

**TOWN OF SELMA
CONTINUED REGULAR MEETING
SEPTEMBER 27, 2017**

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

Councilmember Holmes was unable to attend the meeting.

STAFF PRESENT: Finance Director Karen Johnson, Planning/Economic Development Director Julie Maybee, Fire Chief Phillip McDaniel, Police Chief Richard Cooper, and Town Clerk Brenda Thorne.

CONVOCATION: Mayor Oliver reconvened the September Council meeting at 5:01 p.m. in the Jernigan Building and declared a quorum was present.

CONSIDERATION OF CONTRACT FOR RESTROOM ADDITION TO THE CIVIC CENTER: Ann Williams of the Civic Center Committee presented the following bid information to Town Council for the restroom addition to the Civic Center.

Bidder	Bid
T.L. Casey Construction, Inc.	\$80,796
G&G Construction, Inc.	\$159,409
Muter Construction	\$270,000

Ms. Williams stated that each construction company was provided a full set of plans and a separate page of owner specifications. She said that the contractor did not need to include shingles in their bids because extra shingles were ordered when the roof was done.

Ms. Williams also presented Town Council with a copy of the contract for T.L. Casey Construction, Inc. She said that the Civic Center account has just over \$77,500 (not including \$20,000 from Rural Center Grant). Ms. Williams stated that the Committee asked Mr. Casey to take out the electrical part of the restroom, and later put back in as a change order when the Rural Center Grant Funds were received.

Ms. Williams stated that the contract has been reviewed by Town Attorney Chip Hewett, and changes made at his request.

Ms. Williams requested that Town Council approve a contract with T.L. Construction to build the restroom addition to the Selma Civic Center. She said that Mr. Casey has advised that this would be a three to four month job. Ms. Williams stated that work would begin

as soon as the building permit could be picked up and the initial payment of \$5,000 is paid.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve the contract in the amount of \$75,000.00 for the initial portion and the acknowledged change order in the amount of \$5,796.00 that would come later for electrical by T.L. Casey Construction, Inc. Motion carried unanimously.

**UPDATE ON
SELMALERTS:**

Fire Chief Phillip McDaniels stated that he was present to give Town Council an update on SELMALERTS project. He said that Councilmember Mark Peterson, Police Captain Billy Thomas, Police Captain Ronald Daniels, Marjorie Regan, and he are serving on the Selmalerts Committee.

Chief McDaniel stated that Johnston County switched from the CodeRed Program on July 8, 2017 to the Everbridge System called JoCo Alerts. He said that JoCo Alerts was for emergencies only, but gave towns the free ability to come up with its own notification system.

Chief McDaniel stated that the Committee was specific about the database. He said that they wanted to make sure citizens received the information they desire. Mr. McDaniel stated that citizens would be able to opt into or out of categories of message types online.

Chief McDaniel reviewed with Town Council the four levels of messages. He said that any employee that is an administrator to database would have to take a training course through Everbridge.

Town Council was in agreement to pursue the Selmalerts System as described in the User Guidelines draft.

**PUBLIC POWER WEEK
RESOLUTION:**

Mayor Oliver read the following Resolution Promoting NC Public Power During Public Power Week, October 1 – 7, 2017.

A motion was made by Councilmember Mark Petersen and seconded by Mayor Pro-Tem Jackie Lacy to approve the following Resolution Promoting NC Public Power in Selma, NC. Motion carried unanimously.

**Resolution Promoting NC Public Power During
Public Power Week, October 1-7, 2017**

WHEREAS, public power is a crucial component in cities and towns across North Carolina, contributing to the overall health of communities by providing reliable electricity, excellent local service and prompt restoration;

WHEREAS, North Carolina's more than 70 public power cities and towns are among more than 2,000 across the country;

WHEREAS, many of North Carolina's public power cities and towns have been electric providers for more than 100 years;

WHEREAS, public power meets the electric needs of 40 million Americans, almost 15 percent of electricity consumers;

WHEREAS, North Carolina's public power utilities are valuable community assets that contribute to the well-being of the community and provide economic development opportunities; and,

WHEREAS, North Carolina's public power utilities are dependable institutions that provide excellent service and a commitment to community.

NOW, THEREFORE, BE IT RESOLVED, that the week of October 1-7, 2017, is Public Power Week, a week to promote North Carolina's public power cities and towns for their contributions to their communities.

BE IT FURTHER RESOLVED that NC Public Power communities join with all public power systems in the United States in this celebration of public power.

Adopted this day of 27th Day of September 2017.

UPDATE ON I-95:

Mayor Oliver stated that Town Council was given a map that showed the changes that would come to the Intersection of Highway 70 and I-95 at which point Highway 70 becomes I-42. Mayor Oliver stated that she would like to have a presenter at the Upper Coastal Plain RPO meeting to come to Selma to share what was involved, and citizens could ask questions. Mayor Oliver stated that while the presenter was here, she would like for her to also address the Buffalo Road area as well.

Councilmember Petersen asked what the projected timeline was for the project.

Mayor Oliver stated that right now, it was a 20-year project.

Mayor Oliver stated that she would advise Town Council when she hears from the presenter so that a time can be scheduled for a meeting.

**DISCUSSION
REGARDING
INCENTIVES
PROGRAM:**

Mayor Oliver stated that there were recent discussions from which the new incentives policy was created. She said that she would like for Town Council to be ahead of what new businesses might come. Mayor Oliver distributed copies of the new incentives policy. She said the policy that was presented needed to be written more for Selma, which has not been done.

Mayor Oliver stated that one question she had was who was the target for this incentive. Mayor Oliver stated that it appears by the nature of the questions that it was business focused. She asked Planning/Economic Development Director Julie Maybee if the policy was for industrial/commercial use.

Ms. Maybee stated that it was geared towards industrial, and there was some discussion to how it would apply to retail. She said that the Town needed to comply with General Statutes. Ms. Maybee stated that it did not include residential. She said that it might be looked at if it was a part of a larger project such as a planned unit development, but not for just residential. Ms. Maybee stated that there were specific statutes that address what a Town could and could not do as far as residential incentives, and this policy did not address that.

Mayor Oliver stated that if the Town has this policy as industrial, and the other policy that is in effect, which is the I-95/Crocker Street Development Initiative and there are two parcels remaining that would be within that area beside New Dixie Mart. She asked which initiative program would the Town offer. Mayor Oliver stated that was something that Town Council needed answers to before the property is developed.

Ms. Maybee recommended that she, Town Manager Daniels, and Town Attorney Hewett discuss this issue in order to provide a more informed opinion. She said that she has been doing some research on residential types of incentives. Ms. Maybee stated that there were things that could be offered, but staff needs to discuss before presenting anything to Town Council.

Mayor Oliver stated that the point of the conversation tonight was to give ideas that Town Council was thinking about for staff to incorporate the areas they were thinking about. She said that residential was one of those areas. Mayor Oliver stated that she would like to see a proposal of a residential incentive.

Councilmember Overby stated that he did not want Town Council to be confused with two incentive policies. He said that he would like for it to be narrowed down to one.

Mayor Oliver asked if Town Council should let the Crocker Street Incentive Policy should play out its life on the remaining five acres, should it be ended early, or does Town Council tweak the policy.

Councilmember Petersen stated that the Town should not end the policy. He said that the new incentive policy was more for large scale industrial development.

Mayor Oliver stated if that is what it is, she would like for it to say that to be clear. Mayor Oliver asked if the tax part of the Crocker Street Incentive Policy could be tweaked before being used.

Attorney Hewett stated that it could be tweaked.

Mayor Oliver suggested renaming the Crocker Street Incentive Policy to something else. She said that Town Council needs to know what they are going to do. Mayor Oliver stated that Town Council would let staff provide recommendations.

Mayor Oliver stated she has mentioned the need for more restaurants in the uptown area. She asked if Town Council should do a short-term incentive for restaurants. Mayor Oliver stated that there was a big need for marketing of the properties that are suitable for restaurants.

Town Manager Daniels stated that Town Attorney Hewett would probably have to do some research regarding residential incentives. He said that he would caution Town Council to giving residential incentives. Mr. Daniels stated that local government has very limited authority in regards to residential incentives. He said that the incentives that could be given for residential only apply to affordable housing or low to moderate-income citizens. Mr. Daniels stated that there were reimbursements that could be done for water and sewer, but the Town would be paying for infrastructure that it would own. He said that this was for infrastructure in general, such as water, sewer, and sidewalks. Mr. Daniels stated that staff needs to work with developers to find out what they want before the Town offers incentives. Mr. Daniels stated that he would be glad to do further research, but wanted to caution Town Council about an incentive policy for residential specifically.

Town Attorney advised Town Council to drop the residential incentive policy. He said that usually it has to be commercial, because of the creation of jobs that residential cannot give. Attorney Hewett stated that there would be a lot of limitation and restrictions to residential development. Attorney Hewett advised Town Council to not think about Eastfield Development. He said that they were still trying to piece all of that together. Attorney Hewett stated that they would come to the Town with an incentive package for the Town's consideration.

**GENERAL
DISCUSSION:**

Councilmember Petersen stated that the billboards on I-95 were hard to read.

Councilmember Overby stated that he had a request for the Town to take a look at the lighting on River Road. He said that the lights could belong to the state, but the lights were too dim. Councilmember Overby stated that there were kids walking the street and people are having a hard time seeing them. He said that he was afraid that someone could get hit.

Mayor Pro-Tem Jackie Lacy stated that she had several complaints about the area around the Flea Market.

Mayor Oliver stated she had heard that a pedestrian was hit crossing Highway 70 and asked if a crosswalk installed in that area.

Police Chief Cooper stated that there were pedestrians from Master's Inn going to restaurants. He reminded everyone that DOT would be resurfacing Highway 70 between Ricks Road and Highway 301.

Councilmember Overby stated that when Original Freewill Baptist Church requested a crosswalk, the stated advised that it was the number of people that goes across the street. He said that it had to be a certain number of people crossing the street for them to consider installing the crosswalk.

Mayor Oliver asked if they could have the DOT to investigate before there is a fatality. She said that this also reminded her of the person who was talking about the timing of the light at Anderson Street and Highway 301. She said that a mobile wheelchair cannot get across before the light changes.

Town Manager Daniels stated that the Wi-Fi was steadily being worked on, and should be live within the next week or two.

ADJOURN:

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

The meeting adjourned at 6:15 p.m.

BRENDA W. THORNE, Town Clerk