

Town of Mount Olive
January 8, 2024
Regular Board Meeting
Minutes

Mayor Dr. J. Jerome Newton called the meeting to order at 6:00 P.M. Those in attendance per roll call were Mayor Pro-Tempore Barbara Kornegay, Commissioner Delreese Simmons, Commissioner Danny Keel, Commissioner Tommy Brown, Commissioner Vicky Darden, Town Attorney Carroll Turner and Town Clerk/Administrative Assistant Sherry Davis.

Town Manager Jammie Royall was unable to attend due to illness.

Mayor Dr. J. Jerome Newton delivered our invocation and Mayor Pro-Tempore Barbara Kornegay lead us in the Pledge of Allegiance.

Mayor Dr. J. Jerome Newton read the Conflict of Interest Statement; there were no conflicts.

Mayor Dr. J. Jerome Newton requested a motion to approve the agenda. Commissioner Tommy Brown made the motion to accept the agenda. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Dr. J. Jerome Newton requested a motion to approve the December 12, 2023 regular meeting minutes. Commissioner Tommy Brown made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Dr. J. Jerome Newton then opened the public forum. Mr. Sammie Faison of 106 East Maple Street, Mount Olive, NC 28365, 919-344-7034 discussed the Maple & Nelson Street Drainage Grant. He stated they were working but now they are not. No one else had signed up to speak so he closed the public forum. He wanted to know if the grant was complete. He advised that Town Manager, Jammie Royall and Public Works Director, Mitchell Davis have repaired some potholes and he has met with Commissioner Vicky Darden since her re-election.

Mayor Dr. J. Jerome Newton then moved to the Public Forum. Ms. Annette Kirby declined to give her address and contact number due to privacy reasons. She voiced her disappointment in the decline the town is experiencing due to the poor status of documentation sent to the state and her inability to meet with town officials in the past six months. She stated, item one is personal and business related, Item two is regarding the sewer spills and Item three is lack of growth. She then asked, what plans have been made to manage these events? What is the plan for recouping the \$1.6 million Contract I and Contract II? Who sets the administrative, engineering and planning fees, they are extremely high? She state, she is frustrated by inaction and the poor process and she would like answers.

Mrs. Brenda Davis of 101 Ramblewood Drive, Mount Olive, NC 28365, 919-738-3597 stated she would like communication and transparency. She stated that, she asked former Mayor Pro-Tempore Steve Wiggins to update her on the moratorium. She needs transparency and answers to these questions. She stated, we have been on the moratorium for eight years now. The website needs full and complete information on the moratorium. She stated that, she wanted to know how far the grant monies will get us. She is frustrated regarding the street signs, stating that a machine has been purchased but still no signs. She would like to meet with Town Manager Jammie Royall regarding the areas that are flooding. She wants to understand the direction of the town, and stated that she will consider zoom meetings and district meetings. She holds this board to be transparent and accountable.

Ms. Cindy Bell of 109 Ramblewood Drive, Mount Olive, NC 28365, 919-658-5491. She is concerned about the missing street signage that could delay EMS. Where is the sign machine? She questioned why monies could be spent to pave the town hall parking lot when the moratorium is not being addressed.

Mr. Sammie Faison of 106 East Maple Street, Mount Olive, NC 28365, 919-344-7634. He wanted to know when the drainage will be fixed. Heavy rain is coming and several cars get stuck during heavy rainfall. He stated there are two young children in this area who are confined to wheel chairs and he is concerned for their safety during these storms. He said Utilities Director Jeremy King has done work on the drainage pipe on the other side but it is still not helping. The trash and paper is being strewn and the lighting by the funeral home is poor. He would like to request trash cans on the poles near these areas. The grant work being completed has blocked off Kornegay, William and Maple Streets.

Milton D. Whitfield of 184 Stanley Chapel Church Road, Dudley, NC 28333, 919-344-7036 wanted everyone to know that he loves Mount Olive.

Mayor Dr. J. Jerome Newton commented all the concerns mentioned are our concerns too. We are looking at a way to communicate better with the public. Mayor Dr. J. Jerome Newton then closed the public forum.

Mayor Dr. J. Jerome Newton then discussed Non-Action- Memo 01-01 - Update on Sale of Old Driver's License Office Located at 110 North Chestnut Street. He turned this over to Town Attorney Carroll Turner who advised on October 24, 2023 an initial offer of \$35,000.00 was made. This triggers the upset bid statute. There has been quite a lot of interest in this property. The bid has been raised several times and is currently at \$57,800.00. He stated, he has not yet advertised the latest bid due to the holidays. He can assure the board of commissioners there will be more raised bids. After advertisement each potential bidder has ten calendars to raise the current bid. If no bid is received during this time period, the board has the option to approve the sale to the highest bidder. If a bid is received, the ten day process starts over again. He asked if there were any questions from the board. Mayor Dr. J. Jerome Newton wanted to know how many times it has been advertised in the paper and who pays for the cost of

advertising. Town Attorney Carroll Turner responded four of five times and the town pay the advertising cost. Mayor Dr. J. Jerome Newton asked why doesn't the person raising the bid pay for it and how much is the cost. Town Attorney Carroll Turner advised that the county adds a \$250.00 advertising fee to cover the cost. In the past we have absorbed the cost and have no policy. He said approximately \$246.00 per advertisement.

Mayor Dr. J. Jerome Newton then discussed Action-Memo 01-02 – Consider Approval of Commissioner Tommy Brown to Local Fireman's Relief Fund Board. He turned this over to Fire Chief Greg Wiggins who stated the relief fund board requires two members of the board of commissioners, two fire fighters and one person approved by the Department of Insurance to serve. Commissioner Barbara Kornegay currently serves and Former Mayor Pro-Tempore Steve Wiggins served. Commissioner Tommy Brown would be replacing Former Mayor Pro-Tempore Steve Wiggins. Mayor Dr. J. Jerome Newton requested a motion to approve Action-Memo Item 01-02. Commissioner Danny Keel made the motion. Commissioner Vicky Darden seconded and the motion passed 4-0. Commissioner Tommy Brown abstained from voting due to conflict of interest.

Mayor Dr. J. Jerome Newton then discussed Action-Memo 01-03 – Consider Approval of Budget Ordinance Amendment #4 ARPA Funds for Paving of Town Hall Parking Lot. Finance Director Jamie Butler explained she is moving American Rescue Plan monies which were approved in our Budget Project Ordinance on December 12, 2023. General Funds and Water Sewer Funds must be kept separate. Commissioner Danny Keel asked if there was prior approval. Finance Director Jamie Butler responded yes, last month's updated Budget Project Ordinance included this expenditure. Commissioner Delreese Simmons wanted to verify that the money for parking lot was included. Finance Director Jamie Butler said she just moves the money as she is told. Commissioner Delreese Simmons asked how much did it cost to paved the parking lot? Finance Director Jamie Butler responded \$58,000.00. Commissioner Vicky Darden informed everyone that a few years ago she and Former Commissioner Harlie Carmichael walked around to the downtown businesses that share the parking lot to see if they would be willing to pay part of the costs. Finance Director Jamie Butler stated if the stores paid part of it, she could put that back into the correct fund. Commissioner Delreese Simmons agreed with that. Commissioner Danny Keel asked if there were any restrictions. Finance Director Jamie Butler stated the restrictions for American Rescue Act Funding have been relaxed. Initially they were intended for revenue replacement due to COVID. These funds have to be expended by 2026. Commissioner Delreese Simmons commented Town Manager Jammie Royall made this decision by himself. Finance Director Jamie Butler responded it was discussed in the ordinance workshop and approved in the Budget Project Ordinance Expenditures on December 12, 2023. Commissioner Tommy Brown commented he would love to see the initial restrictions versus what they are now.

Finance Director Jamie Butler stated it is an interest account so money is only moved as needed. Everything has to be paid and closed by 2026. Commissioner Delreese Simmons commented usually the project hasn't been done. Finance Director Jamie Butler advised this was in our budget and is revenue replacement. Commissioner Danny Keel said but the work has been done. Mayor Dr. J. Jerome Newton stated the work has been completed and paid for so at this point it appears our concern is next time we have prior approval. Commissioner Tommy Brown said our procurement policy is \$60,000.00 or less we don't have to put it out for bids. However, there should have been better communication.

Mayor Dr. J. Jerome Newton requested a motion to approve Action-Memo 01-03. Commissioner Tommy Brown made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Dr. J. Jerome Newton then discussed Action-Memo 01-03 – Consider Approval of Budget Ordinance Amendment #5 Waylin Savings to the 51 Fund for the Purchase of Land for Future Fire Department for \$88,640.00. Town Attorney Carroll Turner advised it was for the purchase of 10 ½ acres. The deed was recorded today and this matter had been previously approved.

Mayor Dr. J. Jerome Newton requested a motion to approve Action-Memo 01-04. Commissioner Danny Keel made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Dr. J. Jerome Newton then requested the Town Manager's Report. Due to Town Manager Jammie Royall being unable to attend due to illness. Town Clerk Sherry Davis provided an update on the moratorium as follows:

SEWER MORATORIUM UPDATE
MONDAY, JANUARY 8, 2024

The sewer collections system inflow and infiltration is our main issue regarding the moratorium. The Town of Mount Olive has made great progress in 2023 and will continue to do so in 2024.

On August 21, 2021, the Town was awarded a Community Development Block Grant Infrastructure Grant for Sewer Line Rehabilitation for \$136,000.00. All work has been completed on this grant and it has been closed.

On August 23, 2021, the town was awarded a Community Development Block Grant for the construction phase of the Sewer Line Rehabilitation Project for \$1,864,000.00. This project consists of relining of approximately 8,800 Linear Feet of 8" sewer lines and thirty-one (31) manholes. The project areas will be Southeast & Southwest Center Street, Herring Street, Hillsboro Street, Nelson Street, Connor Street and Elizabeth Street.

To date, the sewer lines and manholes on Southeast Center, Hillsboro and Elizabeth streets have been completed.

The anticipated completion date of the remaining areas of Nelson, Connor, Herring and Southwest Center Street is September of 2024.

The Town Board of Commissioners voted on October 10, 2023 to approve a seven percent increase to our water/sewer rates to add monies to the Capital Improvement Plan to fund future repairs and ongoing Inflow & Infiltration issues.

On June 8, 2022, the Town was awarded a North Carolina Department of Public Safety Grant for \$964,100.00. This project consists of improvements to the drainage infrastructure on the Maple Street and Nelson Street areas and installation of additional culvert(s) under the CSX railroad to expand drainage capacity and improve overall connectivity. The design phase completion of the project is expected to be no later than May of 2024. The construction phase is anticipated to be completed no later than August of 2025.

On June 8, 2023, the Town was awarded a North Carolina Division of Water Infrastructure Grant for \$8,000,000.00 for our Waste Water Treatment Collections System Rehabilitation and Replacement. The proposed project includes the rehabilitation or replacement of approximately 59,210 LF of existing gravity sewer lines within the Town of Mount Olive. The design phase for this project will begin within the next three months. The anticipated completion date for this project is December 31, 2026.

The Town of Mount Olive is meeting with the North Carolina Viable Utilities Division of the Department of Environmental Quality on a monthly basis. They are working with us on quarterly reports and helping us to determine the progress made and the necessary steps needed to obtain additional flow.

WWTP Improvements Contract I – Soil tests are scheduled to be performed for the four spray fields currently under review. We hope the test are completed and to have an update within the next thirty to forty-five days.

WWTP Improvements Contract II – The effluent meter (records flow going to the stream) has been replaced and testing is being performed to ensure flows are correct

The influent pump station controls (where the water comes into the plant for treatment) have been changed out and currently working properly though we will continue to watch.

The head works study analysis (industrial waste measurement) was missing some required data samples, which have been collected and sent to the lab.

The state has been contacted and a site visit is being scheduled.

An additional update will be provided at the February 5, 2024 Regular Board Meeting.

Town Clerk Sherry Davis stated she would like to answer Mr. Sammie Faison's concern regarding the Maple and Nelson Street Drainage Project. She advised there are two portions of this grant, the design phase and the construction phase. They have just completed the design phase and should begin the construction phase within the next few months.

Annette Kirby wanted to know who comes up with the administration and engineering fees. Town Clerk Sherry Davis responded, the state does. She then asked what is our plan for the upcoming storm to prevent another sewer spill. Utilities Director Jeremy King answered, we have made preparations. We are cleaning the ditches and storm drains. We are currently trying to replace pumps to alleviate Inflow and Infiltration. We are working on it but it is not an overnight fix. The government takes their time. We raised our sewer rates three months to help fund some of these needed repairs.

Cindy Bell wanted to know when the signs would be replaced since we have purchased a new sign machine. Commissioner Tommy Brown asked Public Works Director Mitchell Davis to answer that please. Public Works Director Mitchell Davis responded, the sign machine is being shipped in parts, this is not the fault of the town. Also, it has to be kept in a climate controlled environmental. We hope to have all the parts of the machine and the blanks within the next few weeks. Once the machine is up and running we will be able to make and replace signs faster than requests can be made.

Mayor Dr. J. Jerome Newton called the meeting back to order and then asked the board of commissioners to present their reports.

The Mayor and Commissioner Reports were presented as follows:

Commissioner Vicky Darden:

- She stated her widows group knows eleven children whose fathers were killed and they are planning to take the children to the store.
- She commented these Facebook posts have got to stop.

Commissioner Tommy Brown:

- He updated everyone on the Veterans Committee progress. The third phase (the monument that has the seven emblems of service) will begin shortly
- He feels the line of communication is not where it needs to be.

Commissioner Delreese Simmons:

- He will continue telling you guys the truth.
- He stated the new mayor has a lot of great ideas.
- He thanked the mayor for allowing the public to speak tonight.
- He said there is a situation coming up in districts one and two with the rain coming in. There is not anywhere for the water to go. Town Manager Jammie Royall promised he would get on this.
- He commented Chris Branch is walking around trying to pick up trash to clean the community and he needs trash bags.
- He stated we do not need money going to the downtown and farmer's market.

Commissioner Danny Keel:

- He agrees a line of communication needs to be established. He is very transparent and will make sure things are done correctly

Commissioner Barbara Kornegay:

- She thanked the fire department for their report and the holiday party.
- She thanked Carver Alumni for the senior's day they hosted.
- She thanked Mount Olive Pickle Company for their annual Pickle Drop.

Mayor Dr. J. Jerome Newton:

- He thanked everyone for having enough confidence for us to serve you. It is very important for you to attend meetings.
- He said we have citizens out picking up trash but that is not their responsibility. He was out driving around with Utilities Director Jeremy King today. There is no drainage on the south side. We will work on that, the town is made up of the north and south and we need the citizen's assistance. There are committees we want you to be a part of.
- He asked the commissioners to have their own town hall forums to allow the citizens the opportunity to get to know their commissioners. This allows two-way communication. He suggests a quarterly meeting with each district.
- He feels if the commissioners come together, we should all show up to each other's forum.
- We are here to represent you. If you have a concern, please write a letter and get it to Town Clerk Sherry Davis by 12 noon the Wednesday before the meeting.
- He advised it is not difficult to work together. So then we are all doing something.
- The information we received tonight was very good and we were all enlightened. The first way is to get you to know we are doing something.

There being no further business Commissioner Barbara Kornegay made a motion to adjourn. Commissioner Tommy Brown seconded and the motion passed 5-0.

Our next regular meeting is scheduled for Monday, February 5, 2024 at 6:00 P.M. in the board meeting room.

Respectfully Submitted,

Dr. J. Jerome Newton
Mayor

Sherry Davis
Administrative Assistant/Town Clerk

TOWN OF MOUNT OLIVE
BUDGET ORDINANCE AMENDMENT #5

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, 2024:

Section I. General Fund ARP Funds

A. Revenue

Airport Grant 36244.71.5.1	\$ 3,750,000.00
NCCMT Airport Improvements Account	\$ 3,750,000.00

B. Expenditure

Section II. Explanation

1. This amendment increases revenue to the newly funded Aviation State Aid Grant for Mount Olive Municipal Airport. This grant's primary use will be for updated safety improvements of the existing airport and including expansion of the current runway and some buildings.
2. The funds were received and then transferred into NCCMT account (as per grant agreement) to be managed and to gain interest.

Section III. Copy to Finance Officer

Copies of this Budget Amendment shall be delivered to the Finance Officer for the direction in the disbursement of funds.

Adopted this the _____ day of February 2024.

Jammie Royall, Town Manager
Town of Mount Olive, North Carolina

Attest: _____
Sherry M. Davis, Town Clerk
Town of Mount Olive, North Carolina

TOWN OF MOUNT OLIVE
BUDGET ORDINANCE AMENDMENT #6

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, 2024:

Section I. General Fund ARP Funds

A. Revenue

B. Expenditure

30-6600-0200	Salaries and Wages	(\$52,200.00)
30-6600-0500	FICA	(\$3,900.00)
30-6600-0600	Health Insurance	(\$5,900.00)
30-6600-1100	Telephone & Postage	(\$3,000.00)
30-6600-0700	Retirement	(\$5,400.00)
30-6600-0900	401K	(\$1,685.00)
30-6600-3300	Departmental Supplies	(\$1,850.00)
30-6600-3301	Bank Service Fees	(\$1,400.00)
30-6600-4500	Contracted Services	(\$4,000.00)
30-6600-4800	VC3	(\$3,300.00)
30-6600-5400	Insurance and Bonds	(\$10,000.00)
10-4150-0200	Salaries and Wages	\$16,000.00
10-4150-0500	FICA	\$2,000.00
10-4150-0700	Retirement	\$2,000.00
10-4150-0900	401K	\$625.00
10-4150-3300	Departmental Supplies	\$600.00
10-4150-4500	Contracted Services	\$2,000.00
10-4150-4800	VC3	\$2,250.00
10-4110-0200	Salaries and Wages	\$8,200.00
10-4110-0500	FICA	\$2,000.00
10-4110-1100	Telephone & Postage	\$2,500.00
10-4200-0200	Salaries and Wages	\$28,000.00
10-4200-0500	FICA	\$2,000.00
10-4200-0600	Health Insurance	\$3,900.00
10-4200-0700	Retirement	\$3,400.00
10-4200-0900	401K	\$1,060.00
10-4200-3300	Departmental Supplies	\$1,250.00
10-4200-3301	Bank Service Fees	\$1,400.00
10-4200-4500	Contracted Services	\$4,000.00
10-4200-4800	VC3	\$1,080.00
10-4200-5400	Insurance	\$10,000.00

Section II. Explanation

1. This amendment moves funds totaling \$92,635.00 from Fund 30 (Administrative) to the corresponding 10 fund (General) line items. These items are paid as needed from Fund 30 and budgeted as so each year; line items are paid from General then reimbursed from Water Sewer from 3 departments that where salaries and expenses are divided equally between the 10 and 30 funds.

Section III. Copy to Finance Officer

Copies of this Budget Amendment shall be delivered to the Finance Officer for the direction in the disbursement of funds.

Adopted this the _____ day of February 2024.

Jammie Royall, Town Manager
Town of Mount Olive, North Carolina

Attest:

Sherry M. Davis, Town Clerk
Town of Mount Olive, North Carolina