Town of Mount Olive

February 8, 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 Vicky Darden, Commissioner Harlie Carmichael, Commissioner Barbara Kornegay, Commissioner Dennis Draper, Town Manager Jammie Royall, Town Clerk/Administrative Assistant Sherry Davis and Town Attorney Carroll Turner.

Mayor Kenneth Talton welcomed everyone to the meeting.

Commissioner Dennis Draper delivered our invocation and Commissioner Harlie Carmichael led us in the Pledge of Allegiance.

Mayor Kenneth Talton read the Conflict of Interest Statement; Mayor Kenneth Talton advised that he will recuse himself from the Public Hearing and Rezoning request due to the family relationship with the requester.

Mayor Kenneth Talton requested a motion to approve the published agenda. Commissioner Harlie Carmichael made the motion. Mayor Pro-Tempore Steve Wiggins seconded and the motion passed 5-0.

Mayor Kenneth Talton requested a motion to approve the January 11, 2022 meeting minutes and the January 27, 2022 special meeting minutes. Commissioner Barbara Kornegay made a motion to approve the January 11, 2022 meeting minutes and the January 27, 2022 special meeting minutes. Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton then moved to the Public Forum. Ms. Betty Brock (Polly Jones) of 110 Elmore Street, Mount Olive, NC 28365, 919-658-4081.

She stated she was concerned with drainage issues. When it rains, it looks like they have ponds. She does appreciate Commissioner Harlie Carmichael and Public Works Director Mitchell Davis coming out, taking immediate action, and explaining the repaving of Elmore Street. She understands that Elmore Street is on schedule for sewer line replacement. Her parents have lived on Elmore Street since 1966. She also discussed the issues with speeders up and down this street.

Mrs. Linda Boykin of 600 East Main Street, Mount Olive, NC 28365, 919-922-9364. She stated her issue is with the way the south side of town looks. Lighting is terrible and streets are broken not cracked. Mayor Kenneth Talton has spoken with Duke Progress Energy and they are waiting to complete a project so they are still waiting. She wants a desirable neighborhood. We come and talk and nothing is done. We are asking for fairness not favoritism.

Fire Chief Greg Wiggins works at 401 NW Center Street, Mount Olive, NC 28365, 919-658-3243. He wanted to update everyone regarding the shortage of volunteers he discussed at the January 11, 2022 meeting. His counterpart Jeremy King said he thought he could help by allowing seven of his men to volunteer during the day. He is allowing them to train on Wednesdays from 2:00 P.M. to 4:00 P.M. Town Manager Jammie Royall is allowing them to answer calls during the day. All seven men have shown up and three already have firefighter experience. He thanked Jeremy King for his assistance. He then discussed the monthly report for January 2022. They now have an average of nine firefighters per call compared to five in December 2021. He has applied for a $10,000.00 grant and a fifty/fifty grant with the state. We sold old engine one to Jason Fire Department.

Ms. Sam Jones a three time Olympian of 110 Elmore Street, Mount Olive, NC 28365, 919-272-1169 moved back to Mount Olive in 2016. In 2017, she came to the Mount Olive Police Department times and days that speeders come down her street way to fast. Elmore Street is the last street heading out of town. She asked that something be done and wanted to know if the Mount Olive Police Department has been writing out tickets. The road is unbelievable and in need of repair, please be fair and fix all streets. This used to be a beautiful area. Mayor Pro-Tempore Steve Wiggins asked if the speeders from coming from Elmore Street to James Street heading toward Rones Chapel. We have requested speed bumps but they are not allowed within the city limits. Mayor Kenneth Talton confirmed that speed bumps are allowed on private streets but not public ones.

Ms. Annie Stukes of 115 Elmore Street, Mount Olive, NC 28365, 919-222-9275. She has been living here since 1983 and Elmore Street has gone way down since then. She has tried to clear the drains herself when it rains because the water ponds. She is also worried about speeders. She has dogs and worries about them being hit. Three weeks ago, someone was going so fast they hit the ditch. We have many elderly people in the neighborhood and need a walkway so they can feel safe.

Mr. Ryan Roberts of 3321 Sumerlin’s Crossroads Road, Mount Olive, NC 28365, 919-738-5861. He discussed the Condemned Sign on the Old Theater Building. He has talked about his discovery and collection awareness of potential intent. He spoke with the owner and reviewed a copy of the Engineering Report provided by Town Attorney Carroll Turner. A place in Goldsboro is being refurbished for estimate assessment phase. He has meet with the owner and has permission to enter the property. He is currently looking into estimated costs to bring the building up to code. He is also seeking grant opportunities. Town Attorney Carroll Turner asked what he had in mind for the Old Theater Building. Mr. Ryan Roberts advised he would like to use as a theater or a similar venue. He is leaning toward the original use of the building. Any type of commercial kitchen increases the cost considerably. His first project is to stop the deterioration of the building.

Mr. Jerome Newton of 605 Connor Street, Mount Olive, NC 28365, 919-658-9769. He is here on behalf of Carver Alumni High School and Friends Association, Inc. He was here last month and wanted to ensure the board would consider deeding over the three buildings they currently use to them. He grew up and came back here and it is somewhat depressing. He believes Carver High School Alumni & Friends Association, Inc. is the way to help the community. Wayne County is a poverty-stricken area and children of all races and nationalities are affected. Years ago industries such as Burlington and Mount Olive Pickle Company brought people here. We need to utilize what we have. Having these, buildings will help the community at large and will be a great asset to the town.

Mayor Kenneth Talton asked if anyone else wished to speak. Mr. Danny King with ADLA, Inc., 612 South Breazeale Avenue, Mount Olive, NC 28365, 919-922-7713. We urgently need the food kitchen, soup kitchen and emergency food that his program provides. His organization received twelve million dollars of COVID relief funding in 2020. ADLA, Inc. brought the first gang prevention program, the first culinary school and after school programs to the Town of Mount Olive. He lost one million dollars in grant funding because his organization does not own the building. He has a proposal right now. He is planning to have a health clinic on site. We have the momentum but need immediate not deferred action. This is a great time for funding cycles but we are missing out because of delays. Everything is in place; we have shown our level of commitment. We need proof of ownership, let us take control and get the work done. You can contact the Rural Economic Development to see what grants are available.

Mayor Kenneth Talton stated we are committed in moving forward and Town Manager Jammie Royall has been working with ADLA, Inc, Men of FIC and Carver High School Alumni and Friends, Inc. Town Attorney Carroll Turner asked Mr. Danny King if his request is separate and apart from what Men of FIC and Carver High School Alumni and Friends, Inc. Mr. Danny King stated, yes.

Mayor Kenneth Talton asked if anyone wished to speak and the public forum was closed.

Mayor Kenneth Talton then requested a motion to go into Public Hearing regarding the rezoning request by Emily and Bill Farmer for 201 North Chestnut Street from R10 to C1 Downtown Commercial & the text amendment allowing events center/bed & breakfast venue as a permitted use in the C1 Downtown District. Commissioner Barbara Kornegay made the motion. Commissioner Harlie Carmichael seconded and the motion passed 5-0. Mayor Kenneth Talton then turned the floor over the Mayor Pro-Tempore Steve Wiggins and stepped out of the room.

Mrs. Carrie Talton spoke on behalf of her parents Emily and Bill Farmer. She advised they are hoping to be open by the spring. Mayor Pro-Tempore Steve Wiggins asked if they are planning to turn it into a bed and breakfast. Mrs. Carrie Talton stated not at this time, we are planning to use it as an events venue.

Mayor Pro-Tempore Steve Wiggins asked Town Attorney Carroll Turner to explain the text amendment. He stated the permitted use does not require special permission each time. The C1 Downtown Commercial Zoning does not currently include the events venue as a permitted use, which is why the text amendment is requested.

Mayor Pro-Tempore Steve Wiggins asked if there are any public comments or questions at this time. Commissioner Dennis Draper wanted to clarify these are two different items. Town Attorney Carroll Turner said yes. Mayor Pro-Tempore Steve Wiggins asked if there were any other comments. There being none, he requested a motion to go back into regular session. Commissioner Dennis Draper made the motion. Commissioner Barbara Kornegay seconded the motion and it passed 5-0.

Mayor Kenneth Talton came back into the room and reclaimed the floor. He then discussed Non-Action Item 02-07 – Update on Sidewalk Progress. He asked Town Attorney Carroll Turner to provide the update. He stated he was disappointed that Mr. Hobart Yates was not here for this. As of tonight, he still does not have any easements in hand but he has received phone calls regarding Hillsboro to Franklin Streets. He now has two verbal commitments from those two property owners. One lives in Richmond, Virginia she is ready to sign. The easements have been mailed and at least we have commitments for the entire block. Hopefully, we will receive them by the next meeting. Mayor Kenneth Talton thanked Town Attorney Carroll Turner for the update.

Mayor Kenneth Talton then discussed Non-Action Memo – 02-08 – Consider Turning Over Ownership of Buildings They Currently Lease at Carver Cultural Center to ADLA, Inc., Carver High School Alumni & Friends, Inc. and Men of FIC. Town Manager Jammie Royall stated he has been trying for a long time. ADLA, Inc is to receive two buildings; Men of FIC one building and Carver High School Alumni & Friends, Inc will receive three buildings. We have seen ADLA, Inc grow since their set up in Mount Olive. He requested that Carver High School Alumni & Friends, Inc and Men of FIC bring a project plan next month.

Town Attorney Carroll Turner stated we are dealing with three different groups and will need the legal name of each one. We cannot just give the buildings and property away unless they are a certain type of organization. The statute allows another option, the party makes an offer and you hope no one raises it within ten days. Pretty much a campus now and we are chopping it up into little pieces. We will have to obtain legal descriptions and survey work. The Town of Mount Olive will retain ownership of the gym. He asked if the parking lot goes with it because we have to advise the surveyor what needs to be surveyed out.

Mayor Kenneth Talton said those are good points and stated we need to who is responsible for the water/sewer, utilities and any obstructions. The Hurricanes Football Field needs to be involves as well. We have a lot to talk about and time is urgent. He asked Town Attorney Carroll Turner if he could help devise the action plan. Town Attorney Carroll Turner advised that he, Town Manager Jammie Royall and a board member could devise the plan. He stated the group receiving the property is expected to pay for the survey. Mayor Kenneth Talton said we need a meeting with all groups involved and asked Town Manager Jammie Royall to set that up. He would like a report by next month with the property mapped out. Mayor Kenneth Talton asked Commissioners Vicky Darden and Harlie Carmichael if they would be willing to serve on the Ad Hoc Committee.

Mayor Kenneth Talton then discussed Non- Action Memo 02-09 – Consider Supplemental Insurance - Mayor Kenneth Talton turned this item over to Town Manager Jammie Royall. He advised we have been paying employees over sixty-five and who have elected to receive Medicare rather than continue on the Town’s insurance a supplement to cover the cost. However, we have been paying them $600.00 per month, which is the same premium costs of the employees on our insurance policy. Commissioner Barbara Kornegay suggested dropping the amount to $200.00 per month. Mayor Kenneth Talton asked how many employees does this affect. Town Manager Jammie Royall advised six. Mayor Kenneth Talton wanted to know if there were any other questions as Town Manager Jammie Royall moves forward with the policy change.

Mayor Kenneth Talton then discussed Action Memo- 02-10 Consider Approval of Rezoning Request from R10 to C1 Downtown Commercial – 201 North Chestnut Street by Emily & Bill Farmer. He then turned the meeting over to Mayor Pre-Tempore Steve Wiggins and recused himself. He left the room.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve the request. Commissioner Dennis Draper made a motion to approve Action Memo – 02-10. Commissioner Barbara Kornegay seconded the motion and it passed 5-0.

Mayor Pro-Tempore Steve Wiggins then moved on to Action Memo 02-11 – Consider Approval of Text Amendment Allowing Events Center/Bed & Breakfast Venue as a Permitted Use in the C1 Downtown District.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve the request. Commissioner Dennis Draper made a motion to approve Action Memo – 02-11. Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton came back into the room and discussed Action Memo 02-12 – Consider Approval of Ordinance Reducing the Speed on Westbrook Street to 10 Miles Per Hour. He asked Town Manager Jammie Royall to explain this request. Town Manager Jammie Royall advised the current speed limit is 35 Miles Per Hour and he feels it needs to be reduced to 10 Miles Per Hour for public safety. Numerous times, he has observed children running across this street to the Family Dollar as cars come speeding by. Commissioner Barbara Kornegay asked if this was between Westbrook Park and the Family Dollar, she was advised yes. Mayor Kenneth Talton asked if anyone has considered making it a one-way street. Town Manager Jammie Royall stated no because it is a very busy street and people just need to slow down. Commissioner Vicky Darden asked if the speed could be reduced on Elmore Street. Mayor Pro-Tempore Steve Wiggins suggested a four-way stop sign at Elmore & Hillsboro.

Ms. Sam Jones stated a four-way stop might work. Commissioner Barbara Kornegay asked if there were any special times the speeders come through such as shift changes. Ms. Sam Jones said 6:30 A.M. until dark. Mrs. Linda Boykin advised the Turkey Plant has three shifts. Mayor Kenneth Talton commented they are using Elmore as a cut through. Commissioner Dennis Draper wanted to know if there was any way to make those three points all direction stops. Mayor Kenneth Talton stated that Police Chief Jason Hughes is here tonight he will go over to Elmore Street in the morning.

Mayor Talton requested a motion to approve Action Memo 02-12. Mayor Pro-Tempore Steve Wiggins made a motion. Commissioner Barbara Kornegay seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo 02-13 – Consider Approval of Ordinance Changing Blocks on West John Street from Wooten to Martin to One-Way Access Going West. Mayor Kenneth Talton then asked Town Manager Jammie Royall to explain this request. He advised this area is congested and dangerous. He is requesting Roberts and Martin Streets become one way so buses or cars cannot come back through there. Commissioner Dennis Draper wanted to clarify from Martin to Wooten going toward the school. Town Manager Jammie Royall stated it is two blocks. Commissioner Barbara Kornegay asked if the school or residents have approached him. He said, no. Mayor Pro-Tempore Steve Wiggins feels they need more information before proceeding with this. Commissioner Barbara Kornegay stated we should notify the school and the parents first. Mayor Kenneth Talton asked Police Chief Jason Hughes if he supports this. He commented one-hundred percent. Town Manager Jammie Royall advised we could wait a week after approval and contacting the school to make the change.

Mayor Kenneth Talton asked if there were any other questions or discussions. Commissioner Dennis Draper made a motion to approve Action Memo – 02-13 to become effective after consult and notification to Mount Olive Middle School. Commissioner Barbara Kornegay seconded the motion. Town Attorney Carroll Turner stated it was confusing the way it was worded and asked when it would be effective. Commissioner Dennis Draper said after we talk with the school. Town Attorney Carroll Turner advised signage must be put up anytime there is a change in the traffic pattern. Commissioner Dennis Draper amended his motion to pass effective March 1, 2022. Town Manager Jammie Royall advised he would get the signs put up. Commissioner Barbara Kornegay seconded the amended motion. Mayor Pro-Tempore Steve Wiggins asked when our next meeting is and was advised Tuesday, March 8, 2022. Commissioner Harlie Carmichael said he would like to table this item until the next meeting.

Town Attorney Carroll Turner informed the board the motion to table takes precedence over all other motions. Commissioner Harlie Carmichael made a motion to table Action Memo 02-13 until the March 8, 2022 meeting. Commissioner Vicky Darden seconded the motion and it passed 4-1 with Commissioner Dennis Draper voting no.

Mayor Kenneth Talton then discussed Action Memo 02-14 – Consider Approval of the 2022 Black History Month Proclamation. Mayor Pro-Tempore Steve Wiggins read the Proclamation. Commissioner Barbara Kornegay made a motion to approve Action Memo 02-14. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo 02-15 – Consider Approval to Add the Juneteenth Holiday to the Town of Mount Olive Personnel Policy to be Observed on June 19th. When a holiday other than Christmas Day falls on a Saturday or Sunday, the following Monday shall be observed as the holiday. Commissioner Barbara Kornegay made a motion to approve Action Memo 02-15. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo 02-16 – Consider Approval of Resolution for Alkebulan Community Reform (Michael Olliver). Mayor Pro-Tempore read the Resolution. He then made a motion to approve Action Memo 02-16. Commissioner Barbara Kornegay seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo 02-17 Budget Ordinance Amendments. He asked Town Finance Director Geoffrey Merritt to explain these items. Town Finance Director Geoffrey Merritt stated he is trying to help shore up the books. Due to the number of Budget Ordinance Amendments, copies are attached as a part of these meeting minutes. Brief descriptions are listed below:

Budget Ordinance Amendment #17 – Powell Bill

Budget Ordinance Amendment #18 – Mount Olive Police Department Funding from Unauthorized Substance Tax.

Budget Ordinance Amendment #19 – Municipal Airport Fund

Budget Ordinance Amendment #20 – General Fund Revenue Amendment

Budget Ordinance Amendment#21 – Water/ Sewer Fund

Budget Ordinance Amendment #22 – Water/Sewer Treatment

Budget Ordinance Amendment #23 – Waylin Fire Fund Allocation of Wages

Budget Ordinance Amendment #24 – Town Manager and Finance Director Allocation of Wages

Budget Ordinance Amendment #25 – Adjustment to Public Works Budget

Mayor Kenneth Talton asked if there were any questions. Commissioner Barbara Kornegay made a motion to approve Budget Ordinance Amendments #17-#25. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 5-0.

Town Manager Jammie Royall presented his report as follows:

* He presented a sketch of the new offices design to the board. He is hoping we will be back in there by the end of March 2022.
* He wished Commissioner Vicky Darden a Happy Birthday.
* He advised the board they need to pick a date to go to Raleigh and meet with the Division of Water Quality and Senator Thom Tillis.

The Commissioner’s Reports were presented as follows:

Commissioner Vicky Darden

* She reminded everyone the 15th Annual Black History Parade is scheduled for Saturday, February 26, 2022 with a rain date of Saturday, March 5, 2022.
* Line-up will begin at 11:00 A.M. on Talton Avenue and the parade will begin at 1:00 P.M.

Commissioner Dennis Draper

* He stated it was much better to be at the meeting in person rather than in the hospital via zoom.
* He asked that everyone please keep the family of Lula Smalley in their prayers as she passed away a couple of weeks ago. She was a dear and sincere person.

Commissioner Barbara Kornegay –

* She stated their meeting with Representative John Bell resulted in a list of twelve or thirteen priority items. He spent two hours with us.
* She said the Waste Water Treatment Plant is our highest priority of the many things we have talked about tonight.
* She advised there is a great deal of funding available. We just need a reasonable plan to present to Representative John Bell and our Federal Representatives.
* She informed everyone we have been dealing with many things this past month and we really need a grant writer.
* She reminded everyone the Time Capsule will be buried before our March 8, 2022 Regular Board Meeting at 6:30 P.M. on the Town Hall lawn.
* She is glad all of Welcome to Mount Olive signs are up now.
* Mayor Kenneth Talton commented the County of Wayne will be seeking a grant writer and it has to be someone that devotes one-hundred percent of their time to this.

Commissioner Harlie Carmichael -

* He stated he attended a ribbon cutting which means a new business and new revenues.
* He thanked the Public Works Employees for taking care of the things he brings up such as cleaning the drains before it rains and they didn’t hold water as long as before.

Mayor Pro-Tempore Steve Wiggins

* He stated he is glad to hear about the grant writer.
* He asked about Flood Mitigation Plan funding for the 48” Culvert under the railroad track. He is under the impression that CSX expects us to pay for it.
* He said the contract work at the cemetery has been completed but there is still more to be done.

The Mayor’s Report was presented as follows:

Mayor Kenneth Talton

* He advised the speeders on Elmore would be taken care of. He asked the concerned residents to come to the March 8, 2022 meeting and let us know the results.
* He stated there is plenty of funding available but the Waste Water Treatment Plant is our priority right now.
* He said Powell Aid funds can be used for street repairs but we only have enough for two blocks
* He is hoping we will see an influx of funding soon We also need funding for Inflow & Infiltration, Storm Water Drainage and Parks and Recreation
* He feels this is going to be a concerted effort regarding funding.
* Keith Ashford with Duke Progress Energy is the contact for the Highway 55 lighting needs. He will put Mr. Ashford on notice. We rent all of our streetlights from them.
* He is excited about the Carver Cultural Center. This is the prime opportunity to get these properties in the individual group names.
* Commissioner Dennis Draper agrees we need thirty-five to forty extra streetlights.
* Mayor Kenneth Talton stated there is a process and we need to identify where and when.
* Town Manager Jammie Royall advised that he talks with Mr. Ashford all the time. He is engineering the lighting project from Highway 55 to Walmart and he has to finish that project first.
* Commissioner Barbara Kornegay asked if Mr. Ashford could come here.

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

Our next regular meeting is scheduled for Tuesday, March 8, 2022 at 7:00 P.M. in the board meeting room.

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Respectfully Submitted,

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Kenneth K. Talton Sherry Davis

Mayor Administrative Assistant/Town Clerk