

Town of Mount Olive
October 12, 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.

Mayor Kenneth Talton welcomed everyone to the meeting.

Commissioner Harlie Carmichael delivered our invocation and Commissioner Barbara Kornegay 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 Barbara Kornegay made a motion to move Non-Action Memo 10-69 ahead of Non-Action Memo 10-68 so the attorney's with Poyner and Spruill can get back to Raleigh. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 5-0. Mayor Pro-Tempore Steve Wiggins then made a motion to approve the published agenda. Commissioner Harlie Carmichael seconded and the motion passed 5-0.

Mayor Kenneth Talton requested a motion to approve the September 13, 2021 meeting minutes. Commissioner Barbara Kornegay made a motion to approve the September 13, 2021 meeting minutes, Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton then moved to the Public Forum. No one signed up. Mayor Kenneth Talton asked if anyone wished to speak. No one did and the public forum was closed.

Mayor Kenneth Talton then discussed Non-Action Memo – 10-69 Attorney Carroll Turner introduced Caroline Mackie and Bill Gilkeson with Poyner Spruill regarding the redistricting. Caroline Mackie advised that redistricting is a requirement every ten years after the census. She stated it was plus or minus five percent (5%) rule. The population is divided into districts. Districts outside of that triggers redistricting we do not have to redistrict. We can if we would like but we are no obligation. It is no longer required to send a proposed plan to the Department of Justice. She asked if anyone had any questions.

Attorney Carroll Turner commented to Carolina Mackie, the only issue you saw was a census block that needed to be moved. He asked has that been resolved. Caroline Mackie stated the census block is the smallest unit. Some have changed since ten years but only two blocks are involved. Bill Gilkeson advised there were two blocks on the district line. Carolina Mackie stated these two blocks would have to be changed if redistricting was required. Board of Elections can assign voters in the proper district so no need to change. Bill Gilkeson said these blocks would not affect the population balance. Our districts are all within legal range.

Attorney Carroll Turner asked what is the final step from here. Caroline Mackie advised there is nothing formal that needs to be done. The Board of Elections has the necessary documents. Attorney Carroll Turner asked if the board needs to vote not to redistrict. Caroline Mackie answered yes. Commissioner Barbara Kornegay wanted to know what the population change was in the 2020 Census. Caroline Mackie stated the 2010 Census recorded a population of 4,589 and the 2020 Census recorded a population of 4,198. This is as of April 1, 2020. Attorney Carroll Turner wanted to know if it was possible to find out if this figure will change. Caroline Mackie advised only if it challenged by the town. Commissioner Harlie Carmichael asked if the change was a result of the census not being completed due to COVID 19. Carolina Mackie stated she is not sure. Commissioner Barbara Kornegay commented she thought it would be more. Bill Gilkeson informed the board that places with college and university did not have their students during the time the census was taken. Elizabeth City is an example of a town whose population went way down due to this.

Mayor Kenneth Talton asked if there were any other questions. He thanked Caroline Mackie and Bill Gilkeson for coming and he appreciates their expertise. Filing is December 6, 2021 and the election is in March of 2022. Attorney Carroll Turner asked the board to make a motion to accept the Poyner Spruill report and recommendation not to redistrict since we are in compliance. Commissioner Dennis Draper made the motion and Commissioner Barbara Kornegay seconded the motion. The motion passed 5-0.

Mayor Kenneth Talton then discussed Non-Action Memo 10-68. Attorney Carroll Turner's status report on the following three properties:

- 1) T&C Strategic Properties – Old Theater Building at 201 NW Center Street
- 2) Lee Swinson – Old Kraft Building at 104 West James Street
- 3) Mr. & Mrs. James Dove, Jr. at 107 North Chestnut Street

Attorney Carroll Turner advised he is still seeking a structural engineer. He is on the third one now. He will try again tomorrow to contact the Engineer in Greenville. Mayor Kenneth Talton is helping him search.

Attorney Carroll Turner spoke with Karen Moore regarding the Dove house. She is unable to make any confirmations. He did notice that someone has completed yard work in the front. If there is no additional movement shortly, he will start the new procedure. He will try again to contact Mrs. Dove regarding possible sale of the house. Commissioner Dennis Draper asked Attorney Carroll Turner to define shortly. The reason he is asking is because several condemnations this year seemed to take forever. Attorney Carroll Turner answered if there are no further discussions by next month, he will start the procedure.

Attorney Carroll Turner advised if someone would spend \$200,000.00 the Dove house would be a great historical show place. He stated he would have to be soon or it cannot be saved. He stated the Dove's could give the property to a preservation that could save it. Commissioner Dennis Draper commented the safety hazard is a major issue. Attorney Carroll Turner stated he would start the procedure next week; Code Enforcement Officer Justin Hill can make the decision. Mayor Kenneth Talton said he has spoken with Code Enforcement Officer Justin Hill and he is in the process of prioritizing twelve single-family dwellings for condemnations. Code Enforcement Officer Justin Hill stated he will have the list by the November 9, 2021 Board Meeting.

Attorney Carroll Turner advised Code Enforcement Officer Justin Hill brought photos of the Old Theater door that has collapsed. Code Enforcement Officer Justin Hill said the pictures speak for themselves. He is afraid children will try to go inside, fall and be seriously injured. Mayor Kenneth Talton stated he would give the owner's number to Code Enforcement Officer Justin Hill. Please reach out to them to board it up or the town will have to.

Mayor Kenneth Talton then discussed Action Memo- 10-70 – A request by Barfield Construction for a special use permit wants to add two high-rise billboards. Code Enforcement Officer Justin Hill advised this parcel was rezoned a couple of months ago. This request will go before the Planning Board on Tuesday, October 19, 2021. Mayor Kenneth Talton stated this would go before the Planning Board before the Board of Commissioners votes on it. Therefore, this will be on next month's agenda along with a public hearing. He stated Code Enforcement Officer Justin Hill was just making us aware. Commissioner Barbara Kornegay asked if any action was required. Mayor Kenneth Talton asked Town Attorney Carroll Turner to make sure he was correct. He advised Mayor Kenneth Talton that he was correct.

Mayor Kenneth Talton then discussed Action Memo- 10-71 – Consider Approval of Safety First Halloween Proclamation. Mayor Pro-Tempore Steve Wiggins read the proclamation. Mayor Kenneth Talton informed the board he was using the City of Goldsboro and County of Wayne templates. They are observing Halloween on Sunday, October 31, 2021 and we would prefer to observe Halloween on Saturday, October 30, 2021 since Sunday is the Sabbath. Mayor Kenneth Talton asked Police Chief Jason Hughes if he had any issues with this schedule. Police Chief Jason Hughes responded no. Commissioner Barbara Kornegay made a motion to approve the Safety First Halloween Proclamation. Commissioner Dennis Draper seconded the motion and it passed 5-0.

Mayor Kenneth then discussed Action Memo- 10-72 – Consider Approval of the Official Two-Sided Town Flag. He stated we would like to offer them for sale and fly under our North Carolina State flag at Town Hall. A sample of the flag was available for everyone to review. Mayor Kenneth Talton also talked about the Front License Plates that we ordered in vinyl. Some of them were damaged in the recent office fire at Town Hall. He thinks we should order some more in aluminum material. Administrative Assistant/Town Clerk Sherry Davis stated flags can be ordered and are usually received within two weeks. The vinyl front license plates will be available at the Pickles, Pigs and Swigs Event. The aluminum plates will have an eight week turn-around time. Commissioner Barbara Kornegay made a motion to approve the two-sided flag as our official town flag. Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo – 10-73 – Consider Surplus of 2002 Pierson Pumper (Old Engine One). Fire Chief Greg Wiggins spoke regarding the details. He stated, as of September 9, 2021 the Town took possession of two new fire engines. On September 26, 2021, they were put into service and are now fully equipped. He said the Seven Springs Fire Department is interested in purchasing Old Engine One. Mr. Eddie Newcomb an appraiser in Princeton gave a value of \$85,000.00 to \$90,000.00. Atlantic Emergency Equipment provided the same estimated appraisal. They received one more estimate from a company in Alabama but their appraised value was only \$40,000.00. Fire Chief Greg Wiggins informed the board our contract with Wayne County states we offer any surplus fire vehicles or equipment to our neighboring Fire Departments first. He thinks a fair price is between \$80,000.00 and \$85,000.00 due to the issue with the telecommunications. He would like the opportunity to offer the Old Engine One Fire Truck to the Seven Springs Fire Department starting at \$85,000.00 with the option to go as low as \$80,000.00 if needed. He stated this would free up space. He requested to keep Old Engine Two at this time. Even though we do not need a third truck, it can serve as a reserve pumper and help our ISO (Insurance Services Office) rating in the next couple of years. Mayor Kenneth Talton asked if there were any questions. Fire Chief Greg Wiggins thinks the Seven Springs Fire Department will purchase because they have already looked at the truck. Mayor Kenneth Talton requested a motion to approve the surplus and sale of 2002 Pierson Pumper (Old Engine One). Commissioner Dennis Draper made a motion to Surplus the 2002 Pierson Pumper (Old Engine One), offer it for sale to the Seven Springs Fire Department starting at \$85,000.00, and negotiate no lower than \$80,000.00. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo-10-74 – Budget Ordinance Amendments #7, 8 & 9. Finance Director Geoffrey Merritt talked about Budget Ordinance Amendment # 7 - The town purchased two 2021 Pierce Enforcer Pumper fire engines. The purchase was funded with a \$654,500 grant from the USDA, and a \$546,000 loan from the USDA. Expenditures equal to the total grant and loan proceeds received for the purchase of the fire trucks are included with this amendment. The additional funds were already in our budget.

Finance Director Geoffrey Merritt then discussed Budget Ordinance Amendment # 8 - The town received insurance proceeds for fire and smoke damage to the municipal building at 114 E James St. Capital outlays for the municipal buildings equal to insurance proceeds received are included with this amendment.

Mayor Kenneth Talton stated \$25,000.00 was received. Finance Director Geoffrey Merritt advised this was just an initial start-up payment and more is coming.

Finance Director Geoffrey Merritt then discussed Budget Ordinance Amendment # 9 - The town received insurance proceeds for damage to the municipal building at 612 W Breazeale Avenue when a tree fell on part of it. Capital outlays for the municipal buildings equal to insurance proceeds received are included with this amendment.

Commissioner Barbara Kornegay made a motion to approve Budget Ordinance Amendments # 7, 8 & 9. Commissioner Harlie Carmichael seconded the motion and it passed 5-0.

Town Manager Jammie Royall presented his report as follows:

- He thanked Fire Chief Greg Wiggins and Police Chief Jason Hughes for their Department Reports.
- He advised we have started clearing the ditch lines south of Franklin Street from Church Street to Oliver Street.
- He stated we start patching tomorrow. The street paving has been awarded to Barnhill Contracting Company. Barnhill will pave South Center Street from Hillsboro up to Kelly Street. Then Ridgecrest Drive and some of the intersections.
- He updated the board on the welcome signs. The company should be here tomorrow to stake where the signs will go.
- Construction was started today on the burned out offices at Town Hall. The clean-up crew started replacing the damaged studs. The work is expected to take four to five months.
- There is some mold and termite damage that we will have to take care of ourselves. He has started receiving contractor bids.
- Mayor Kenneth Talton asked if there were any questions. Commissioner Harlie Carmichael asked about the trees being cut down in the ditches. Town Manager Jammie Royall advised the trees would be trimmed to clean out the ditches.
- Mayor Pro-Tempore Steve Wiggins asked about the status of the sidewalks on Church Street and Franklin Street.
- Town Manager Jammie Royall turned that over to Town Attorney Carroll Turner. He advised that he received a response today regarding the property owned by Henry Hubert Hankerson. Mr. Hankerson's niece contacted Town Attorney Carroll Turner and advised that Mr. Hankerson is deceased. She is the sole heir and lives out of state. She stated she might like to come look at the property and where the easement would be. We are still working on it.
- Mayor Kenneth Talton asked if this would wrap up all of our easements. Town Attorney Carroll Turner stated some properties did not require an easement but the two on Church Street we are working on now needed one. Town Manager Jammie Royall knows the other property owner and she will sign the easement once she receives. Once those two are received, we will be good to go on Church Street.
- Town Manager Jammie Royall discussed the block from Franklin, Nelson & Hillsboro Streets. The engineer is working with North Carolina Department of Transportation to get within their right of way.
- Mayor Kenneth Talton asked if it would be ok to start some of these projects. Can we just do sections? Town Manager Jammie Royall stated the bidding process has begun so it will be about a month. Mayor Kenneth Talton commented so maybe by the November 9, 2021 meeting we could get something started.
- Town Attorney Carroll Turner stated there are two potential problems on Church and wanted to know how many feet is projected.
- Mayor Kenneth Talton asked whom is the engineer doing the bidding. Town Manager Jammie Royall said McGill associates. Mayor Kenneth Talton advised lets shoot for November 2021, December 2021 at the latest.
- Town Manager Jammie Royall advised this Saturday, October 16, 2021 the University of Mount Olive would do a town wide litter sweep starting at 8:30 A.M. We will meet at the University. Commissioner Barbara Kornegay asked if we are going to feed them. Town Manager Jammie Royall said yes. Town Attorney Carroll Turner asked if they could go down Hwy 117. Town Manager Jammie Royall stated he would call the county on that tomorrow.

The Commissioner's Reports were presented as follows:

Commissioner Vicky Darden

- She stated she was at the Carver Cemetery clean up this past Saturday but the event was rained out. It has been rescheduled for Saturday, October 23, 2021.
- She asked if anyone knows whom she can contact to help get a ramp built for forty seven year old man who is a double amputee. He needs the ramp so he can get back and forth to dialysis. He has a manual wheelchair and hopes to get his prosthesis soon.
- She stated the Widower & Widowers New Beginnings was formed on October 14, ten years ago.
- She thanked God for Commissioner Harlie Carmichael being back.
- She wished Commissioner Dennis Draper a belated Happy Birthday and has a card for everyone to sign.

Commissioner Dennis Draper

- He attended the Airport Tour yesterday and saw the maintenance hangar & the Vidant helicopter. He was very impressed.
- He stated someone has planted some trees at an intersection in his neighborhood that makes it impossible to see oncoming traffic until the front end of your vehicle is already in the road. Code Enforcement Office Justin Hill is checking to see if the trees are located out of the right-of-way. Mayor Kenneth Talton commented that is a good point and it is a liability if the public cannot see. There needs to be a twenty- five feet site triangle. He asked Police Chief Jason Hughes if he could perform a visual of such areas and bring it the board's attention. This gives us legal grounds to rectify the situation.

Mayor Pro-Tempore Steve Wiggins

- He thanked Fire Chief Greg Wiggins and Police Chief Jason Hughes for their department reports.
- He advised everyone today is National Farmer's Day. It is the number one industry and the backbone of our society
- He recognized Leroy King for being featured in Gospel USA Magazine.

Commissioner Harlie Carmichael -

- He advised there have been many ribbon cuttings this year. He recently attended the one at Latter Days Senior Living and it is a great facility. Today we had one at Kornegay Realty.
- He then asked Mr. Hobart Yates, Chairman of the Public Works Citizen Advisory Committee if he was satisfied with how things are going. Mr. Yates stated we stuck right now regarding the sidewalk. He asked if it is the North Carolina Department of Transportation property right-of-way or does it belong to an individual. He said the North Carolina Department of Transportation needs to know we have a right to put the sidewalk there.
- Town Manager Jammie Royall advised it is outside of the North Carolina Department of Transportation right-of-way. He stated it is harder to get clearance from the North Carolina Department of Transportation. They look at flooding that goes back on the owner. Mr. Rand King said the North Carolina Department of Transportation right-of-way is twenty-two and one half feet to twenty-five feet from the middle of the road. He stated he pulled the measurement and it misses the woman's house so it is North Carolina Department of Transportation property so she will just have to live with it. He said CSX takes land and does what they want to with it.
- Commissioner Harlie Carmichael asked if there is enough money in Powell Aid to get started. Town Manager Jammie Royall advised he would have the figures tomorrow.
- Mr. Hobart Yates commented this project has been going on for two years. We have a right to put a sidewalk there.
- Commissioner Harlie Carmichael said we are working closely with the County Commissioners so maybe they can help us with funding.
- Mayor Kenneth Talton suggested we resolve to have answers by November 2021.

Commissioner Barbara Kornegay –

- She stated for the first time all Airport Commission members attended the meeting and it was our first official meeting.
- She attended the airport tour yesterday and there was a great turnout.
- She informed everyone there is a Beautification Committee meeting on Friday, October 26, 2021 at 6:00 P.M. They will be conducting a walking tour and will meet at the Train Depot.
- She meets with the Housing Authority every month. They currently only have two vacancies which is great statistics.

The Mayor's Report was presented as follows:

Mayor Kenneth Talton

- He asked Police Chief Jason Hughes if we are having issues with street signs being stolen. Police Chief Jason Hughes advised we were but we found thirty at one residence. Commissioner Barbara Kornegay stated at the beginning of the year it is a rite of passage for the University of Mount Olive students. Mayor Kenneth Talton commented it is terrible for EMS trying to find a street. Commissioner Barbara Kornegay advised a message was sent to University of Mount Olive President Ed Croom.
- Mayor Kenneth Talton discussed the sidewalks. He stated there has been another sidewalk issue. From the University of Mount Olive Campus to the old Andy's Shopping Center to walk safely across. There is a group of people including the University of Mount Olive and local businesses in that area who would like to fund this commercial project. He would like to reconvene this group. Commissioner Barbara Kornegay asked where the sidewalk is supposed to be, from Bert Martin Road to Highway 55. Mayor Kenneth Talton stated from the University of Mount Olive Campus starting at the crosswalk to the shopping center and they are willing to grant any easements. If it needs to go before an engineer, so be it.
- Mayor Kenneth Talton requested two members of the Board spearhead this committee. Commissioners Barbara Kornegay and Dennis Draper volunteered to serve. He would like the committee to also include the University of Mount Olive President Ed Croom, University of Mount Olive Director of Buildings and Grounds Jeff Brogden, Town Manager Jammie Royall and Jones True Value owner Tony Jones.
- Mayor Kenneth Talton advised they had a great start to the Carver Cemetery clean up but were rained out.
- Mayor Kenneth Talton discussed our first annual Pickles, Pigs and Swigs event coming up on Saturday, November 20, 2021 from 9:00 A.M. to 6:00 P.M. He asked Mount Olive Area Chamber of Commerce President Julie Beck to give us an update. Ms. Beck advised there is a waiting list of cook teams and we have four on the waiting list. She also advised the Cycle NC event was a success. There were over eight hundred cyclists in Mount Olive. The youngest was eight years old and the oldest was eighty years old. They loved the Pickle Train. She thanked the police department for keeping all of them safe as they crossed over highway 117. It was a great experience.
- Mayor Kenneth Talton thanked Ms. Julie Beck and said this displays why this community is so special.
- Mayor Kenneth Talton advised everyone to stay tuned because in the next couple of months he will have special news.
- Mayor Kenneth Talton said they met with the State of North Carolina to discuss action items for moving forward with the Waste Water Treatment. They understand that we are diligent and committed and what we say is what we need.

Town Attorney Carroll Turner –

- He gave an update on the Beautification Committee. Southern Bank has re-landscaped the mural area and it looks good. Commissioner Barbara Kornegay advised Town Attorney Carroll Turner has put lights out and it is beautiful.
- Mayor Kenneth Talton stated Christmas is coming up soon and he would love a large tree downtown.
- Town Manager Jammie Royall asked where the money is coming from.

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

Our next regular meeting is scheduled for Tuesday, November 9, 2021 at 7:00 P.M. in the board meeting room.

Respectfully Submitted,

Kenneth K. Talton
Mayor

Sherry Davis
Administrative Assistant/Town Clerk