

**TOWN OF SELMA
REGULAR COUNCIL MEETING
APRIL 11, 2017**

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

OTHER STAFF PRESENT: Finance Director Karen Johnson, Planning/Economic Director Julie Maybee, Police Chief Richard Cooper, Fire Chief Phillip McDaniel, and 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.

Johnston County Commissioner Ted Godwin led in prayer.

PLEDGE TO FLAG: Kara Walden, Johnston County Boys and Girls Club Youth of the Year, led in the pledge of allegiance to the flag.

APPROVAL OF AGENDA: Mayor Oliver stated that item 6b – Street widening, Jean Kelly and item 8f – Town Hall Appraisal needed to be added to the agenda.

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen to approve the agenda as amended. Motion carried unanimously.

CONSENT AGENDA:

Minutes

Work Session Meeting, March 14, 2017
Regular Council Meeting, March 14, 2017
Closed Session Meeting, February 14, 2017
Closed Session Meeting, March 14, 2017

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen to approve the Consent Agenda as presented. Motion carried unanimously.

**RECOGNITIONS/
PRESENTATIONS –
Boys & Girls Club Week
Proclamation:**

Mayor Oliver read and presented the following proclamation to Kara Walden, Johnston County Boys and Girls Club Youth of the Year; Mamie Moore, Johnston County Boys & Girls Club Director; Jean Kelly, Founder of the Johnston County Boys and Girls Club; and Johnston County Commissioner Ted Godwin.

Proclamation

Town of Selma, North Carolina

WHEREAS, the young people of the Town of Selma are tomorrow's leaders; and

WHEREAS, many such young people need professional youth services to help them reach their full potential; and

WHEREAS, the Boys & Girls Club in Selma, North Carolina provides services to more than 200 young people annually; and

WHEREAS, Boys & Girls Clubs are places where great futures start. They are at the forefront of efforts in academic success, healthy lifestyles, and good character and citizenship programs; and

WHEREAS, Boys & Girls Club organizations in our state help ensure that our young people keep off the streets, offering them a safe and supportive place to go, and providing them with quality programs; and

WHEREAS, the Boys & Girls Club of Selma, North Carolina will celebrate the 2017 National Boys & Girls Club Week along with some 4000 Clubs and more than 4 million young people nationwide.

NOW, THEREFORE, the Mayor and Town Council of Selma do hereby proclaim March 27 through March 31, 2017 as

“BOYS & GIRLS CLUB WEEK”

in Selma, North Carolina, and call on all citizens to join with us in recognizing and commending the Boys & Girls Club organizations in our state for providing comprehensive and effective services to the young people in our communities.

Duly Adopted This 27th Day of March 2017.

OPEN FORUM/CITIZENS' REQUESTS –

Kay Johnson, Harbor, Inc. – Update on Shelter:

Ms. Kay Johnson of Harbor, Inc. stated that one of her goals was to visit each of the municipalities that provides service and support to Harbor. She said that in June 2016, Harbor staff was able to move into their new facility. Ms. Johnson stated that on October 8, 2016, they were displaced from their new facility due to Hurricane Matthew. She said that they would be moving back into their new

location within the next few weeks, and would be providing sheltering services in May. Ms. Johnson stated that Harbor staff has served 122 citizens from Selma in 2015/2016, and have served 36 to date. She thanked Police Chief Richard Cooper and the Selma Police Department for their support. Ms. Johnson stated that in the 2015/2016 fiscal year, Wake County was the first in the state serving over 2,000 individuals as it relates to family violence, while Johnston County was second serving over 1,600 individuals. She said that Harbor staff is looking for a year where they would continue to impact family violence by providing the necessary services that are needed by women and children. Ms. Johnson stated that April was Sexual Assault Awareness Month. She said that in fiscal year 2017/2018, Harbor is proposing to make sure that young people have an understanding of what a healthy relationship is. Ms. Johnson thanked Town Council for its support last year, and asked Town Council to continue to fund Harbor at least at the current level.

**Jean Kelly, 310 Ricks
Road – Street Project:**

Ms. Jean Kelly of 310 Ricks Road read and presented the following letter to Town Council and staff:

DOT has employed a consulting firm to be the first contact for property owners on Ricks Road to inform us what the stakes installed by the surveyor will mean for us along Ricks Road.

We met with her about two weeks ago. We were one of the last owners she met with during this initial phase. She gave us a map; one she conceded was too small to answer any of our questions.

She informed us:

- Curb and gutters were being installed.
- The road would not encroach any further into your yard than the present ditch bank.
- The stakes were only there to show DOT's present right-of-way.
- The power poles would be moved further east. There would be a turning lane at some point, but only two lanes in front of our house.
- In addition, she said the new road would have one sidewalk on the opposite side of the road.

The week before, she told my neighbors the sidewalk would be on our side of the road, not on their side.

We had several questions and she admitted her answers were at best guesses based on what information she had been provided.

She did ask me if I attended the public hearing that DOT had for questions. I told her that I did attend, but the folks there could not answer any of our questions either, nor have they responded to our emails. I, along with others, emailed DOT employee, Ms. Wilson. My first email was dated June 23, 2016. To my knowledge, no one has had a response from Ms. Wilson, who assured us that night she would do so.

This brings me to the reason I am here tonight with these questions, which I will eventually ask you. When asking the purpose of the road, she said it was to help with the drainage on this road. In the 99 years since our house was built, there has never been an issue of drainage near our house. Apparently this is being done to alleviate ditch water caused by slow drainage on this road that sometimes occurs in the area around Don Beto's Restaurant. This has been happening in the years since the ACE Hardware and the other businesses were built on 301 across the railroad tracks from us.

If you will come out and walk the ditches beginning around the area of Don Beto's and follow them over the railroad tracks and onto 301, you will see where the ditches are overgrown or are too shallow to accommodate the flow of water to the Neuse River following a heavy rainstorm. It has also played a part in the failure of our septic system in the mobile home park because the ground stays saturated for a few days after a rainstorm and the drainage lines of the septic tanks literally cannot drain, but instead groundwater flows back into the septic tanks causing them to be pumped out once or twice a week.

So, back to the DOT person. When I asked her how the alleged Ricks Road drainage problem would be addressed and where did DOT think there was a problem, she indicated it was in the Don Beto's area, and by installing the curb and gutter, it would direct all the rainwater along Ricks Road over to a field beside and behind Don Beto's.

She could not give any assurances that DOT would take any precautions to prevent flooding on our property in the future (an issue we have never had) nor would DOT help us with damages caused by flooding issues that results from redirecting the rainwater from Ricks Road to a field near us.

My question to you tonight is who is the DOT contact person for the Town of Selma? Has the Town of Selma contact person actually walked on the proposed fields and noted how wet it is after a rainstorm? Has anyone with the Town of Selma seen a report from the DOT's storm water specialist assuring their fix will not create

more problems for Selma? Are they aware this is the intention of DOT to direct the rainwater to an already at times soggy field? What studies have been done to assure this land and ditches can handle the additional water when it can't drain properly now? Is this a true statement? Is DOT, with Selma's permission, really going to send all the rainwater along Ricks Road via curb and gutter to a field next to my house that already has drainage difficulty that could eventually lead to that land becoming unusable to its owners.

Once you get the answers to these questions, I hope you will confirm them with a second party to be certain you get the same answers to the same questions. All along we've been told the three lanes were being installed to handle future additional traffic. Never once has drainage been mentioned as a reason. Were you aware of this? And what is right? Drainage or traffic? Or both? If traffic, where are they going? Other than to turn around in my yards.

Almost last, but not least, I have not seen nor heard of anything that will help mitigate the significant congestion caused by the blocking of the tracks, which often lasts as long as 45 minutes to one hour. The new pipeline should reduce the number of trucks at the opposite end of Ricks Road, but will do nothing to help the residents and visitors of Selma regarding the blocked railroad crossing. What about emergency calls, and their delayed response to those in the Highway 70 and I-95 area? Please help! Even a simple sign at the intersection warning people that a train is often blocking the crossing and recommends use by local traffic only.

I ask you these questions tonight because a few days later the DOT representative returned to correct her original answers. In front of my house, there will be three lanes, not two; there will be a sidewalk on both sides of the road as required by Town of Selma; and the sidewalk will come within eight feet of our house. Plus, as close as the road will be, all of our shrubbery will be removed to make room for the equipment to work, which will take three years or longer if the weather does not cooperate.

I also question you why we were so ill informed of what was going to take place in the front of my house and my neighbor's house, did she misinform all the people she saw before me and if so, has she gone back and corrected the information she originally told them.

Based on the maps I have seen, I am nervous about the consequences of this project. To summarize, I am here to express my concerns over the significant lack of clarity of the project. In addition to being concerned about the livability of my home, I am now worried about my home and my tenant's homes being flooded.

How can I not feel this way when no one has ever taken any responsibility for the land around us that we do not own that has caused numerous headaches over the past 50 years, I feel this whole project is shaping up to be a solution in search of a problem.

Ms. Kelly thanked Town Council for allowing her to speak this evening.

Mr. Warren Stancil stated that his father had met with DOT representatives and was given inadequate information.

Mayor Oliver stated that it sounded like there were a number of disparities and uncertainties. She said that if they could bring together the right DOT members with the right maps, and then invite everyone to a meeting to clearly understand what is going on.

**PUBLIC HEARING -
Review and Consideration
of a Special Use Permit
Modification for
Interstate Outdoor –
Warren Stancil:**

Planning/Economic Development Director Julie Maybee stated that a quasi-judicial public hearing has been scheduled for this evening for review and consideration of a special use permit modification for Interstate Outdoor.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Homes to open the public hearing. 6:26 p.m.

Town Attorney Chip Hewett swore in Planning/Economic Development Director Julie Maybee and Warren Stancil of Interstate Outdoor.

Planning/Economic Development Director Julie Maybee

This evening, the protocol for the presentation is staff presentation, applicant presentation, public comments for and against, applicant rebuttal, cross examination, staff recommendation, close public hearing, Council deliberation and findings of fact, and final decision. Staff respectfully requests that the staff report, exhibits, and PowerPoint be incorporated into the record.

Attorney Hewett

So received without objection.

Planning/Economic Development Director Julie Maybee

This concerns the property located at 809 South Raiford Street in Selma. Initially a special use permit was approved for the use of this property for storage for the sign shop. They have since come in and requested because they would like to build a 30 x 70 building, and this is Interstate Outdoor. The Stancils are associated with that property to be able to add this building. It will be used for storage

purposes for the sign shop. The property is zoned General Business Special Use District for a maintenance yard and outdoor storage. If you'll look at the map on the screen, you will see the surrounding area where it comes into South Raiford Street you will see that it is a General Business Special Use District. The area in dark green is zoned Heavy Industrial and R10 around it with a little General Business as well. The Future Land Use Plan, I have pinpoint on it where that is showing the property in relationship to the other surrounding lands. I have it highlighted on the screen, where they are looking at putting the proposed building. It is adjacent to their existing facility. The Stancils did obtain all of their permits that they needed when that was put in. Now to show you some photographs of the surrounding land uses and the buffer as well. The site is served off of South Raiford Street. There is a paved access going up to that building. The approval of the special use permit included putting up the new fence along South Raiford Street and also the gates. They were screened with a solid material, and those materials were approved by the Planning staff. If you are looking at the entrance on the far end, that is where we have the gate that opens and shuts. The adjacent property that is buffering it, you can see in the back the railroad tracks. Just another point of view from South Raiford Street showing how they did install the buffer in accordance to their initial special use permit. Looking at some adjacent residential land uses. The Planning Board met, and considered this request at its February 27th meeting. After deliberation they recommended approval. They accepted the applicant's findings of fact as their own. I respectfully request after closing the public hearing to deliberate and make the findings of fact, and I'll be glad to assist you with that; and to approve, conditionally approve, or deny the special use permit. If you have any questions, I'll be glad to answer them.

Mayor Oliver

On the height, is it the same height as the existing building?

Planning/Economic Development Director Julie Maybee

It will be a one story building.

Mayor Oliver

Is the existing building 30 feet? Just for visual reference.

Warren Stancil

It is. It is approximately the same.

Warren Stancil, 154 Vercelli Drive, Clayton, NC

I really don't have anything other to present than what Ms. Maybee did. Just a metal building. Just going to use it for storage. I'm not

going to do anything more than what we do now. We are just out of room in our current building, and would like to add on for more storage. I would like to make one correction. The building is actually 50 x 70. Can I answer any questions?

Councilmember Petersen

Appreciate what you did with the fence. That was not an insignificant expense. It is completely shielded. Cannot see anything in there, and it really dresses up that part of the community. Thank you very much for what you did.

Warren Stancil

We really tried to make an effort.

Councilmember Petersen

You did. It's well worth it, and we are very appreciative to what you've done.

Mayor Oliver

There are no public comments. No reason for an applicant rebuttal or cross examination. So we will return to Ms. Maybee with the staff recommendation.

Planning/Economic Development Director Julie Maybee

I want to thank Warren for clarifying my typo there. On the site plan, the building is almost 50 foot x 70. Staff recommends approval of the modification of the special use permit. Just a couple of things. Staff recommends that they be consistent with the original special use permit, that they obtain zoning and instructional permits prior to erecting the 50 x 70 building, that the property be continued to be used for maintenance and storage related to the sign business; poles will not be taller than the fence; and that the fence be maintained going forward. I noticed in the photograph there was a tank. That is there temporarily, but for that to be removed within 90 days. It is just sitting there for storage. They are in the process of selling the tank.

Mayor Oliver

The recommendation would include going forward, no other items such as the tank be put there even temporarily, because it is not allowed.

Planning/Economic Development Director Julie Maybee

Also, I have some draft findings of fact on the board. If you would like, I will be glad to review them after you have had a chance to deliberate on them.

Mayor Oliver

Council, any questions or comments?

Councilmember Overby

The only comment I have is that it looks better than the wood.

Mayor Oliver

Okay, we will go now to the findings of fact.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to close the public hearing. Motion carried unanimously. 6:36 p.m.

Ms. Maybee presented the following findings of fact to Town Council.

1. All applicable specific conditions pertaining to the proposed use have been or will be satisfied.

The proposed site plan complies with ordinance provisions based on the evidence submitted and presented.

2. Access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency.

The existing paved driveway is the main entrance utilized to the property. Internally, there is a paved access to the principal structure. Proposed building meets minimum yard requirements.

3. All necessary public and private facilities and services will be adequate to handle the proposed use.

Site is served by water, sewer, and electric.

4. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways will not impair the integrity or character of adjoining properties and the general area and minimize adverse impacts to public health, safety, and general welfare.

Existing buffering/screening is adequate so as not to impair the integrity or character of adjoining properties, and the general area. Also the screening will minimize the adverse impacts to the public health, safety, and general welfare as evidenced by the photographs presented.

5. The use or development conforms to general plans for the physical development of the Town's planning jurisdiction as embodied in this chapter, the Town's Land Use Plan, or other development policies as adopted by the Town Council.

Based on the submitted information and evidence presented, the use conforms to the general plans for the physical development of the Town's planning jurisdiction, Land Use Plan and development policies. Also, the applicant has complied with the initial special use permit for the maintenance and storage yard for a sign company business at 809 South Raiford Street provided the tank stored on site is removed within 90 days.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the findings of fact as presented. Motion carried unanimously.

Ms. Maybee asked Council if they concurred with the Conditions of Approval which states that within 90 days the storage tank must be removed; obtain zoning and construction permits prior to commencement of work; property to be used for the maintenance and storage for sign business; poles will not be taller than the fence; and the solid fence is to be maintained going forward.

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen to approve the Conditions of Approval. Motion carried unanimously.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the Special Use Permit Modification. Motion carried unanimously.

**TOWN MANAGER'S
REPORT &
RECOMMENDATIONS –
Proposed Rate Design and
Financial Projects:**

Town Manager Barlow stated that back in February 2017, Town Council received the results of an updated study that Town Council had commissioned by Utility Financial Solutions (UFS). He said that Council was to look at the financial situation of the Electric Fund. Mr. Barlow stated that this was a follow-up to an initial study that UFS did about a year ago after the sale of generation assets by ElectriCities back to Duke Energy. He said that they wanted to see how the Town was doing on the original rate model; however, during the study period, the Town was informed by ElectriCities that Duke Energy would be lowering the Town's wholesale power purchases by about 4.5%. Mr. Barlow stated that the rate reduction was built into the new rate design. He said that the result was that based on the rate model and rates that were suggested by Mike Johnson for the new design, the Town could see a 2.5% rate reduction with a bandwidth of 1% plus or minus for all rate classes. Mr. Barlow stated that Town Council could see on Page 3 of the Rate Design the results of the projected change from the current rates.

Town Manager Barlow stated that the Town was on track with the financial projections that Mr. Johnson originally made. He said that he was comfortable advising Town Council if they were comfortable to incorporate this rate design into the schedule of fees starting fiscal year beginning July 1, 2017.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to draft the rate design into the fiscal year 2017/2018 budget. Motion carried unanimously.

**Economic Development
Policy Incentive Contract:**

Town Manager Barlow stated that this was a project that Town Council wanted staff to follow up on. He said that staff needed to develop an economic development incentive policy. Mr. Barlow stated that given the complexity and legal framework that an incentive policy must be built around, they have sought some professional help from Al Benshoff from the Brough Law Firm. He said that Mr. Benshoff gave a presentation, which covered the legal aspects and things that can and cannot be done. Mr. Barlow stated that staff was comfortable with moving forward with Mr. Benshoff, and he develop a Memorandum of Understanding (MOU) for Town Council to consider services to draft an Economic Development Incentive Policy. He said that Mr. Benshoff's cost is not to exceed \$3,000, which includes a draft policy for Town Council's review, any changes that Town Council would like to make, and incorporate those ideas into a final draft.

Mayor Oliver asked what the anticipated timeframe was for delivery of both the draft to staff and draft to Town Council.

Town Manager Barlow stated that within a couple of weeks after the Easter holiday, Mr. Benshoff could get a draft to Town Council.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to approve a MOU with Attorney Al Benshoff to prepare an Economic Development Incentive Policy not to exceed \$3,000. Motion carried unanimously.

**Marketing Committee
Gateway Project:**

Town Manager Barlow stated that the gateway project was something that the Marketing Committee has been looking at for some time. Mr. Barlow presented a draft Request For Pricing (RFP) for Town Council to see what it would look like. He said that this would be sent to firms that could help the Town redesign and rebuild the four main gateway entrance signs coming into the Town. Mr. Barlow stated that initially there was some thought to include the sign and redo the logo; however, Town Council determined the logo should be left as it is. He said this project would entail using the

existing masonry structures, but refacing those structures with possibly stone, caps, lighting, and improved landscaping while leaving the existing Selma sign as it is. Mr. Barlow stated that the funding would come from the local occupancy tax collected by the Johnston County Visitor’s Bureau.

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen for the Marketing Committee to move forward with the gateway project. Motion carried unanimously.

Budget Amendments:

Finance Director Karen Johnson stated that Budget Ordinance Amendment #30 to the addition of funds for training and travel for the new K-9 Officer. She said that the funds were coming from the drug forfeiture funds.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to approve Budget Ordinance Amendment #30. Motion carried unanimously.

**TOWN OF SELMA
BUDGET ORDINANCE AMENDMENT # 30
FISCAL YEAR 2016/2017**

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 11th day of April 2017 that the Town Budget adopted on June 20, 2016, for FY 2016/2017 is hereby amended and adopted:

Section I. To amend the General Fund (Fund 10) for unanticipated/unbudgeted revenues and expenses during FY 2016. The Town’s General Fund (Fund 10) accounts are to be amended as follows:

<u>Account No.</u>	<u>Debit</u>	<u>Credit</u>	
<u>Police</u>			
10-3450-0102 Drug Forfeiture Tax (R)		6,000.00	Decrease
10-5100-3110 Training/Travel (E)	6,000.00		Increase

Section II. Copies of this Budget Ordinance Amendment 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 11th day of April 2017.

Finance Director Karen Johnson stated that Budget Ordinance Amendment #31 was for funds donated to the Fire Department and would be expended under travel and training.

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen to approve Budget Ordinance Amendment #31. Motion carried unanimously.

**TOWN OF SELMA
BUDGET ORDINANCE AMENDMENT # 31
FISCAL YEAR 2016/2017**

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 11th day of April 2017 that the Town Budget adopted on June 20, 2016, for FY 2016/2017 is hereby amended and adopted:

Section I. To amend the General Fund (Fund 10) for unanticipated/unbudgeted revenues and expenses during FY 2016. The Town's General Fund (Fund 10) accounts are to be amended as follows:

<u>Account No.</u>	<u>Debit</u>	<u>Credit</u>	
<u>Fire</u>			
10-3833-4340 Donations/Fire Dept (R)		500.00	Decrease
10-5300-3110 Training/Travel (E)	500.00		Increase

Section II. Copies of this Budget Ordinance Amendment 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 11th day of April 2017.

Financial Statements:

Town Manager Barlow stated that looking at the month ending March 2017 that overall, all four funds on a cash basis looked to be in great shape. He said that with the Town being three quarters through the fiscal year, all revenues exceed expenditures.

Mr. Barlow stated that in the General Fund, revenue collected was 78% with expenditures at 73% with a difference of about \$234,000.

Mr. Barlow stated that in the Water Fund, revenues collected was at 80% with expenditures at 77% with a difference of about \$172,000. He said that this was good compared to the last couple of years.

Mr. Barlow stated that in the Sewer Fund, things have turned around with revenues exceeding expenditures by about \$474,000. He said that last month he informed Town Council that they would see a transfer from the Sewer fund back to the Water Fund. Mr. Barlow stated that under the Water Fund revenues, they would see a \$100,000 transfer from the Sewer Fund to begin covering the loan that was made.

Councilmember Overby questioned a previous concern regarding inflow from other Towns and other Johnston County lines.

Mr. Barlow stated that the Town needed to continue to be diligent in going after not only the big inflow problems, but the small ones as well. He said that they all add up.

Mayor Oliver stated that the draft budget needed to reflect the top ten list of the next I&I projects.

Mr. Barlow stated that staff recently talked to Town Council about a grant application that they want to make to address additional I&I projects.

Mr. Barlow stated that in the year-to-date comparison, the General Fund had a reduction in revenues and expenditures, which was the Town Hall project. He said that the increase in expenditures this year was due to the big Powell Bill paving project.

Mr. Barlow stated that the Water and Sewer Funds were considerably better than the previous years.

Mr. Barlow stated that the Electric Fund was about the same. He said that there were some differences in the sale of electricity; however, the Town also purchased less electricity.

Mr. Barlow stated that the Town was about \$1.1 million better in cash in the Central Depository today compared to a year ago.

Mayor Oliver asked if the Town could reduce its electric deposits from \$800/\$600/\$300 to \$600/\$400/\$200 for one year, and watch the impact.

Mr. Barlow stated that Town Council could amend the Fee Schedule at any time. He said that it was put there for a reason, because the Town was taking a beating every month due to losses every month.

It was the consensus of Town Council to reduce the utility deposit to \$600/\$400/\$200 effective with the fiscal year 2017/2018 Town of Selma budget.

Town Hall Appraisal:

Town Manager Barlow stated that Town Council commissioned Mr. Charles Hinnant to study the former Town Hall buildings located at 100 North Raiford Street and 103 East Anderson Street. He said that Mr. Hinnant appraised everything together at \$157,000. Mr.

Barlow stated that staff needed direction from Town Council on whether to keep it for the Town's use or put it on the market.

Mayor Pro-Tem Lacy stated that she would not want to put it on the market because of its historical and sentimental values.

Mayor Oliver stated that she would like for it to be placed on the market to see what it would bring. She said that the money could be used for downtown revitalization or other projects.

Councilmember Holmes stated that he would like for it to be tabled until Town Council decides if it is going to put a Police substation uptown, if the Parks and Recreation Department needs to be moved, Councilmember Holmes stated that he was totally against selling the building before having a public hearing. He said that for now, table the issue until they decide what needs to be done with the Parks & Recreation Department and Police substation.

Mayor Pro-Tem Lacy and Councilmember Petersen also agreed to having a public hearing.

Mayor Oliver questioned if the building was sold, what would be the Town's options for storage.

A motion was made by Councilmember Mark Petersen and seconded by Mayor Pro-Tem Jackie Lacy to table the discussions on the Town Hall buildings located at 100 North Raiford and 103 East Anderson Streets. Motion carried unanimously.

**TOWN ATTORNEY'S
REPORT:**

Town Attorney Chip Hewett stated recently Planning/Economic Development Director Julie Maybee has been inundated with requests to rent the railroad depot for social events. He asked Town Council if the Town was in a position to lease it. Attorney Hewett stated that one of the requests could be a wedding event where alcohol would be served. He said that he needed direction from Town Council as to whether they want him to look at a lease, and what would be the procedure.

Councilmember Petersen asked if alcohol was served, would they have to have a one-day liquor license.

Attorney Hewett stated they would have a one-day license, and there would be some kind of indemnity/hold harmless language to protect the Town.

Fire Chief Phillip McDaniel stated that he would like to go back to staff to get a better answer on what could be done.

Mayor Oliver asked if that could be done quickly. She said that one of the requests was for a rehearsal dinner for about 40 people, and they needed to lock in a place.

Chief McDaniel stated that it would be based on occupancy.

**MAYOR'S REPORT &
RECOMMENDATIONS –
Set Date for April Work
Session:**

Town Council conceded to scheduling a work session on April 24, 2017 at 6:00 p.m. in the Fire Department Conference Room.

General Comments:

Mayor Oliver reminded Town Council of the Smithfield-Selma Strong Day on Saturday, April 22, 2017 from 11 a.m. to 1 p.m. at Smithfield-Selma High School.

Mayor Oliver stated that the grand opening for Wheel Barrow is scheduled on April 22, 2017 and Selma in the Spring was happening that weekend as well.

Mayor Oliver advised that a Real World Youth Summit was being held at Temple Baptist Church on April 27, 2017.

**COUNCILMEMBERS'
REPORT &
RECOMMENDATIONS –**

Councilmember Holmes stated that there was a lot on Noble Street across from the Selma Church of God that needs to be looked at. He said that someone needs to contact the State about the ponds. Councilmember Holmes stated that chairs and mattresses have been thrown out in that area.

Councilmember Overby stated that Temple Baptist Church might be leaving the area soon.

Councilmember Petersen stated that he wanted to echo what was said about the #SSStrong Day on April 22, 2017.

CLOSED SESSION:

Town Attorney Hewett stated that Town Council needed to go into closed session under NCGS § 143-318.11(4) relating to economic development; under NCGS § 143-318.11(5) relating to a matter regarding pricing material terms of a lease agreement; and under NCGS § 143-318.11(6) regarding a personnel matter.

A motion was made by Councilmember Mark Petersen and seconded by Councilmember William Overby to go into closed session. Motion carried unanimously. 7:37 p.m.

**RETURN TO REGULAR
SESSION:**

Town Council returned to the regular meeting at 8:33 p.m. with no action taken.

ADJOURNMENT:

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

The meeting adjourned at 8:33 p.m.

BRENDA W. THORNE, Town Clerk