

Town of Mount Olive
August 9, 2022
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 Delreese Simmons, Commissioner Barbara Kornegay, Commissioner Tommy Brown, Town Manager Jammie Royall, Town Clerk/Administrative Assistant Sherry Davis and Town Attorney Carroll Turner. Commissioner Vicky Darden was present via Zoom.

Mayor Kenneth Talton welcomed everyone to the meeting. He asked for a moment of silence for Sergeant Matthew Fishman who lost his life in the line of duty last week. Mayor Kenneth Talton also asked everyone to pray gunman Jordan Hamilton's family as well.

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

Mayor Kenneth Talton conducted a roll call and all were present.

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 Barbara Kornegay made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Kenneth Talton requested a motion to approve the June 14, 2022 and July 12, 2022 regular meeting minutes. Mayor Pro-Tempore Steve Wiggins mad the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0.

Mayor Kenneth Talton then moved to the Public Forum. Mr. Sammie Faison of 106 East Maple Street, Mount Olive, NC 28365, 919-344-7034 wanted to thank the Board, Town Manager and Public Works for removing the tree on Maple Street. He stated he would now like to see the sidewalks repaired on Franklin and Nelson Streets. He spoke with Town Manager Jammie Royall regarding the drain holes from Church Street to Center Street and thanked him for helping with the drainage.

Mr. Dennis Draper of 310 North Martin Street, Mount Olive, NC 28365, 919-222-8353 wanted to say after the last election he was asked by Police Chief Jason Hughes to volunteer as the Police Chaplain. He advised that even after the hurt of all the officers from the events of last week they have continued to do an excellent job. People from all over came out to show their support. The procession extended nine miles from here.

Dr. J. Jerome Newton of 605 Connor Street, Mount Olive, NC 28365, 919-658-9769 spoke of the fallen officer and said every public department did an outstanding job. They really sent him out in style. He loved seeing that support and sends his condolences. He then greeted the Board and advised of several concerns as follows: He stated Town Manager Jammie Royall did not call back regarding status of the transfer of the Carver Cultural Center buildings; the old police cars at the dump and old trucks at the water plant are unsightly; how often are ditches cleaned; water backs up trailer courts; how often does the board meet; the priority of things taking place; does the board even care about the south side and issues are always delayed. He commented no more deceit and no time for excuses. We need good leadership and vision.

Mayor Kenneth Talton advised that Dr. J. Jerome Newton could speak to the Board of Commissioners individually or the Town Clerk to serve on an advisory committee and bring up these issues there instead of during the board meetings. He thanked everyone for his or her comments and closed the Public Forum.

Mayor Kenneth Talton then discussed Non-Action Memo – 08-59 – Presentation by Mr. David Harris with Harris and Associates Regarding Grant Application, Award, Release of Funds and Supporting Documentation Process. Mr. Harris discussed the application, review, rate, making the award, receiving the awards letter, the grant agreement, environmental review with the exception of American Rescue Plan Funds, identifying who will be the authorized signer, satisfying the conditions of the grant and funds release. All of these steps are usually a three-year process.

Mr. Harris explained what happened with the Housing and Urban Development CDBG Resiliency Grant funding regarding an emergency shelter at the Carver Cultural Center gym. The request were narrowed down to six or seven applicants. It was state approved after Hurricane Matthew. The Town of Mount Olive was approved but the monies were never awarded. Grant funding is awarded in phases and at that time, housing was the greatest need. Twenty Six million dollars was available and the state approved half of that for housing only. In 2019, the state decided no counties were going to do the housing so the monies were moved over to state centric model. No monies were disbursed to any of the counties. The state would now manage the funding rather than the local governments. In 2021, the state ended the program. The state did not inform the counties because they were not managing it. They now have a new department N-Core (North Carolina Office of Resiliency and Emergency Management. The funding was withdrawn and designated for other uses. Commissioner Barbara Kornegay asked if that is why we never received any funding for the Carver Cultural Center Emergency Shelter. Mr. David Harris answered, yes, it did not just happen to Mount Olive, no one was funded.

Mayor Kenneth Talton then discussed Non-Action Memo – 08-60 – Presentation of Water Rate Study by Rural Water Representative. Ms. Alicia Melton – North Carolina Rural Water EPA Training and Technical Assistance Specialist explained how municipal water rates are structured. She

advised the Town of Mount Olive offers several services such as sewer, water and garbage collection. She stated though we often like to compare our utility bills with others, each one of these are independent and individual services. You used the example of the neighboring utility being a house. They have more people that live in and contribute to the expenses. They can invest in state of the art equipment and replace the roof. Different materials have different costs. The Town of Mount Olive will only ever have a water plant and sewer plant. Therefore, it is very important to invest in them. We must have food, air and water. People do not see the vast amount of infrastructure that lies beneath the ground. They not aware of the distribution line type: sixty percent is PVC pipe, which is great, but forty percent is galvanized pipe in which replacement is inevitable. Treating Wastewater is more expensive which is why sewer costs are much higher than water costs. Storm water can seep into the Wastewater Treatment Plant system. There are so many costs associated with operating these systems. Not only is there future replacement costs but also there is past debt used to upgrade the systems. Loans had to be taken out and will not be paid off until 2047, 2051 and 2059. The Town of Mount Olive is responsible for this debt.

The Town of Mount Olive qualifies as a distressed unit by North Carolina Statute Definition. This will help put the town on a pathway to sustainability. The Town of Mount Olive has received fourteen million dollars to replace the collection system and inflow and infiltration issues. Five hundred thousand of this will have to be paid back. Unfortunately, the Town of Mount Olive cannot incur much more debt and has to look at a rates plan of action. The only way to handle this is to increase water, sewer and garbage collection rates. The first loan payment is due in the fiscal year 2026/2027.

The current rates are okay for now but the town has to get on a path of viability. A twelve percent increase would amount to approximately five to seven dollars more on your bill. Ms. Melton realizes money is limited to everyone in here but we need to weigh the costs to have a continuous safe water system. She advised she just wanted to raise awareness to the citizens. She asked if there were any questions. Commissioner Barbara Kornegay asked Ms. Melton if she would be available when we are ready. Ms. Melton answered, yes and she would like to create a more accurate scenario.

Mayor Kenneth Talton commented we are in a unique position to be able to receive grant funds. This presentation shows the importance and significance. We must keep going forward with our rate structure instead of backwards. He advised Ms. Melton that she would be invited back again. People must have resources to be able to perform their jobs.

Mayor Kenneth Talton then discussed Non-Action Memo – 08-61 - Discussion of Possible Truck Ordinance Updates. Town Manager Jammie Royall stated some members of the board have concerns regarding commercial truck parking and the problems they create. Mayor Pro-Tempore Steve Wiggins read our current ordinance Section 59-293 (b) (c) and (d). Mayor Kenneth Talton asked what the issue is. Town Manager Jammie Royall answered, the way they park in yards where motorist are unable to see around them and some park on the right-of-way. Trucks and trailers also leave mud holes in people's yards.

Commissioner Delreese Simmons stated we couldn't stop them from parking in their yard but some park on the side of the yard and road. It is impossible to see around them. Unfortunately, we cannot require concrete pads because the renters are not going to pay for them. He feels the least expensive way to go is to place no parking signs in those areas throughout the town.

Mayor Kenneth Talton wanted to know if this is an enforceable issue. Police Chief Jason Hughes advised we already have an ordinance stating no parking on any right-of-way. Mayor Kenneth Talton requested that Police Chief Jason Hughes perform an assessment regarding this issue and work closely with Commissioner Delreese Simmons.

Mayor Kenneth Talton then discussed Action Memo – 08-62 - Consider Approval of Harris & Associates Recommended Selection of Attorney, Asbestos Inspector and Surveyor Professional Services for CDBG- Neighborhood Revitalization 2020 Grant. Mr. David Harris stated grant requirements go through a process to select. At least three firms were contacted to submit bids. Once bids are received, we make our recommendations.

Mr. David Harris is recommending the three lowest bidders as follows:

- Attorney Carroll Turner for Legal Services
- George Kenan for Asbestos Inspection Services
- Mike Benton for Surveyor Professional Services

Mayor Kenneth Talton asked if there was any discussion. Commissioner Delreese Simmons wanted to know why Attorney Carroll Turner was chosen when another firm bid the exact same amount. Mr. David Harris responded that Attorney Carroll Turner's hourly rates were lower and that is market costs. He advised there could be heirs in a different state or a mortgage. Mr. David Harris said it was decided the same way for the Asbestos and Surveying Professionals, Attorney Carroll Turner is right in line. We typically end with the complicated ones dealing with the CDBG- R grants. We are fortunate to have these professionals close by and readily available.

Mayor Kenneth Talton wanted to know if there were any more questions. Commissioner Barbara Kornegay wondered if we really expect to find any asbestos. Mr. David Harris said, yes sixty to eighty percent of linoleum glue and ninety percent of popcorn ceilings contain asbestos. We have to look at the materials there now. The state of North Carolina is very strict. Commissioner Delreese Simmons stated we have had similar problems with other bids in the past two weeks. Mayor Kenneth Talton confirmed there were three bids for legal services and asked if there were any more questions.

Mayor Talton requested a motion to approve Mr. David Harris' recommendations. Commissioner Barbara Kornegay made the motion. Mayor Pro-Tempore seconded and the motion passed 4-1 as follows. Commissioner Barbara Kornegay – Yea, Mayor Pro-Tempore Steve Wiggins – Yea, Commissioner Vicky Darden – Yea, Commissioner Tommy Brown – Yea, Commissioner Delreese Simmons – Nay.

Mayor Kenneth Talton then discussed Action Memo – 08-63 - Consider Approval of Budget Ordinance Amendments #1 - #4. Finance Director Geoffrey Merritt stated Budget Ordinance Amendments # 1 - #3 are regarding wage increases.

BUDGET ORDINANCE AMENDMENT #1

BE IT ORDAINED by the Board of Commissioners of the Town of Mount Olive, North Carolina, that the following amendment be made to the Budget Ordinance for the fiscal year ending June 30, 2023:

Section I. General Fund Increase in Wage Expenditures

A. Revenue

B. Expenditure

Salaries and Wages	10-4150-0200	\$ 600.00
Retirement	10-4150-0700	\$ 100.00
Salaries and Wages	10-4200-0200	\$ 600.00
Retirement	10-4200-0700	\$ 100.00
401(k)	10-4200-0900	\$ 100.00
Salaries and Wages	10-4510-0200	\$ 5,400.00
FICA	10-4510-0500	\$ 400.00
Retirement	10-4510-0700	\$ 800.00
401(k)	10-4510-0900	\$ 100.00
Salaries and Wages	10-4530-0200	\$ 400.00
FICA	10-4530-0500	\$ 100.00
Retirement	10-4530-0700	\$ 100.00
401(k)	10-4530-0900	\$ 200.00
Salaries and Wages	10-4700-0200	\$ 2,000.00
FICA	10-4700-0500	\$ 100.00
Retirement	10-4700-0700	\$ 200.00
401(k)	10-4700-0900	\$ 100.00
Salaries and Wages	10-5300-0200	\$ 1,000.00
FICA	10-5300-0500	\$ 100.00
Retirement	10-5300-0700	\$ 200.00
Contingency	10-4200-9500	(\$ 12,700.00)

Section II. Explanation

1. Additional wage expenditures were requested to be budgeted for the General Fund for the year. This amendment will put employees raises at a 5% increase or higher for the year.

BUDGET ORDINANCE AMENDMENT #2

BE IT ORDAINED by the Board of Commissioners of the Town of Mount Olive, North Carolina, that the following amendment be made to the Budget Ordinance for the fiscal year ending June 30, 2023:

Section I. Water & Sewer Fund Increase in Wage Expenditures

A. Revenue

B. Expenditure

Salaries and Wages	30-6600-0200	\$ 1,100.00
Retirement	30-6600-0700	\$ 100.00
Salaries and Wages	30-8100-0200	\$ 7,000.00
FICA	30-8100-0500	\$ 500.00
Retirement	30-8100-0700	\$ 700.00
401(k)	30-8100-0900	\$ 200.00
Salaries and Wages	30-8110-0200	\$ 4,200.00
FICA	30-8110-0500	\$ 300.00

Retirement	30-8110-0700	\$ 500.00
401(k)	30-8110-0900	\$ 200.00
Salaries and Wages	30-8200-0200	\$ 100.00
Salaries and Wages	30-8210-0200	\$ 3,500.00
FICA	30-8210-0500	\$ 100.00
Retirement	30-8210-0700	\$ 400.00
401(k)	30-8210-0900	\$ 200.00
Capital Reserve	30-8250-0600	(\$ 19,100.00)

Section II. Explanation

1. Additional wage expenditures were requested to be budgeted for the Water & Sewer Fund for the year. This amendment will put employees raises at a 5% increase or higher for the year.

BUDGET ORDINANCE AMENDMENT #3

BE IT ORDAINED by the Board of Commissioners of the Town of Mount Olive, North Carolina, that the following amendment be made to the Budget Ordinance for the fiscal year ending June 30, 2023:

Section I. Waylin Fire Fund Increase in Wage Expenditures

A. Revenue

B. Expenditure

Salaries and Wages	51-5300-0200	\$ 700.00
Retirement	51-5300-0700	\$ 100.00
Waylin Reserve Fund	51-5300-7700	(\$ 800.00)

Section II. Explanation

1. Additional wage expenditures were requested to be budgeted for the Waylin Fire Fund for the year. This amendment will put employees raises at a 5% increase or higher for the year.

Commissioner Tommy Brown asked what employees received increases. Finance Director Geoffrey Merritt stated all employees have now received a five percent across the board increase. Commissioner Barbara Kornegay wanted to know if these amendments equal on five percent. Finance Director Geoffrey Merritt replied any employees who had previously received less than five percent are now at five percent.

Commissioner Tommy Brown advised the chart they received showed two employees who did not receive a five percent increase. He is not opposed but we need to be specific and transparent. Commissioner Barbara Kornegay suggested we scratch the or higher for the year comment in the explanation of Budget Ordinance Amendments #1 - #3. Mayor Pro-Tempore Steve Wiggins he would approve if that comment is stricken. Commissioner Delreese wanted to confirm these raises would be retroactive back to July 1, 2022. Finance Director Geoffrey Merritt stated it was his understanding they are.

Mayor Kenneth Talton requested a motion to approve Budget Ordinance Amendments #1 - #3 with the striking of the wording or higher for the year. Commissioner Tommy Brown commented that Town Policy states the Board of Commissioners are to vote on specific amounts given to every employee. Finance Director Geoffrey Merritt responded that detailed spreadsheets were provided. Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0

Finance Director Geoffrey Merritt then discussed Budget Ordinance Amendment # 4. He stated it was regarding the K-9 and Police Vehicle Repair.

BUDGET ORDINANCE AMENDMENT #4

BE IT ORDAINED by the Board of Commissioners of the Town of Mount Olive, North Carolina, that the following amendment be made to the Budget Ordinance for the fiscal year ending June 30, 2023:

Section I. General Fund Amendment for Grant and Insurance Proceeds

A. Revenue

Police Grant	10-3480-0100	\$ 7,500.00
Insurance Proceeds	10-3970-6400	\$ 8,400.00

B. Expenditure

Department Supplies	10-5100-3300	\$ 7,500.00
Maintenance & Repair Vehicle	10-5100-1700	\$ 8,400.00

Section II. Explanation

1. The Police Department received a K-9 cop grant in the amount of \$7,500 from AKC Reunite to help with expenses for our police K-9s. Expenditures have been amended for kennels and supplies to be purchased with the proceeds. Insurance proceeds were received in the amount of \$8,332.82 for repairs on one of the police vehicles involved in an incident. Expenditures for the repairs are included with this amendment.

Mayor Kenneth Talton asked if there were any questions. Police Chief Jason Hughes wanted to inform everyone there are now two canines. The second will be ready next month.

Mayor Kenneth Talton requested a motion to approve Budget Ordinance Amendment # 4. Commissioner Tommy Brown made the motion. Commissioner Barbara Kornegay seconded the motion and it passed 5-0.

Town Manager Jammie Royall Presented Report As Follows:

- He wished everyone a good evening and stated he would like to acknowledge all employees. For the past two months they have worked in the heat and he is not heard one complaint
- He provided an update on the Carver Cultural Center. He has the plans from ADLA, Inc. and Men of FIC. He is waiting for the Carver Alumni High School and Friends Association plans. The property divisions have been made and a meeting will be called before the September 2022 board meeting.
- He advised that work has begun on the ditches.
- He said we are now waiting on connector switch for the internet before we can move back to our original offices. He stated he would use in house staff to finish up.

Mayor Kenneth Talton suggested a possible reception once everyone has moved back in. Mayor Kenneth Talton commented the sidewalk construction has begun though we have encountered a couple of bumps in the road. He would like to commend the Public Works Citizen Advisory Committee and Public Works Director Mitchell Davis.

Mayor Kenneth Talton then asked about the cemetery mowing contracts. Town Manager Jammie Royall responded that every year bids are received from at least three contractors. This year Wright Brothers Lawn Care Service had the lowest bid and was awarded the contract. They are doing an excellent job and have mowed all three cemeteries in one day. Mayor Kenneth Talton commented the previous contractor was deficient in all three cemeteries.

Town Attorney Carroll Turner Presented Report as Follows:

- He has been working with Code Enforcement Officer Justin Hill regarding six condemnations. A legal ad will published in the Goldsboro News Argus on Thursday, August 11, 2022 and he will provide the Board of Commissioners with a list tomorrow.
- He advised the bids for the Connor Street Property continues to go up.

The Commissioner's Reports were as Follows:

Commissioner Tommy Brown

- He stated his thoughts and prayers are with the families of Sergeant Matthew Fishman, Officer Ramone Torres and Officer Andrew Cox. They will need our support during this time.
- He advised that he is Chairman of the Crime Stoppers and they are hosting an event on Friday, August 12, 2022 at 6:00 P.M. The location will be 341 Black Jack Church Road, Goldsboro, North Carolina. Singing starts at 7:00 P.M., Admission is free and the proceeds will go to Sergeant Matthew Fishman's family and other officers.
- He has spoken with Mr. Franklin Lane and Pastor Jeff Dail may bring this event to the Mount Olive First Pentecostal Holiness Church in Mount Olive next year. The Grantham Grange is also helping.

Commissioner Delreese Simmons

- He stated the sidewalk situation is getting fixed now thanks to Town Manager Jammie Royall. He also thanked Public Works Director Mitchell Davis for his help.
- He feels that District Two is getting better.
- He advised Code Enforcement Officer Justin Hill is doing a good job but there are still a lot of couches on front porches in District One but he know that Code Enforcement Officer Justin Hill is trying.

- He said we still need to make landlords accountable.
- He wanted to know why Dr. J. Jerome Newton could not be placed on the agenda. He would love to hear what he had to say.

Code Enforcement Officer Justin Hill stated he every couch cleared off last week and this week they had new couches. Mayor Kenneth Talton advised that he is doing a good job and asked if the violators are being fined. Code Enforcement Officer Justin Hill said yes but they have failed to pay. Mayor Kenneth Talton responded that he should take it up with Town Attorney Carroll Turner.

Commissioner Barbara Kornegay

- She stated that she would be serving on the study group to look at the status of Mobile Home Parks. They have taken a tour with Code Enforcement Officer Justin Hill to all the Mobile Home Parks. They noticed that not all mobile homes are located in parks. They plan to meet again next week.
- The Grants Search Group meets every two weeks on Monday afternoons at the Train Depot.
- She informed everyone the Wastewater Treatment Plant final punch list for the spray fields, pumps and filters is trying to stay on schedule with the moratorium.
- She advised that she serves on Eastern RPO Council, the Wayne County Economic Development Corporation, the Airport Commission and the Housing Authority Board.
- She attended a webinar on the Safe Streets and Roads Act for possible grant funding but there is a twenty percent match.

Commissioner Vicky Darden

- She was so sorry to hear about the police officers and Ernestine Oats' son, She sends her condolences.
- She advised her son had to have five bypasses which is why she is on Zoom tonight.

Mayor Kenneth Talton stated prayers would be lifted up for her.

Mayor Pro-Tempore Steve Wiggins

- He said he has real concerns regarding the recent vandalism to Myrtle Grove Cemetery. Six or Seven tombstones were knocked over. This is a historic cemetery. Police reports have been filed and an investigation is being performed.
- He advised the new cemetery mowing contractor is doing a very professional job. You get what you pay for and that was a good decision.
- He worked with Commissioner Vicky Darden and Code Enforcement Officer Justin Hill in her district. They started at Lee's Country Club Road and came up Breazeale Avenue.
- He stated Lee's Country Club Road had some visual obstructions and that has been remedied.
- He advised the Old Robinson's Service station is a work in progress but cars have been removed from the front.
- He said the Thrift Store located on Breazeale Avenue will have to have the property rezoned or they will have to cease and desist.
- He commented Real Deal Tires located across from the Thrift Store is licensed and has a bond of fifty thousand dollars.
- He stated if there is anything else Commissioner Vicky Darden needs help with he is here.
- He is glad the tree at Maple Street has been removed.
- He has been very busy in meetings and interviews for a new Finance Director.
- He serves on the Eastern Carolina Council and they just found a replacement for their Executive Director.
- He also serves on the Gateway Board and is the President of Mount Olive Community Development Corporation
- He said he has been working on a plan to update the Public Works Equipment. He has placed a list on the table if anyone would like to review.

Mayor Kenneth Talton

- He stated it is important to know where the money comes from and where it goes.
- He encouraged everyone to take a copy of the Public Works Equipment Needs List.
- He said everyone is doing a good job for this town.
- He is lifting up prayers for Commissioner Vicky Darden and the police.

There being no further business Mayor Pro-Tempore Steve Wiggins made a motion to adjourn. Commissioner Tommy Brown seconded and the motion passed 5-0.

Our next regular meeting is scheduled for Tuesday, September 13, 2022 at 7:00 P.M. in the board meeting room.

Respectfully Submitted,

Kenneth K. Talton
Mayor

Sherry Davis
Administrative Assistant/Town Clerk