

Town of Mount Olive  
September 12, 2023  
Regular Board Meeting  
Minutes

Mayor Kenneth Talton called the meeting to order at 7:05 P.M. Those in attendance per roll call were Mayor Pro-Tempore Steve Wiggins, Commissioner Delreese Simmons, Commissioner Barbara Kornegay, Commissioner Tommy Brown, Commissioner Vicky Darden, Town Attorney Carroll Turner, Town Clerk/Administrative Assistant Sherry Davis and Town Manager Jammie Royall.

Mayor Kenneth Talton welcomed everyone to the meeting and delivered our invocation and Mayor Pro-Tempore Steve Wiggins 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 agenda but would like to add one item. He would like to add the Town Manager and Commissioner Comments at the end. Commissioner Barbara Kornegay requested to move Action-Memo 09-19 to the top of the agenda because the representatives of this matter have to drive back to Durham, NC. Commissioner Tommy Brown made the motion to accept the agenda with this addition and change. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Kenneth Talton requested a motion to approve the August 8, 2023 regular meeting minutes. Commissioner Barbara Kornegay made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Kenneth Talton then moved to the Public Forum. He advised everyone to hold comments to three minutes.

Joe Hatch of 501 West James Street, Mount Olive, NC 28365, 919-252-8631. He wanted to know when his trash was going to be picked up.

Dennis Draper of 310 North Martin Street, Mount Olive, NC 28365, 919-222-8353. He discussed trash collection issues and missing sign

Mayor Kenneth Talton stated these were the only two signed up for the public forum but if anyone else wished to speak, they could sign up now.

Dr. Jerome Newton of 605 Connor Street, Mount Olive, NC 28365, 919-658-9569. He would like to see a written plan of action regarding the trash collection. He would also like to see the missing street signs replaced.

Mayor Kenneth Talton thanked everyone for their comments and closed the public forum.

Mayor Kenneth Talton then discussed Action Memo – 09-19 – Consider Adoption of Resolution Confirming Duplin County Tax Parcels Are Not Within the Mount Olive Extraterritorial Jurisdiction. Town Attorney Carroll Turner advised they would like to place a solar farm in Duplin County but a small parcel is in our Extraterritorial Jurisdiction. He said the resolution considered for adoption simply states we are satisfied this property is not within our Extraterritorial Jurisdiction to clear this matter up.

Mayor Kenneth Talton asked the board if there were any questions. He then requested a motion to approve Action Memo -09-19. Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Non-Action Memo – 09-16 - Presentation of Appreciation by Commissioner Vicky Darden to the Local Fire Departments Who Provide Mutual Aid to the Mount Olive Fire Department. Calypso Fire Department –Chief John Davis, Oak Wolfe Fire Department- Chief John Daniel, Smith Chapel Fire Department –Chief John McClenny, Dudley Fire Department – Chief Kendall Lee, Indian Springs Fire Department – Chief Phil Shivar and Pricetown Fire Department –Chief Joey McCullen.

Mount Olive Fire Chief Greg Wiggins introduced everyone. He stated these chiefs are neighbors helping neighbors. They are thoughtful and committed people who can change the world. Commissioner Vicky Darden thanked everyone for their service to our community. Mayor Kenneth Talton advised that his father Hoover Talton used to serve on the Mount Olive Fire Department. He commented he had admiration for all of them. Commissioner Vicky Darden said we need to help Chief Greg Wiggins get a new fire station. Mayor Kenneth Talton advised everyone he and a couple of board members were meeting with representatives from U.S. Senators Thom Tillis and Ted Budd's office and U.S. Representative Wiley Nickel and N.C. Representative Jimmy Dixon on Thursday, September 21, 2023.

Mayor Kenneth Talton stated he used to feel like the board meeting was not the proper place for these awards but every time he presents one, he is filled with pride. He would like to encourage any commissioner who would like to honor someone at the board meeting to please do so.

Mayor Kenneth Talton then moved on to Public Hearing Number One - Request an addition \$200,000.00 from CDBG-NR Grant for Downtown Revitalization Grant. He asked David Harris our Community Development Block Grant – Neighborhood Revitalization Administrator to explain this request. Mr. Harris advised the Rural Transportation Grant the town was awarded for \$175,000.00 would only cover the costs of the marketing and streetscape design. In order to complete the needed detailed surveying and civil engineering, additional funds are critical for any success to downtown redevelopment.

We are currently working with a landscape architect regarding lighting, parking and infrastructure cost. All utilities will be evaluated and construction elements will be looked at. All of these are components to revitalize downtown. The core area will be three blocks from John Street to Pollock Street. No more funding is available through Rural Economic Development Division but there is through CDBG amending the current Neighborhood Revitalization Grant. The Downtown Revitalization Grant is for planning only, there is no construction. We have verbal approval of \$200,000.00 for the surveying and engineering portion. The engineering portion will be \$190,000.00 and the administrative portion is \$10,000.00. Mr. Harris anticipates submitting the application soon. He has never seen two grants combined like this before.

Mayor Kenneth Talton requested a motion to go into public hearing. Commissioner Tommy Brown made the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0.

Mayor Kenneth Talton asked if anyone had any questions or comments. Mr. Hobart Yates wanted to know why were focused on revitalizing downtown and not on the poor section. It needs to be revitalized more than downtown. Mayor Kenneth Talton advised we have funding in place for Inflow and Infiltration specifically for the south end of town. Town Manager Jammie Royall stated construction is getting ready to begin. Mr. Hobart Yates said he would like to look at the plans tomorrow.

Mayor Kenneth Talton asked if the board of commissioners had any comments. He stated downtown is our core and we need to recruit more businesses. The downtown revitalization in Goldsboro created tremendous growth. This is for the whole community; so much is left to property owners. This would replace sidewalks, light poles and help to reach our goals.

Mr. Hobart Yates advised that he had to spend \$8,000.00 for a humidifier under his house. Mayor Kenneth Talton responded we are working on drainage, we are doing the best we can to resolve this issue. This has nothing to do with Downtown Revitalization.

Mount Olive Area Chamber of Commerce President Julie Beck stated she attends all of the meetings for Small Town Main Street. She works with Commissioner Barbara Kornegay and it brings growth to downtown. She supports the additional funding 100%.

Dr. Jerome Newton wanted to know what the plan is for the Southside is and why some of these funds cannot be used for there. He would eventually like to see the moratorium lifted. There seems to be no dedicated funding for that. We have to feel included. Mr. David Harris advised the grant funding is earmarked for a specific purpose only and cannot be used for other projects. We would be penalized and have to pay back the entire grant and this could very well exclude us from being awarded any future grants.

Mr. James Carlton stated he is not against Downtown Revitalization but wanted to know how new growth can come while we are still under the moratorium. He is not against it but is mentioning the elephant in the room. Mayor Pro-Tempore Steve Wiggins stated the \$200,000.00 is specifically for Downtown Revitalization only. It cannot be used anywhere else. He said this is comparing apples to oranges. Commissioner Barbara Kornegay advised there are downtown businesses where the building is empty but the water and sewer connections have never been turned off, so those buildings do not fall under the moratorium and can be used.

Mayor Kenneth Talton requested a motion to come out of the Public Hearing back to regular session. Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0

Mayor Kenneth Talton then moved on to Action Memo - 09-17 – Consider Approval of Request for an Additional \$200,000.00 to be added to Current CDGB-NR Grant for Downtown Revitalization Grant. Commissioner Barbara Kornegay stated this is to beautify the town so we can attract more businesses and people downtown. It took Goldsboro twenty years to complete their revitalization and the vacant buildings we have discussed are not affected by the moratorium. Mayor Kenneth Talton commented this is a way to help the entire town. He then requested a motion to approve Action Memo – 09-17. Commissioner Barbara Kornegay made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Kenneth Talton requested a motion to go into our second public hearing to discuss accepting NCDOT funding for Safety Improvements by North Carolina Department of Transportation at the Intersection of Smith Chapel Rd and US 117 in Mount Olive by installing a Reduced Conflict Intersection. Commissioner Barbara Kornegay made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Town Clerk presented a video of a Reduced Conflict Intersection in Holly Springs, NC. She stated the video made it easier for her to understand how a Reduced Conflict Intersection works.

Mr. Joe Hatch was concerned about the costs of transitioning this intersection. Town Manager Jammie Royall responded that when it saves a life it is worth the cost. Mayor Kenneth Talton commented it would not cost the town any monies as the North Carolina Department of Transportation is funding the entire project we just need to approve or disapprove.

Mr. Tony Jones commented the removal of the straight across at the intersection at Kiddie College at Main Street and US 117 ten years ago has been effective. However, we need to consider people who have to cross US 117 at Smith Chapel Road. This road was supposed to stay open and will not work well for trucks, heavy equipment or school buses. Have we even asked for the overpass? He spoke with Ray McDonald, Sr. years ago and an overpass was supposed to be constructed at Lee's Country Road and US 117 intersection. He feels now is the time to put that overpass in. The overpasses at Dudley, NC have made a phenomenal improvement. He stated when the Kiddie College intersection was changed; it just moved the accidents down to the intersection of Smith Chapel Road and US 117. Now the same thing will happen at Lee's Country Club Road. There is a Feed Mill Company that has many trucks using that intersection, how will they be affected.

Commissioner Barbara Kornegay advised at the last Regional Transportation Planning meeting she attended. It was stated that these changes would not affect the I-795 project and these are two separate projects. Mayor Kenneth Talton thanked Commissioner Barbara Kornegay for the clarification.

Commissioner Barbara Kornegay stated when I-795 comes through the intersections of Main Street, Smith Chapel Road and Lee's Country Club Road will all be closed. The North Carolina Department of Transportation has already held public hearings and made the decision.

Mayor Kenneth Talton said we could continue this public hearing at another meeting to address these concerns. Ms. Mary Jo Lambert discussed this years ago when they made the speed limit to Goldsboro 65 MPH. She used to have so much traffic coming by her house, large trucks and equipment and they were very loud.

Mayor Kenneth Talton responded that bulb outs are planned beyond that point but he is not certain about big trucks. Mr. Dennis Draper remembers when Main Street was cut off there were many discussions and an agreement was made if the town approved this change then down the road a few years an overpass would be put there. It was a gentlemen's agreement and he is probably the only one who remembers it. A plan is there, and is in the works, they have dates. They have had meetings at the library and in Faison. The Division Engineer will expect a report back. So no matter what is decided with this project we definitely need something in writing. He feels it is ridiculous to block off a whole section of town.

Ms. Annette Kirby stated she was an Emergency Room nurse for eighteen years and she rode with Mount Olive Rescue for eight years. My concern in this plan was the U-turn being purposed by the DOT will in fact, loop (direct) traffic back again onto US 117. I see little benefit in the plan and I am concerned that this will be even more dangerous during the I-795 transition. She said even with the overpass the residents still need access to Smith Chapel Road & Highway 55. How will people get downtown.

Mr. Michael Daughtry is concerned about the effect this will have on Daughtry Field Road. We are running people out of Mount Olive. O'berry Road has an overpass, why were these overpasses put at certain roads at certain times. He said this also effects Calypso and Duplin County. We are cutting off a big place for the Town of Mount Olive. He would like to see his family's legacy grow and he fears they will take his land for this project. He said people pass away all the time at intersections like this. We need a permanent solution.

Mr. James Carlton said he lost a cousin at that intersection fifteen years ago and we should always choose life. There would be two stop- lights at the bulb-out.

Commissioner Barbara Kornegay made a motion to keep this public hearing open until the October 10, 2023 meeting. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action-Memo – 09-18 - Consider Approval of Safety Improvements by North Carolina Department of Transportation at the Intersection of Smith Chapel Rd and US 117 in Mount Olive by installing a Reduced Conflict Intersection. Commissioner Tommy Brown made a motion to table this item. Mayor Pro-Tempore Steve Wiggins seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action-Memo – 09-20 - Consider Approval of Proposed Increase of Current Water Rates. Mayor Kenneth Talton asked what the proposed increase would be. Finance Director Jamie Butler responded seven percent and she used \$50.00 as an example of a standard bill and advised that would be an increase of \$3.00. Mayor Kenneth Talton stated sewer rates also increased. Finance Director Jamie Butler said the sewer rates are already included in this proposal. Mayor Kenneth Talton asked if this is something, we need to do to keep from penalized. Finance Director Jamie Butler responded yes, if we still want to be eligible for grants. Mayor Kenneth Talton commented did not we just increase property taxes. Commissioner Barbara Kornegay advised these funds have to stay in the water-sewer fund and can only be used for that. Mayor Pro-Tempore Steve Wiggins wanted to confirm that in order for the town to continue to receive grants, the state is requiring us to do this. Finance Director Jamie Butler stated this is based on a points system from the state and water bills have to be a certain rate.

Commissioner Barbara Kornegay said this is minimal for what we should be charging. Finance Director Jamie Butler responded this is needed to repair what we already have so we do not have another situation like we did at Robert's Machine Shop. Commissioner Tommy Brown remembered the Rural Water Representative suggested rates that were higher than seven percent. Finance Director Jamie Butler commented, the representative suggested ten percent. Mayor Pro-Tempore Steve Wiggins said he would like to have more input from Utilities Director Jeremy King before making a decision.

Mayor Pro-Tempore Steve Wiggins made a motion to table Action-Memo 09-20. Commissioner Barbara Kornegay seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action – Memo – 09-21 - Consider Approval of Upset Bid Sale of 125 & 412 South Church Street for \$5,000.00 (\$2,500.00 per lot). Town Attorney Carroll Turner stated this is the bid in which the county returned the deposit. They have given him written permission to proceed with bids up to \$6,000.00. He is now asking the board for permission to advertise the upset bid process.

Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action – Memo – 09-22 - Consider Approval of Offer for Vacant Lot at 106 Johnson Street for \$2,000.00 by Pierre Pognon. Town Attorney Carroll Turner said he needs permission from the board of commissioners and Wayne County for the upset bid process. He can advertise the bid together. Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action – Memo – 09-23 - Consider Approval of Contract Agreement with Allison Platt for Street Scape Design. Commissioner Barbara Kornegay commented this is just the final requirement for her to move forward. The total contract amount is \$85,000.00. Mayor Pro-Tempore Steve Wiggins made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action – Memo – 09-24 - Consider Adoption of the Resolution to Accept ARPA Grant Funding for \$220,000.00 for Town-wide Storm Water Planning Grant. Town Manager Jammie Royall advised this is a planning grant only. Commissioner Barbara Kornegay made the motion. Mayor Pro-Tempore Steve Wiggins seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action – Memo – 09-25 - Consider Approval of Resolution, Memorandum of Agreement and License Agreement for the Transition to Black Mountain Software Paid by the League for 3 years. Finance Director Jamie Butler advised this is offered by the League of Municipalities and is free for three years. Town Manager Jammie Royall stated it is for all departments. Mayor Pro-Tempore Steve Wiggins made the motion to approve the resolution. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Kenneth Talton then discussed Action – Memo – 09-26 - Consider Approval of Budget Ordinance Amendment # 2 Reducing ARPA money to purchase Public Works Equipment \$74,500.00 \$71,000.00 for the dump truck and \$3,500.00 to up-fit the previously purchased limb truck. Finance Director Jamie Butler commented these are funds we already have. Town Manager Jammie Royall stated \$71,000.00 is for the purchase of the new dump truck and \$3,500.00 is to up-fit the new limb truck. Commissioner Barbara Kornegay made the motion to approve Budget Ordinance Amendment # 2. Mayor Pro-Tempore Steve Wiggins seconded and the motion passed 5-0.

The Commissioner's, Town Manager and Mayor Reports were as Follows:

Commissioner Vicky Darden

- She thanked the Fire Department and everyone here tonight. She thanks God for what she could do for them.

Commissioner Barbara Kornegay

- She stated that she continues to work on grants.

Mayor Pro-Tempore Steve Wiggins

- He thanked everyone for coming out tonight.
- He gave a shout out to the Mount Olive and Calypso Fire Departments for their training evening with the Ladder Truck.
- He said the Veterans Memorial Committee honors veterans. The committee was formed in 2012 but was never completed. The committee was reconvened this year. Our first goal is to place the eagle statue monument. There will be a gospel sing fundraiser on Sunday November 12, 2023 and we are asking for contributions of \$20.00. Tickets are available through him or Town Clerk Sherry Davis. This event coincides with Pickles, Pigs and Swigs. It will be a veterans weekend. The Veterans Memorial fundraiser event will be held at the Mount Olive First Pentecostal Holiness Church. He stated this goal is conceivable, believable and achievable.
- He stated we also have the walk honor pavers available to purchase for anyone who would like to honor a family member. Please contact Town Clerk Sherry Davis.

Mayor Kenneth Talton asked who is responsible for the Veterans Memorial upkeep. Town Clerk Sherry Davis advised there is a perpetual fund specifically for the Veterans Memorial and is separate from the Town. Mayor Pro-Tempore Steve Wiggins stated that recently we were having issues with the sprinkler system but that has now been repaired.

Commissioner Delreese Simmons

- He thanked everyone for coming tonight. He said his son is now living in Charlotte so he can do more for his community though this hurts his heart.
- He apologized to everyone about the limbs. He drove the limb truck today to try it out.
- He stated he talks to Town Manager Jammie Royall every day and Town Manager Jammie Royall is trying.

Town Manager Jammie Royall

- He said he drove the limb truck yesterday too and it fits down every street. He asked everyone to give it time and bear with us.

Commissioner Tommy Brown

- He thanked everyone for coming out tonight. It is nice to see all these people here.
- He commented the new limb truck would help alleviate many of the collection issues we are currently experiencing.
- He asked everyone to please pray for his son Brett. He is having surgery to remove the plate in his leg.

Mayor Kenneth Talton

- He commented that Town Manager Jammie Royall is inundated with projects and staff. The board will get him any type of assistance he needs. He recommended Town Manager Jammie Royall setting office hours.
- He stated we have issues with more than one family living in a single-family dwelling all over town. There are as many as ten, twelve or fifteen people who are unrelated living in the same house. This is a violation of our code of ordinances. Some of it is culture and we have to responsibility to acclimate them. Everyone sees this. The town needs for Code Enforcement to handle this either by enforcing the current ordinance or changing it.
- He is currently working on the moratorium with NC Representative John Bell and NC Senator Jimmy Dixon. People who are purchasing property are unable to use it. If the sewer connection to a property has been shut off since 2015, they cannot reconnect and our employees in charge of this have been threatened stating they will lose their license if they reconnect them.
- He stated the seller nor the buyer were aware of this restriction. They currently have to use either septic or temporary storage tanks that have to be pumped out every thirty days.

- He spoke with Lieutenant Governor Mark Robinson and he is trying to form a task force.
- He informed everyone there is a grant opportunity for a new fire department. He was unable to get a response from U.S. Senators Thom Tillis and Ted Budd by contacting their local office. He contacted their Washington D.C. offices and was called back almost immediately.
- He feels that we need to act on this now. He has scheduled a meeting with representatives from U.S. Senators Thom Tillis and Ted Budd's office. He will also be meeting with a representative from U.S. House of Representatives Wiley Nickel's office on Thursday, September 21, 2023. Everyone is invited to attend.

Commissioner Tommy Brown commented that at the last Ordinance Workshop, Jeremy King stated that Calypso uses two-thirds less water/sewer that was allocated for them. However, Robert Tankard with the Division of Environmental Quality will not give us back this additional flow for our use.

Town Manager Jammie Royall that is fifty thousand gallons we could use. This would support four new restaurants.

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, October 10, 2023 at 7:00 P.M. in the board meeting room.

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Respectfully Submitted,

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Kenneth Talton  
Mayor

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Sherry Davis  
Administrative Assistant/Town Clerk