembers Tommy Holmes, William Overby, and Mark Petersen, Town Manager Jon Barlow, and Town Attorney Alan “Chip” Hewett.

OTHER STAFF PRESENT: Planning Director Julie Maybee, Fire Chief Phillip McDaniel, Police Chief Richard Cooper, Electric Utility Director Donald Baker, Finance Officer Karen Johnson, Interim HR Director Susan Sult, and Interim Town Clerk Brenda Thorne.

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: Girl Scout Troop 963 led in the pledge of allegiance to the flag.

APPROVAL OF AGENDA: A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the agenda as presented. Motion carried unanimously.

**RECOGNITIONS/
PRESENTATIONS:** Mayor Oliver introduced Selma Girl Scout Troop #963 and presented the following proclamation to the Girl Scouts and their leaders.

***PROCLAMATION DECLARING
“GIRL SCOUT’S WEEK”
MARCH 6 – 12, 2016
IN THE TOWN OF SELMA, N.C.***

WHEREAS, March 12, 2009, marks the 104th anniversary of Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

WHEREAS, throughout its distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of courage, confidence, and character; and

WHEREAS, through the Girl Scout Leadership Experience girls gain knowledge and develop skills that will serve them a lifetime so that they may contribute to their communities; and

WHEREAS, Girl Scouting takes an active role in increasing girls’ awareness of the opportunities available to them today in science,

technology, engineering, math and the arts as well as other fields that can expand their horizons; and

WHEREAS, Girl Scouts has shaped the lives of 53 percent of female senior executives and business owners, 60 percent of women in Congress, and virtually every female astronaut; and

WHEREAS, more than 2.7 million current Girls Scout members nationwide will be celebrating 104 years of this American tradition, with nearly 50 million women who are former Girls Scouts and living proof of the impact of this amazing movement; and

WHEREAS, in partnership with over 9,000 adult volunteers, Girls Scouts – North Carolina Coastal Pines serves nearly 26,000 girls members in 41 central and eastern North Carolina counties; including 20 members of Troop #963 from Selma, Pine Level, and Princeton, N.C.

NOW, THEREFORE, the Mayor and the Selma Town Council do hereby applaud the commitment Girl Scouting has made to support the leadership development of girls and proudly proclaim the week of March 6 – 12, 2016 as Girl Scout Week.

Adopted this 8th day of March, 2016.

Girl Scout Leader Linda Peedin stated that they appreciated all the support from the community for the Girl Scouts. She said that she was on one of the committees called Family Partnership. Ms. Peedin stated that every girl in Johnston County cannot afford to go to Girl Scout Camp. She asked that anyone that would like to donate to the Family Partnership give her a call.

CONSENT AGENDA:

Minutes

Special Council Meeting – February 1, 2016
Regular Council Meeting – February 9, 2016
Work Session Meeting – February 22, 2016

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 –
New Police Officer Mark
Fidler:**

Police Chief Richard Cooper introduced new Police Officer Mark Fidler who started in February 2016. He said that Officer Fidler graduated BLET in December 2015 from Johnston Community College, and has a Bachelor's Degree from NCSU. Chief Cooper stated that Officer Fidler lives in Wendell, and will be an asset to the Selma community.

Officer Fidler stated that he was excited to be here. He said that as far as the Police Department, they were a good group of guys. Officer Fidler stated that he looked forward to being here, and making this a career.

**Smithfield-Selma Men's
Basketball Team:**

Councilmember Mark Petersen stated that it had been a great year for the Smithfield-Selma Men's Basketball Team. He said that it was the first time they made the playoffs since 1994. Councilmember Petersen stated that they won the Conference Championship and made it through to the second round of the state playoffs.

**Paul Whitehurst –
Johnston County
Emergency Services
Hazard Mitigation Plan:**

Mr. Paul Whitehurst, Fire Marshal, and Mr. Kevin Madsen, Emergency Operations Coordinator, of the Johnston County Emergency Services, were introduced by Mayor Oliver.

Mr. Whitehurst stated that they were present to ask for Town Council's approval of a resolution for the update to the 2015 Hazard Mitigation Plan.

Mr. Madsen stated that every five years FEMA asks Johnston County to update their Hazard Mitigation Plan. He said that 2016 was the date for that plan. Mr. Madsen stated that the Countywide Hazard Mitigation Plan is now part of a regional project. He said that regional project has been joined in with Lee, Moore, Harnett, and Chatham Counties. Mr. Madsen stated that they now have the Cape Fear Regional Hazard Mitigation Plan. He said that there was a section in the Plan that was specific to Johnston County. He said that it addressed all their national weather concerns, hazard concerns, and gives them corrective actions in the plan. Mr. Madsen stated that what they were asking as a part of their requirements with FEMA that all the Towns in Johnston County approve the resolution that was presented. He said that document would be updated again in five years.

Mayor Oliver asked if there were any major updates from five years ago that they would like to highlight.

Mr. Madsen stated they were going through some flood map updates. He said that they have had no major changes. Mr. Madsen stated that for the Town of Selma, nothing really stood out from the 2011 version. He said that the biggest change was the transition from the stand-alone Johnston County plan to a regional plan with five other counties.

Mr. Whitehurst stated the regional plan was something that FEMA is now encouraging.

Mayor Pro-Tem Jackie Lacy asked if they had anything in the Plan for oil explosions.

Mr. Madsen stated that the Hazard Mitigation Plan for this document is mainly on the natural hazards. He said that FEMA does place more of a natural hazard focus on this document. Mr. Madsen stated that Johnston County's Emergency Operations Plan does have provisions in it for Haz-Mat and oil.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to approve the following Resolution to Adopt the Cape Fear Regional Hazard Mitigation Plan. Motion carried unanimously.

**RESOLUTION TO ADOPT THE
CAPE FEAR REGIONAL HAZARD MITIGATION PLAN**

WHEREAS, the Town of Selma is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Selma desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Selma Town Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Selma Town Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Selma; and

WHEREAS, the Town of Selma, in coordination with Johnston County, Chatham County, Harnett County, Lee County, Moore County and the participating municipalities within those counties, has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency have reviewed the Cape

Fear Regional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures;

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

1. Adopts the Cape Fear Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted this the 8th day of March, 2016.

Update on Selma Civic Center Project – Ann Williams:

Ms. William was unable to attend the meeting.

OPEN FORUM/CITIZENS' REQUEST -

Jeff Jennings – Candidate for the Johnston County Board of Education:

Mr. Jeff Jennings of 62 North Bellaire Court, Clayton, NC, thanked Council for letting him be on tonight's agenda. Mr. Jennings stated that he lived in Johnston County on the east side of Clayton for about 15 years. He said that his two daughters had been through the Johnston County school system, and now attend Campbell University. Mr. Jennings stated that he serves as the Chairman of the Trustees for the Public Library of Johnston County and Smithfield, of which the Selma Public Library is an affiliate. He said that his philosophy and platform was how to identify the simple things that are going well, and apply that to other schools in the County. Mr. Jennings stated that the need to find the simple things that could be fixed easily, and take care of them quickly. He said from there, they could begin to tackle the larger issues. Mr. Jennings stated that if he were fortunate to be elected, he would be out to hear what people have on their minds. Mr. Jennings again thanked Town Council for allowing him to speak.

Johnston County Commissioner Ted Godwin:

Johnston County Commissioner Ted Godwin, 395 Hawkins Road, Selma, NC, stated that at their recent work session, a draft was presented of an Aging Plan that a committee of the Board has been working on for several months. He said that it was based loosely on the North Carolina Aging Plan. Commissioner Godwin stated that it was a work in progress, and they were soliciting input (copy given to Interim Town Clerk). He asked members of Council to encourage the Selma Citizens, faith community, and any groups that has any input for the aging plan to contact himself or Mr. Neal Davis with the CSS or any staff member at the Harrison Center. Commissioner Godwin stated that this was not a final document. He said that they wanted to have a plan in place, and encouraged everyone's participation.

Mayor Oliver asked if the draft plan could be placed on the Town's website.

Commissioner Godwin stated that he would encourage that, and would have it placed on Johnston County's website as well.

**PUBLIC HEARINGS –
Review & Consideration of
a Text Amendment
Request Regarding Signs -
Stancil:**

Planning Director Maybee stated that a request had been received from Mr. Stancil to amend the Town of Selma Municipal Code in regards to freestanding signs.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to open a public hearing. Motion carried unanimously. 6:26 p.m.

Planning Director Maybee reviewed the protocol of the public hearing: Open Public Hearing, Staff Presentation, Applicant's Comments, Public Comments, Rebuttal, Staff Recommendation, Close Public Hearing, Council Consideration, Review Consistency Statement, and Decision.

Planning Director Maybee stated that she included in the agenda package a copy of the applicant's application. Ms. Maybee requested that the application and staff report be incorporated into the record. (Which is attached hereto and incorporated herein as Exhibit A.)

Planning Director Maybee stated that the proposed text amendment would allow for the placement two freestanding signs on the same lot in an office, commercial, industrial, or shopping center. She said that the provision would be applicable if the lot has a minimum of 100-foot frontage on the street to which the sign is oriented. Ms. Maybee stated that the combined surface area of both signs could not exceed 80 square feet, and was subject to other regulations such as setbacks. She said that currently, for example in a commercial area, they could have one freestanding sign; the sign size could not exceed 80 square feet. Ms. Maybee stated that this proposed amendment would allow for two signs to be placed on the lot with the square footage staying the same.

Mayor Oliver asked Ms. Maybee to define freestanding.

Ms. Maybee stated it was a self-supporting sign, which could be a ground sign, monument sign, or a sign in front of a shopping center with multiple businesses advertised.

Mayor Oliver asked if a pole sign was one in the same.

Ms. Maybee stated it was the same.

Ms. Maybee stated that with this proposed change, the total square footage would remain the same, and could be split between two signs. She said that in other areas, they are generally allowed to have one sign, and sometimes two if it is a corner lot. Ms. Maybee stated that this provision, the square footage would not be increased, just divided up if

the lot had more than 100 feet of frontage. Ms. Maybee stated that the arterial setback would be 30 feet from the edge of the road right-of-way, and on a collector, it would be 20 feet. She said that from Pollock Street, the setback would be a minimum of 30 feet.

Ms. Maybee stated that the Planning Board did consider this request at their January 25, 2016 meeting, and by a vote of 4 to 1, they recommended approval of the text amendment. Ms. Maybee included an excerpt from the Town's Comprehensive Land Use Plan on signage, the plan provides a "...guide for ensuring the vitality of existing development in the Town and for guiding the growth of the developing areas." She said that in regards to aesthetic improvements, the plan states, "Focus efforts to visually enhance and beautify the built environment of the town as a means of elevating its reputation as a healthy, clean, and vibrant community. Proposed strategies should include measures to address the appearance along entranceways to Selma as well as within the Town in general ...Consider revising sign regulations to limit or prohibit billboards and set appropriate standards for new signs. Consider adopting an amortization provision in the sign ordinance to require the removal of non-conforming signs with a reasonable period of time..." Ms. Maybee stated this was in the Town's Future Land Use Plan provisions.

Mayor Oliver asked what the issues were since it was not a unanimous vote with the Planning Board.

Planning Director Maybee stated that the consensus was with the four that were in favor of it, if the lot was at least with the width to which the sign was oriented was at least 100 feet that would give the opportunity for multiple uses on that lot for more than one sign to be placed.

Councilmember Petersen asked if the existing code allows one sign at 80 square feet. He said that this in essence, was splitting it in half if they want to do two signs.

Ms. Maybee stated that was correct.

Mayor Oliver asked if this would apply to neighborhood businesses.

Planning Director Maybee stated that it would. She said that she went back to the last Council meeting where she was asked if any properties were zoned Neighborhood Business. Ms. Maybee stated that it was in the Town's ordinance, but was not able to find any properties zoned Neighborhood Business. She said that General Business, Central Business, and Interstate Business are the Town's commercial designations.

Mayor Oliver asked if this was separate from residential business and was not included.

Ms. Maybee stated that was correct.

Mr. Larry Stancil of 1003 South Pollock Street stated that he was trying to get a sign for his country store. He said that he would appreciate their consideration and asked if there were any questions.

There was no one present to address Town Council.

Planning Director Maybee stated that it was staff's recommendation, if Town Council is inclined to approve the text amendment, to allow more than one freestanding sign on a lot. She said that this provision would be appropriate because the overall square footage allowed on a lot would not exceed 80 square feet. Ms. Maybee recommended Town Council consider the consistency statement, which is included as Exhibit 3. She said that if they were inclined to approve the text amendment that they find that the proposed action is consistent with the Town of Selma's Future Land Use Plan as amended since the text would refer back to the staff report, that they looked at the policy and feel that would be a beautification of the gateway coming into Town, and it would be Town Council's determination that the amendment to the municipal code is reasonable and is in the public's best interest for the following reasons: the proposed signage would meet the minimum setbacks from the applicable roads. Ms. Maybee stated that she had also included for their consideration a draft ordinance (Exhibit #4). She said that staff recommends that Town Council adopt a consistency statement, a motion to approve the request, and the ordinance that is being presented.

Councilmember Petersen requested that in the first paragraph of the ordinance amendment to be changed from 8 to 80.

Mayor Oliver questioned #3 in the Ordinance amendment. She questioned the difference between a freestanding sign and a pole sign.

Planning Director Maybee stated that they were the same, but would change the ordinance to freestanding.

Mayor Oliver asked if she saw this leading to sign clutter, and if so, how could it be avoided.

Planning Director Maybee stated that the proposed amendment was drafted to try to minimize that by not increasing the total amount of sign area on that lot. She said that each sign would have a landscaped area around the base of the sign that is equal to half of the sign area. Ms. Maybee stated that if Town Council wanted to evaluate each request of a case-by-case basis, then they could look at it as a special use permit.

Mayor Oliver stated that she did not want to get into where there are numerous driveways with many signs with people looking left or right. She said that the size of the sign could control some of that. Mayor Oliver stated that she wanted to be sure which way Town Council wanted to go with this.

Councilmember Petersen questioned that if someone has 80 feet of road frontage were they allowed to have on 80 square foot sign.

Planning Director Maybee stated was correct.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to approve the consistency statement as presented by Planning Director Julie Maybee. Motion carried unanimously.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to approve the text amendment. Motion carried unanimously.

Planning Director Maybee asked that the changes to the ordinance be included in that motion.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to approve the change from 8 to 80 and the change from pole sign to freestanding sign. Motion carried unanimously.

**PLANNING & ZONING
REPORT AND
RECOMMENDATIONS –
Request to Set a Public
Hearing Date for a Special
Use Permit for Blanchard
Terminal Company, LLC:**

Planning Director Julie Maybee stated that Blanchard Terminal Company, LLC to install a 95,000-barrel (3,990,000 gallon) internal floating roof tank to store ethanol, filed a special use permit application. She said that the new tank would be located at the Marathon facility located at 3707 Buffalo Road, Selma. Ms. Maybee stated that the property is located in a Heavy Industrial Zoning District, and this proposed use would be a special use in this zoning district.

Ms. Maybee stated that the Planning Board considered the request at its meeting on February 22, 2016.

Ms. Maybee requested that the public hearing date for this special use permit be scheduled for Tuesday, April 12, 2016 at 6:00 p.m. in the Jernigan Building.

Mayor Oliver stated that this tank was adjacent to five other tanks, and asked if it was closer to adjacent tanks than other tanks.

Ms. Maybee stated that it had been reviewed by the Fire Chief, and the distance specified does comply with the Fire Code. She said that the suppression equipment would be elaborated on at the public hearing.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember Tommy Holmes to approve the scheduling of a public hearing for a special use permit request for Tuesday, April 12, 2016 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

**Request to Set a Public
Hearing Date for a Special
Use Permit for Interstate
Outdoor, Inc.:**

Planning Director Maybee stated that included in Town Council's agenda packet is a copy of the staff report. She said that this was for the property located at 809 South Raiford Street. Ms. Maybee stated that the property was rezoned at the January 12, 2016 Council meeting to a General Business Special Use District for a maintenance yard and outdoor storage. She said that subsequently a special use permit application was filed. Ms. Maybee stated that the Planning Board deliberated on the request at its February 22, 2016 meeting.

Ms. Maybee requested that the public hearing date for this special use permit be scheduled for Tuesday, April 12, 2016 at 6:00 p.m. in the Jernigan Building.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the scheduling of a public hearing for a special use permit request for Tuesday, April 12, 2016 at 6:00 p.m. in the Jernigan Building. Motion carried unanimously.

**Recertification of Selma
Crossings:**

Planning Director Julie Maybee stated that referenced in the Town of Selma's 2016 Strategic Economic Development Plan, it talked about making sure that the Town had good stock of available properties that make up the Town's Economic Development product. She mentioned Oak Tree and Selma Crossings as certified sites.

Ms. Maybee stated that in April 2016, Selma Crossing Industrial Park is due for recertification. She said that it was important to be highly competitive with other jurisdictions. Ms. Maybee stated that one thing that the site has going for it was the location, transportation corridors, our infrastructure, and access to labor.

Ms. Maybee stated that an article written by Jonathan Morgan of the UNC School of Government talked about why it was important to keep properties certified. She said that Mr. Morgan wrote "...putting a site through this certification process will demonstrate that it is more 'shovel ready' than other possible sites that are not formally certified. Site certification can benefit economic development professionals by providing them with an inventory of pre-qualified industrial sites for which accurate and detailed information is readily available to share with a prospective business..." Ms. Maybee stated that they often get referrals from Johnston County Economic Development Director Chris Johnson for information for Selma Crossings. She said that it was in a

strategic location and recommended that Town Council move forward in getting the site recertified.

Ms. Maybee stated that items that needed to be update were Phase I of the Environmental Review, new wetlands maps, Mitigation Plan, 100-year flood plain boundaries, and renegotiate some of contracts.

Ms. Maybee stated that in talking with the consultant and proceeding with other sites that he has been working on, he would recommend that the Town renegotiate those contracts.

Councilmember Petersen asked if the existing certification had expired.

Ms. Maybee stated that it was still valid. She said that they could go on the N.C. Access website and they could find information about Selma Crossings.

Mr. Petersen asked how much time it would save someone in terms if they had to come in and get a site certified.

Ms. Maybee stated that it would save a lot time in regards to not having to negotiate with property owners, and not having to get a contractor out there to do testing. She said that it would save months.

Councilmember Overby asked how many times that property had been certified.

Planning Director Maybee stated that it had been certified two times in the past with this being the third.

Councilmember Overby stated that there were three or four property owners, and asked if the Town needed to negotiate with them.

Planning Director Julie Maybee stated that it has been recommended by the consultant to go back to talk with them to update the certification.

Mayor Oliver asked if the Town was interested in expanding acreage of those sites would it be done as a part of recertification, or if recertification needed to be done solely on the existing site.

Ms. Maybee stated that she would recommend recertification of the site as it is, and then later request that it be revised.

Councilmember Overby stated that he was not against the recertification on the land; however, there was no progress being made. He said that it was stale and just sitting there.

Planning Director Maybee stated that there had been inquiries.

Councilmember Overby stated the he would like to see this go down to the end at Highway 301 and North Webb Street. He said that he would like to see that land certified. Councilmember Overby stated that they wanted to put a solar farm there, but it was denied. He said that it would be good to certify that site. Councilmember Overby stated that it would come closer to selling than the one they are looking at now.

Mayor Oliver stated that it was an investment, but a sound investment. She said that I-95 frontage was very valuable. Mayor Oliver stated that the advice of the Johnston County Economic Director was to keep the certified sites.

Councilmember Overby asked if the cost of the recertification was \$8,000.

Mayor Oliver stated that was correct.

A motion was made by Councilmember Mark Petersen and seconded by Mayor Pro-Tem Jackie Lacy to approve the recertification of Selma Crossings. Voting Yes: Mayor Cheryl Oliver, Mayor Pro-Tem Jackie Lacy, Councilmember Tommy Holmes and Councilmember Mark Petersen. Voting No: Councilmember William Overby. Motion carried.

**Consideration of a Waiver
Request Concerning
Sidewalks – Eason:**

Planning Director Julie Maybee stated that on February 9, 2016, an amendment to the Town's Municipal Code was presented, and it was staff's understanding that Council did approve that amendment, which enables the Town Council to waive or modify sidewalk requirements in a subdivision provided certain criteria was met. She said that when she looked at the minutes, it referenced approval of the consistency statement. Ms. Maybee stated that she wanted to make sure they were clear on that.

Ms. Maybee stated that before them was a waiver request for sidewalks from Mr. Wade Eason for a subdivision, Andrew's Way. Ms. Maybee stated that the subdivision is located in the Town's protected watershed, and is located outside the limits. She said that it does meet all the provisions that were included in the amendment to the ordinance, including:

- the swale type ditch,
- being classified as a local residential street,
- it does not exceed 1,600 linear feet,
- the private street terminates in a cul-de-sac,
- the private street would be built to NCDOT standards,
- there is no connectivity to an existing school, park, shopping center, or greenway, and
- has an average lot size of greater than one (1) acre.

Planning Director Maybee stated that Mr. Eason was requesting a waiver of sidewalk on both sides of the street for Andrew's Way.

Planning Director Maybee stated that the Planning Board has reviewed the request. She asked that Town Council deliberate on the request, and waive the sidewalk requirement on both sides of the street, because it does meet the waiver provisions as referenced in the text amendment.

Councilmember Overby stated that the average lot had to be an acre or more.

Planning Director Maybee stated that the lot size did average more than an acre, even though some were smaller.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the waiver of sidewalk requirements for the proposed subdivision. Motion carried unanimously.

**TOWN MANAGER'S
REPORT AND
RECOMMENDATIONS-
Consideration of
Prohibiting "No Thru
Trucks" on East Preston
Street:**

Town Manager Barlow stated this item was for the consideration of an ordinance amendment prohibiting "No Thru Trucks" on East Preston Street. He said that recently staff was asked to investigate the possibility of amending the Town's Code to prohibit trucks from entering East Preston Street from South Pollock going to Bailey Feed Mill. Mr. Barlow stated that with the help of Police Chief Richard Cooper, it was discovered that the first block of East Preston from South Pollock is a Town Street; however, the second street is a NCDOT street that was posted by the state.

Town Manager stated that if Council wanted to prohibit trucks from using South Pollock to access Bailey Feed Mill when they should be using Crocker Street and Preston to make their deliveries, the Town would erect a new sign at the intersection of South Pollock and East Preston Streets. He said that with the new sign, the Police Department would be able to take enforcement action. Mr. Barlow

stated that was staff's recommendation, and would need a motion authorizing staff to post a new sign at that intersection.

A motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Mayor Cheryl Oliver to approve the placement of a new "No Thru Trucks" sign at the intersection of East Preston Street and South Pollock Street.

Mayor Oliver asked if the sign would be positioned on Pollock Street.

Police Chief Cooper stated that the sign would be positioned on Preston Street. He said that drivers would be able to see it when turning from Pollock Street.

Town Manager Barlow stated that no one could see the sign right now when they turn. He said that with the new sign, when someone turns right or left, they would be able to it right there at the intersection.

Police Chief Cooper stated that he would be letting people know at the Bailey Feed Mill, and would give them a couple of weeks before the Police Department starts to enforce. He said that would give them time to let their truck drivers know.

With no further discussion, Mayor Oliver called for a vote. Motion carried unanimously.

**Consideration of Bids for
Sound System
Improvements in Town
Council Chambers:**

Town Manager Barlow stated that that this was a follow-up item that came before them a couple of months ago. He said a bid was received from a vendor, ADS, that staff had worked with in the past to give the Town a quote on updating the sound system in the Jernigan Building. He said that Town Council reviewed that quote and asked staff to send out an advertisement seeking proposals. Mr. Barlow stated that only one other bid from RMB Audio was received. He said that one quote contained amplifiers and television sets where the other did not. Mr. Barlow stated that he tried to remove everything so that he could compare the two quotes. He said that the bid from Raleigh Music Bokerage at \$16,224 seemed to be a lot more than the quote received from ADS at \$4,124.

Councilmember Overby stated that he looked at ADS. He said that he could not see how they could get by without a new console. Councilmember Overby stated that he had taken the time to talk with RMB Audio. He said that the mixing console awkwardness was that once it is set up, it is programmed with a chip like a flash drive so that if it is tampered with, it could be easily reset.

Councilmember Overby stated that the first bid was everything being wireless. He said that the second bid was for some wireless and some wired. Councilmember Overby stated that for the microphones sitting on the table, wired would do the same thing that wireless would do with each individual having a microphone in front of them. He said that he had a conflict tonight, but would be glad to talk to Council if it were tabled tonight.

Councilmember Holmes stated that they need to find out more because it was a lot of money.

It was the consensus of Town Council to table the audio project and have Mr. Matt Johnson of RMB Audio to review his quote at the next work session.

**Update on Noble Street
Interceptor Project:**

Town Manager Barlow stated that the Town had come along way with the planning, designing, and bidding of this project. He said that the notice to proceed had been given, and the interim financing with BB&T was in place. Mr. Barlow stated that the contractor was on site to begin work. He said that it was good news that they were here, and should over the next three or four months have a good project.

NC 811 Membership:

Town Manager Barlow stated that North Carolina law has mandated that all Towns at some point join 811; formerly known as No Cuts or Your Lo Co. He said that it was a number for a contractor or homeowner to call to get a locate on utilities in the area where they want to work. Mr. Barlow stated that the Town had never been a member. He said that it creates confusion with contractors when they make that call they think they are covered. Mr. Barlow stated they come into Town and start digging. He said that the Town ends up doing an emergency locate or tear up the line. Mr. Barlow stated that the Town was getting more calls for Public Services to locate water, sewer and electric lines. He said that it was a lot cheaper to locate the lines before they are dug up and the Town has to go make repairs. Mr. Barlow stated that cost of the service would be flexible. He said that the number of calls in this jurisdiction would determine the cost. Mr. Barlow stated that looking at Selma's call volume; he estimated the Town's cost to be about \$2,000 annually. Mr. Barlow stated that there was a membership contract that Town Council would need to approve from North Carolina 811, Inc.

Mayor Oliver asked if this was for the Town limits or included the ETJ.

Town Manager Barlow stated that staff could get a call for a locate in the ETJ since the Town might have some water, sewer or electric that crosses into the ETJ.

Mayor Pro-Tem Lacy asked if that would cost extra.

Town Manager Barlow stated only if the Town had something there to locate. He said that he thought it was well worth the few dollars for a locate that the Town would have to spend.

Mayor Oliver asked if counties had to pay for 811 services for the county properties.

Town Manager Barlow stated that he was not sure. He said that it would make sense if they did especially if a county operated a utility system.

Councilmember Petersen asked when this would become effective.

Town Manager Barlow stated that it would become effective immediately upon approval of the membership agreement presented tonight.

Councilmember Overby asked what the turnaround time was.

Town Manager Barlow stated that the Town has 72 hours to clear the ticket once they receive the call. He said that if it was not done within that time, then the person making the request could proceed.

Councilmember Overby asked what happens if they find a water leak on Friday and if that water would run all weekend.

Mr. Barlow stated that this was for projects like AT&T boring to install a fiber line on a Town street. He said that it would be their responsibility to call 811 to get a locate. Mr. Barlow stated 811 was like a clearinghouse and would call everyone that was a member. He said that any company with any lines in that area would need to mark them, and there is usually a buffer of about 24 inches. Mr. Barlow stated that if we have our line located within that buffer and it is hit, then it becomes the responsibility of the person digging. He said that it removes liability.

Mayor Oliver asked that the Town Hall address be updated on the membership application.

A motion was made by Councilmember Mark Petersen and seconded by Mayor Pro-Tem Jackie Lacy to approve the North

Carolina 811, Inc. membership contract as presented. Motion carried unanimously.

**Engineering Services
Contract for Replacement
of Small Diameter
Waterline on North Sellers
Street:**

Town Manager Barlow stated that this was an issue that was getting progressively worse over time. He said that Council was aware that the Town had a lot of small diameter water lines in particularly in the older sections of Town. Mr. Barlow stated that this waterline was a 1 ½” galvanized waterline and served an entire block. He said that the Town has received complaints of low water pressure at several of the homes. Mr. Barlow stated that staff has done a good job trying to patch it and make it work; however, it was not a long-term fix.

Mr. Barlow stated that what they are asking is to replace that whole section (about 300 feet) with a six-inch plastic waterline to give that section of North Sellers Street good water pressure. He said that North Carolina law requires when doing a project such as this, going to a six-inch waterline, that it be submitted to the North Carolina Department of Environment Quality and Public Water Supply for permitted engineering drawings. Mr. Barlow stated that this contract would be to hire the Wooten Company to design the project and get it permitted. He said that the Town staff would do the actual construction work.

Councilmember Overby questioned that Wooten was arbitrarily picked without going out for bids.

Town Manager Barlow stated that it was a small project, and given their familiarity by having the data on their system particularly the small diameter waterlines. He said that no one has to go out and do any survey work or create new maps, because they already have that information. Mr. Barlow stated that he felt this would be the quickest and cheapest way to go about it.

A motion was made Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve entering into a contract with the Wooten Company for engineering services to replace approximately 300 feet of waterline on North Sellers Street. Motion carried unanimously.

**Harrison Building Roof
Replacement Project
Update:**

Town Manager Barlow stated that recently a storm came through Town and caused damage to the Senior Center building located on Noble Street. He said that it rolled back the rubber membrane with about half of it being exposed. Mr. Barlow stated that roof replacement was one thing that was not done when the building was renovated.

Mr. Barlow stated that a contractor was contacted and a tarp was put in place to stop any future damage. Mr. Barlow stated that he does not have the information yet from the insurance adjuster as to whether it would be a partial or full roof replacement. He said that there was some water damage on the inside on the back corner by the kitchen, but did not think it was too bad. Mr. Barlow stated that he would let Town Council know what the adjuster's decision was as soon as he found out something.

Town Attorney Hewett questioned if there was any warranty on the roof.

Town Manager Barlow stated that the renovation did not include a roof replacement, and it was old.

Mayor Oliver stated that she appreciated the Fire Department and Joe Carter for the work they did in the midst of the wind without knowing how safe the roof was, and prohibiting a lot of equipment from being damaged. She said that was heroic.

Financial Statements:

Town Manager Barlow stated that in the Council package, there was a copy of the monthly summary and the year-to-date comparison. He said that the Town was about two-thirds of the way through the fiscal year, and could not be more pleased from a cash perspective for this time of the year. Mr. Barlow stated that in looking at all the funds, the revenues exceeded expenditures in every fund.

Town Manager Barlow stated that in the Water Fund, revenues were at 63% with expenditures at 57%. He said that water revenues looked to be 7% down where they thought it would be. He said that hopefully they would make that up, but it just was not where it has been the past couple of years.

Town Manager Barlow stated that the Sewer Fund was right where it needed to be this time of the year with revenues at 67% and expenditures at 55%. He reminded Town Council that the Sewer Fund expenditures does run one month in arrears.

Town Manager Barlow stated that in the Electric Fund, just recently a new rate schedule was adopted, which is starting to make a difference.

Town Manager Barlow stated that the General Fund was in excellent shape; however, he wanted to point out that under the Current Year Revenue, property taxes collected was 101%. He said that this was the largest source of revenue in the General Fund.

Town Manager Barlow stated in the General Fund, the year-to-date 2015 versus year-to-date 2016 was in great shape. He said that they were just looking at the cash basis, and what the trend looked like. Mr. Barlow stated that on the water side, they could see where the water sales were down by 7%. He said that the revenues were greater than expenditures, but just were not where they were last year. Mr. Barlow stated that there was a dramatic increase in the Sewer Fund, which he hoped would get back to being self-supporting again. He said that he could see the trend happening, which is a good sign. Mr. Barlow stated that the Electric Fund had a loss this time of the year last fiscal year, and was at \$300,000 to the good this fiscal year. He said that overall, the accumulative balances for a little greater for this year than last. He said that he did not see any reason why that trend should not continue to the end of the year.

**TOWN ATTORNEY'S
REPORT –
Boys & Girls Club Lease:**

Town Attorney Chip Hewett stated that he did get the Boys and Girls Club lease back from Goldsboro, and has been signed. He said that there was one change. He said that they added a provision that reads that if there is structural deficiencies, they would not be responsible and would allow the Boys & Girls Club to terminate the lease. Attorney Hewett stated that in the past, they have had a lot of donated work. He said that they did not want to get into a situation of a major issue, and they would have to stay. Attorney Hewett stated that the statement was added in section 8 under Maintenance, which was just an additional grounds to terminate. He said that in regards to the termination provision, there was a 30-day written notice in the agreement already included for any reason. Attorney Hewett stated that it was a 10-year lease. He said that if Town Council was inclined to adopt, they could adopt it subject to receiving the primary lease from the Johnston County Board of Education.

Mayor Oliver stated that the Boys & Girls Club was interested in pursuing the lease.

Attorney Hewett stated that they were. He said that there was some general debate about purchasing, but did not think that went anywhere. Attorney Hewett stated that the reason for the extension from a 5-year to a 10-year lease was that a couple of people were looking at trying to donate some work and make a contribution; therefore, they were wanting a longer lease. Attorney Hewett stated that if Town Council was inclined to approve the lease that they make it subject to the adoption of the lease between the Johnston County Board of Education and the Town of Selma.

A motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Councilmember Mark Petersen to approve the 10-year lease with the Boys and Girls Club subject to the approval of the lease between the Town of Selma and the Johnston County Board of Education. Motion carried unanimously.

**MAYOR'S REPORT &
RECOMMENDATIONS-
Appointments to
Committees:**

Mayor Oliver stated that the next item on the agenda was appointments to committees. She said there were four applications that were received as reappointments to committees in which they serve.

She said that an application was received by Jackie Lacy to be reappointed to the Appearance Committee.

Attorney Hewett advised Town Council that Ms. Lacy has recused herself.

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen to approve the reappointment of Jackie Lacy to the Appearance Committee. Motion carried unanimously.

Mayor Oliver stated that Mayor Pro-Tem Lacy has been brought back into the meeting.

Mayor Oliver said that an application was received by Johnny Wheeler to be reappointed to the Appearance Committee.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the reappointment of Johnny Wheeler to the Appearance Committee. Motion carried unanimously.

Mayor Oliver said that an application was received by Barbara Maye to be reappointed to the Marketing Committee.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the reappointment of Barbara Maye to the Marketing Committee. Motion carried unanimously.

Mayor Oliver said that an application was received by Spook Joyner to be reappointed to the Marketing Committee.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the

reappointment of Spook Joyner to the Marketing Committee. Motion carried unanimously.

Mayor Pro-Tem Jackie Lacy asked if the Marketing Committee was the same as Johnston County Marketing.

Mayor Oliver stated that they were separate.

**Imagine Selma Community
Visioning Sessions:**

Mayor Oliver stated that she received great feedback from attendees. She said that she appreciated everyone's time that attended these meetings. Mayor Oliver stated that there were many ideas presented on what Selma should be like 20 years from now. She said that the next step would be to take the information from the Saturday session and Tuesday session and combine them, organize it, and bring the folks back and talk about who does what to get them there. She said that it was not just going to be the Town, but would include activities for the Selma Ministerial Association, civic groups, with everyone putting their nose to the grindstone and moving forward to the 20-year vision.

Mayor Oliver stated that there was a tremendous assortment of people that came to these meetings; developers, real estate agents, citizens, business owners, and a N.C. Senate candidate.

Mayor Oliver stated that she thought that everyone should be pleased by the output from those meetings.

**Small-Lot Cluster
Development:**

Mayor Oliver stated that an article appeared in the *Wilmington Star News* in January 2016 regarding how popular small-lot cluster communities were becoming. She said that they were doing some ordinances to allow small cluster developments. Mayor Oliver stated that someone at one of the Visioning Sessions stated that he/she was interested in doing a small development that maybe would include small houses for veterans or possibly go some other way.

Mayor Oliver stated that she wanted to bring this issue to Town Council. She said that the Town's current code does not refer to small cluster developments.

Planning Director Maybee stated that the smallest thing referenced in the Town's code was about a 7,000 square foot lot, but not to the size for this type of development.

Mayor Oliver asked if the Future Land Use Plan or the Development Code or both that would need updating.

Planning Director Maybee stated that both would have to be updated.

Mayor Oliver asked Town Council if they were interested in reviewing a draft from Planning Director Maybee that would allow this type of development.

Councilmember Overby stated that he was interested in seeing more on what small cluster development is.

Mayor Oliver stated that they were small homes. She said that it was not a large subdivision with the amount per acre being smaller.

It was the consensus of Town Council for Planning Director Julie Maybee to draft an ordinance amendment to include small cluster development.

**Councilmember Salary
and Benefits:**

Mayor Oliver stated that this was a topic that was started at the last work session. She said that what she presented at the work session was documentation that looked across various sizes of communities. Mayor Oliver stated that the Town of Selma would be in the 5,000 to 9,999 group. She said that was across a group of municipalities of about the same size. Mayor Oliver stated that the information being presented tonight was put together by the Human Resource Department, which has information from surrounding towns from Johnston County for Archer Lodge, Benson, Clayton, Four Oaks, Kenly, Micro, Pine Level, Princeton, Smithfield, and Wilson's Mills. She said that most of these towns do not offer benefits. Mayor Oliver stated that there was a range of salaries, which may or may not be commensurate with the size of the town. Mayor Oliver advised Town Council that today, the Town provides full medical, dental, and life insurance. She said that the information provided at the work session and information provided tonight does confirm high on benefits and low on salary. Mayor Oliver stated that she did not think they could do anything with salary until they decide what to do with benefits. She said that she did not think they wanted to have high benefits and increase the salary.

Councilmember Overby stated that since he was the only one who had medical coverage, he would like to table the issue.

Mayor Oliver stated that on the salary side, she proposed putting the salary on the November ballot to let the citizens decide. She said that she talked with Leighanne Price with the Board of Elections, but had not received a response. Mayor Oliver stated that she knew that Town Council could do the increase themselves. She

said that North Carolina General Statute 160A-64(a) states, “The council may fix its own compensation and the compensation of the mayor and any other elected officers of the city by adoption of the annual budget ordinance, but the salary of an elected officer other than a member of the council may not be reduced during the then-current term of office unless he agrees thereto...” Mayor Oliver stated that if they were going to make a change, it would be done at the time of the new budget. She said that the public would have the opportunity to give their comments at the public hearing for the budget.

Mayor Oliver stated that this would be tabled until the next meeting.

March Work Session Date: It was the consensus of Town Council to schedule the next Work Session for March 31, 2016 at 6:00 p.m. in the Jernigan Building, with April 5, 2016 being a backup date if the spokesperson from Springsted, Inc. was unable to attend.

General Comments: Mayor Oliver stated that she wanted to give Town Council a list of dates and events happening in Selma, and stated that they were welcome to attend any of these if they could.

March 10, 2016 – 40th Anniversary of JCI (Johnston County Industries – Open House from 5 to 7 p.m.

March 22, 2016 – 7:30 to 9 p.m. at JCC – Johnston County Legislative Update

March 28, 2016 – 1 to 2 p.m. Novo Nordisk – Ground breaking in Clayton, N.C.

April 1, 2016 - JR Cigar reopening at 4:30 p.m.

**COUNCILMEMBERS’
REPORTS &
RECOMMENDATIONS –**

Mayor Pro-Tem Jackie Lacy thanked the Parks and Recreation Department for putting up the equipment at Harrison for a soccer team. She also stated that she received a phone call from Mr. James Reed that would be working on getting improvements made to the tennis courts at Harrison.

CLOSED SESSION:

Town Attorney Hewett stated that the Town Council needed to go into closed session per North Carolina General Statute 143-318.11(4) to consider a matter regarding economic development, and 143-318.11(6) a personnel matter.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember Tommy Holmes to go into closed session. Motion carried unanimously. 7:52 p.m.

Town Council returned to regular session at 8:46 p.m. with no action taken.

ADJOURNMENT:

With no further business, a motion was made by Councilmember Tommy Holmes and seconded by Councilmember William Overby to adjourn. Motion carried unanimously.

The meeting adjourned at 8:46 p.m.

BRENDA W. THORNE, Interim Town Clerk