

Town of Mount Olive
August 2, 2021
Regular Board Meeting
Minutes

Mayor Kenneth Talton called the meeting to order at 7:00 P.M. Those in attendance per roll call of Mayor Kenneth Talton were Mayor Pro-Tempore Steve Wiggins, Commissioner Vicky Darden, Commissioner Harlie Carmichael, Commissioner Barbara Kornegay, Commissioner Dennis Draper, Town Attorney Carroll Turner, Town Manager Jammie Royall and Town Clerk/Administrative Assistant Sherry Davis.

Commissioner Vicky Darden was granted an excused absence in order to spend time with family in Atlanta.

Mayor Kenneth Talton welcomed everyone to the meeting.

Mayor Pro-Tempore Steve Wiggins delivered our invocation and Commissioner Harlie Carmichael led us in the Pledge of Allegiance.

Mayor Kenneth Talton read the Conflict of Interest Statement; there were no conflicts.

Mayor Kenneth Talton requested a motion to approve the published agenda. Commissioner Dennis Draper asked to add a non-action memo item 08-60 to Discuss Cemetery Maintenance. Commissioner Barbara Kornegay made a motion to approve the published agenda with the addition of non-action memo item 08-60. Commissioner Harlie Carmichael seconded the motion and it passed 4-0.

Mayor Kenneth Talton requested a motion to approve the July 12, 2021 meeting minutes. Commissioner Barbara Kornegay made a motion to approve the July 12, 2021 meeting minutes, Commissioner Dennis Draper seconded the motion and it passed 4-0.

Mayor Kenneth Talton then moved to the Public Forum. He asked if anyone would like to speak. Linda Boykin of 600 East Main Street, Mount Olive, NC 28365. Her phone number is 919-922-9384. She wanted to discuss the street conditions on the south side of town. She stated half of Main Street has been paved and the other half has not. The potholes are terrible and the Band-Aid repairs are no longer working. She understands you have to start somewhere.

Mayor Kenneth Talton asked if anyone else had any questions. There were no other questions so the public forum was closed.

Mayor Kenneth Talton then discussed Action Memo – 08-53 Notice of Intent to Rezone a 9.40-acre lot at 214 McCullen Street listed as Parcel 00676012572147017 with the Wayne County Tax Listing. The proposed project would rezone the property from its current AR- Sec. 59-113, Agricultural/Residential District.

(a) Purpose. The purpose of this district shall be to create an area in which agriculture and residential uses can be compatibly mixed, to preserve and promote the rural character of the land and to provide open space.

To a C-2 – Heavy Commercial Sec. 59-121. – C-2, Heavy Commercial.

(a) Purpose. This district is created for heavy commercial activities involving outdoor storage, substantial delivery activity and similar activities, including shopping centers and other mixture of commercial activities.

Code Enforcement Officer Justin Hill advised the Planning Board passed the request. The intent is for future billboards.

Mayor Kenneth Talton states it is time for final board action and asked if anyone had any questions. Mayor Pro-Tempore Steve Wiggins asked if where it is located. Commissioner Barbara Kornegay stated Highway 117. Commissioner Dennis Draper advised near Price's Subdivision.

Mayor Kenneth Talton said not long ago the right side of Highway 117 headed toward Faison was rezoned for the same thing. Commissioner Dennis Draper stated his personal preference is not to pollute the atmosphere with signs but it is just his personal opinion. Mayor Kenneth Talton advised the only areas left now would be out by the new Sleep Inn. Commissioner Dennis Draper commented tonight would be something along that line. Commissioner Barbara Kornegay asked if Mr. Sutton is here? Code Enforcement Office Justin Hill stated Mr. Sutton is not here but did clarify the advertising on the billboards would be for commercial purposes only. Mayor Kenneth Talton stated the Planning Board voted last time with the stipulation that a special use permit must be obtained by the NC DOT before the billboard could be placed.

Mayor Kenneth Talton asked for motion to approve the rezoning from AR (Agricultural/Residential) to C-2, Heavy Commercial. Commissioner Harlie Carmichael made the motion to approve. Commissioner Barbara Kornegay seconded the motion. Mayor Pro-Tempore Steve Wiggins voted in approval of the rezoning. Commissioner Dennis Draper voted nay. The motion passed with three (3) in favor and one (1) opposed.

Mayor Kenneth Talton then discussed Action Memo- 08-54 – Consider Approval of American Rescue Plan Act Funding Resolution. Commissioner Barbara Kornegay read the resolution. Mayor Kenneth Talton asked for a motion to approve. Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Dennis Draper seconded the motion and it passed 4-0.

Mayor Kenneth Talton then discussed Action Memo – 08-55 - Consider Approval of RSM Harris as Grant Administrator for the CDBG-I Sewer Grant in the amount of \$2,000,000.00 Pending Executed Agreement with North Carolina Division of Water Infrastructure. Mayor Kenneth Talton asked for a motion to approve. Mayor Pro-Tempore Steve Wiggins made the motion to approve. Commissioner Barbara Kornegay seconded the motion and it passed 4-0.

Mayor Kenneth Talton then discussed Action Memo – 08-56 - Consider Approval of McGill Associates, PA as Engineer for the CDBG-I Sewer Grant in the amount of \$2,000,000.00 Pending Executed Agreement with North Carolina Division of Water Infrastructure. Mayor Kenneth Talton asked for a motion to approve. Commissioner Barbara Kornegay made the motion to approve. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 4-0.

Mayor Kenneth Talton then discussed Action Memo – 08-57 Consider Approval of Proposed Airport By-Laws. Mayor Kenneth Talton advised these would remove any type of conflict of interest. Attorney Carroll Turner asked if anyone had any comments. Commissioner Dennis Draper asked, will this cause us to have to appoint a new board. Attorney Carroll Turner requested Mayor Kenneth Talton answer this one. Mayor Kenneth Talton advised some members will be coming off due to expired terms. Commissioner Dennis Draper wanted to know if some would be coming off because of these new By-Laws. Mayor Kenneth Talton said we have a lot of pilots on the current board and would like more regular citizens. Attorney Carroll Turner reminded everyone the Airport Committee only makes recommendations and does not rule on anything.

Mayor Pro-Tempore Steve Wiggins said just for clarification:

Ex-Officio Members will consist of:

The Mayor of Mount Olive
The Town Manager of Mount Olive
Mount Olive Town Board Member Designated by the Mayor
Representative from Metro Aviation/EastCare
Representative from Wayne Development Alliance
Current Airport Manager/FBO
Representative from UMO Flight School
Representative from Bass Aviation

Commissioner Barbara Kornegay stated the Representative from the UMO Flight School Jeremy Shreve has left and no one has been appointed in his place. She thinks it is appropriate they stay Ex-Officio.

Mayor Kenneth Talton requested a motion to approve the proposed Airport By-Laws. Commissioner Harlie Carmichael made the motion to approve. Commissioner Dennis Draper seconded the motion and it passed 4-0.

Mayor Kenneth Talton then discussed Action-Memo 08-58 – Consider Declaring the Following Properties a Public Nuisance:

- 1) 317 Oliver Street
- 2) 319 Oliver Street
- 3) 418 East Nelson Street

Attorney Carroll Turner stated 317 & 319 Oliver Street belongs to the Grantham Family heirs in c/o William Grantham of Goldsboro. He has never attended a meeting or made any effort to save either house. Both structures are in deplorable condition and standing wide open to the elements. Ms. Gina Hodges from Raleigh has given up on the projects.

Attorney Carroll Turner advised he lost power this afternoon so he was unable to complete the Resolution. He will get that done as soon as possible.

Mayor Kenneth Talton asked how long this process would take. Attorney Carroll Turner said a copy will be mailed to the owner and we give them thirty days (30) to attempt to stop us. Commissioner Dennis Draper stated so September 2, 2021.

Commissioner Barbara Kornegay made the motion to declare 317 Oliver Street & 319 Oliver Street Public Nuisances. Commissioner Dennis Draper seconded the motion and it passed 4-0. Attorney Carroll Turner stated the Resolution will direct Code Enforcement Officer Justin Hill to demolish the properties within thirty (30) days.

Attorney Carroll Turner then discussed 418 East Nelson Street. He advised the house belongs to the Glen Hand Family and there are a number of heirs. Without a permit someone has bulldozed weeds around the house and replaced all windows. Someone told Commissioner Harlie Carmichael this property had been sold but that is not the case. So he deferred to Town Manager Jammie Royall.

Town Manager Jammie Royall stated he has spoken with Pastor Dwight Merritt and he has hired Attorney Bob Rice. Mr. Hand does now own the house it belonged to his nieces. Pastor Dwight Merritt advised that he had the deed and would have it ready in a couple of months.

Mayor Kenneth Talton asked Commissioner Harlie Carmichael this is your district what do you think. Commissioner Harlie Carmichael answered we have to work together and changes are looking good. We have to extend the time. District Two (2) looks better with those that were torn down. The lots have been cleared very well.

Mayor Kenneth Talton stated he feels good they are going to save that house. Attorney Carroll Turner suggested carrying this over to the September 13, 2021 meeting. He stated the Register of Deeds takes about six weeks to be processed. Anything is possible.

Mayor Kenneth Talton said new shingles and new windows is good but the board still deserves and action plan. Attorney Carroll Turner stated they should have the courtesy to address the board but the end is the same. Commissioner Barbara Kornegay asked if the board could get a copy of the deed.

Mayor Pro-Tempore Steve Wiggins made the motion to defer any decision on 418 East Nelson Street until the September 13, 2021 meeting. Commissioner Barbara Kornegay seconded the motion and it passed 4-0. Attorney Carroll Turner feels that Pastor Dwight Merritt should attend the Monday, September 13, 2021 board meeting. Mayor Kenneth Talton asked Town Manager Jammie Royall if he would reach out to Pastor Dwight Merritt regarding his attendance.

Mayor Kenneth Talton then discussed Action Memo – 08-59 Budget Amendments

AMENDMENT #1

Section I. To Amend Debt Service Principle and Interest

A. Revenue

Water Revenues	30-3710-0100	\$ 76,500
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B. Expenditure

Debt Service – Principle	30-6600-8100	\$ 75,100
Appropriation from fund balance	30-6600-8200	\$ 1,400

Section II. Explanation

1. Correct Debt Service for NCDEQ note paid off in May of 2021. Increase appropriation for Southern Bank note for water meters paid in July 2021. Decreased projected revenue in water sewer fund.

Finance Director Geoffrey Merritt advised this was deficiencies in the Local Government Commission Audit and our audit adjusted properly was to go against the debt service. Commissioner Dennis Draper stated the general fund and water-sewer funds are not interchangeable. Finance Director Geoffrey Merritt said we are staying within the water-sewer fund.

AMENDMENT #2

Section I. To Amend Municipal Airport Revenue

A. Revenue

Grant Match	35-3960-0000	\$ 16,700
General Fund Contribution	35-3970-0000	\$ 40,000

B. Expenditure

Transfer to Capital Reserve	35-7200-9600	\$ 56,700
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Section II. Explanation

1. Reduce budgeted Municipal Airport receipts to reflect correct revenue to be received; offset with a reduction of budgeted transfers to capital reserve expenditure.

Finance Director Geoffrey Merritt said they could not find the receipts to reflect revenue. Mayor Pro-Tempore Steve Wiggins asked if they are authorizing money that wasn't used back to the general fund. Finance Director

Geoffrey Merritt stated the money never came from the General Fund because nothing was set up. Commissioner Barbara Kornegay thanked Finance Director Geoffrey Merritt for catching this.

Commissioner Barbara Kornegay made a motion to accept Amendment #1 and Amendment #2. Commissioner Harlie Carmichael seconded the motion and it passed 4-0.

Mayor Kenneth Talton thanked Finance Director Geoffrey Merritt.

Mayor Kenneth Talton then discussed Non-Action Memo – 08-60 – Discuss Cemetery Maintenance. Commissioner Dennis Draper stated you invited me to ride around last Thursday and the cemetery was one of the areas we covered. He commented a society's compassion is measured by the way it takes care of its dead. Some of the grass was cut down the middle, the grass was very tall and shrubs should be fined. He stated we are currently paying \$76,000.00 for cemetery maintenance and the current contractor is requesting an additional \$30,000.00 and they are not doing a good job now. These plots are sold as perpetual care not for each family to take care of their own. He asked Town Manager Jammie Royall if he is now taking bids.

Town Manager Jammie Royall advised we are bidding out the cemeteries only and the rest will be done in house. He stated things will be done completely different.

Town Attorney Carroll Turner stated the cemetery does look better today because they cut the grass. Some of it was so high you could use a hay baler. Several outstanding lawn care contractors in Mount Olive that would do an outstanding job.

Mayor Kenneth Talton stated Town Manager Jammie Royall is handling. When Mr. Whaley passed the family tried to take it over but recently they have had some issues. Mayor Kenneth Talton is excited about getting this done quickly.

Commissioner Dennis Draper said he remembers the clean-up day at Carver to make it look respectful. He wanted to emphasize what Town Manager Jammie Royall is doing. He wanted the board on record in support of Town Manager Jammie Royall. Mayor Kenneth Talton thanked Town Manager Jammie Royall.

The Commissioner's Reports were presented as follows:

Commissioner Dennis Draper –

- He said what he wanted to say regarding the cemetery.

Mayor Pro-Tempore Steve Wiggins

- He stated Mr. Jimmie Outlaw has requested a meeting on August 11, 2021 regarding the condition of the cemeteries.
- There was veteran's funeral last week and the grass was very high.
- He advised the cemetery ordinance that was last amended in July 2015 states it is a perpetual care.
- The family is responsible for the monument.
- There is no end to Town Pride.
- The Fire Department is doing a great job.
- He asked Chief Greg Wiggins was an S.O. Alarm is. The chief will have to find out.
- Chief Greg Wiggins stated the alarm is a C.O. not S.O. and it is a Carbon Monoxide detection, it was a malfunction.

- He would like a copy of the Police Department report. They are doing a great job. One young man has been in the paper three times.
- He advised there is an American Rescue Plan Regional Strategic Workshop at the Maxwell Center on Tuesday, August 10, 2021 and tomorrow is the deadline to apply.

Commissioner Harlie Carmichael

- He advised for two months he has talked about repaving the Town Hall Parking. Town Manager Jammie Royall said it will be paved because we have the First Annual Pickles, Pigs & Swigs coming up on November 20, 2021.
- He thanked the Police Department for taking care of the speeders.

Commissioner Barbara Kornegay

- She talked with Ann White with the North Carolina League of Municipalities and she would love to have a good showing at the American Rescue Plan Regional Strategic Workshop on Tuesday, August 10, 2021.
- She stated the Garbage Truck is new and so is the crew. She thanked Public Works Director Mitchell Davis for his efforts in placing a valve on the garbage truck to stop it from leaking.

Commissioner Vicky Darden

- She had an excused absence.

The Mayor's Report was presented as follows:

Mayor Kenneth Talton

- He was attending a special ribbon cutting ceremony for the cornerstone and spoke with Representative John Bell. He requested additional funding for Powell Aid. There just is not enough. We need to repave all of our streets but Town Manager Jammie Royall has had to prioritize the worst streets.
- Please keep Chuck Allen in your prayers.
- He advised that the NC DOT came to Goldsboro a couple of years ago and look at corridors.
- Town Manager Jammie Royall stated the NC DOT has taken care of Breazeale Avenue, Center Street & Church Street.
- Mayor Kenneth Talton asked Town Manager Jammie Royall to get an Action Plan together.
- He has been very impressed lately regarding media relations with the Mount Olive Tribune.
- The police department has been highlighted lately. They are getting the job done, keep up the good work.
- The first annual Pickles, Pigs & Swigs is Saturday, November 20, 2021. He is looking forward to this and hopes we have good weather.
- We are on the cemeteries. Jimmie Outlaw with the VFW and members of the American Legion are working on developing a plan but the budget is not where it needs to be.
- The roads in the cemetery are horrible too.

Town Attorney Carroll Turner presented his report as follows:

- He told William Holloman this would be a good story for him. He said drive down toward the radio station. It is a state right of way.
- He stated the Mount Olive Pickle Plant Property down Talton Avenue had a lot of trash but someone had picked it up today.
- He advised the Mount Olive Pickle Shareholder's meeting is scheduled for August 19, 2021 and it would be a terrible embarrassment to have the town in that condition.

- Town Manager Jammie Royall has spoken with Luther Thompson with NC DOT and his machine is down.
- Mayor Kenneth Talton stated the railroad track is an important part of the town.

Town Manager Jammie Royall presented his report as follows:

- He talked about the streets – every year we get Powell Bill monies for streets & sidewalks. We get \$60,000.00 two times per year.
- By the time you have paved two streets the total cost is \$108,000.00 and that takes most of the money and we still have to do drainage.
- He stated he did make contact regarding the sidewalk project and got permission for one easement. Attorney Carroll Turner is working on a letter to send to the other property owner.
- He knows there have been some complaints regarding the garbage truck leaking. It is coming from rain water in the trash cans. He spoke with the truck manufacturer and N.C. Waste and Recycling to see how they handled this situation. The latter installed a valve which reduced the smell considerably.
- Last week we installed a flow meter at Calypso so we can accurately read usage.
- Commissioner Dennis Draper asked if this was at the feed mill. Town Manager Jammie Royall stated yes.
- Town Manager Jammie Royall informed the board our Enterprise Plan will reduce our payments about \$200.00 per month.
- Commissioner Barbara Kornegay asked if Enterprise could get us a bigger trash truck. Town Manager Jammie Royall advised he got the smaller one because it can be driven without CDL's.
- Commissioner Barbara Kornegay asked when does this truck rotate out? Town Manager Jammie Royall said every eight years.
- Commissioner Harlie Carmichael commented the job is getting done right.

There being no further business Commissioner Dennis Draper made a motion to adjourn. Commissioner Vicky Darden seconded and the motion passed 5-0.

Our next regular meeting is scheduled for Monday, August 2, 2021 at 7:00 P.M. in the board meeting room.

Respectfully Submitted,

Kenneth K. Talton
Mayor

Sherry Davis
Administrative Assistant/Town Clerk