

Town of Mount Olive
May 10, 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 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 with the Dove House Update to be added to Non-Action Memo 05-38a. Commissioner Barbara Kornegay made the motion. Commissioner Harlie Carmichael seconded and the motion passed 5-0.

Mayor Kenneth Talton requested a motion to approve the April 12, 2022 regular and the April 28, 2022 special meeting minutes. Commissioner Harlie Carmichael made a motion to approve the April 12, 2022 regular and the April 28, 2022 special meeting minutes. Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton then moved to the Public Forum. Mr. George Futrelle of 705 Hillcrest Drive, Mount Olive, NC 28365, 910-296-7244 wanted to compliment the town for their efforts regarding the moratorium and seeking of grant opportunities. He realizes the town gets a lot of complaints and concerns. He wants to see this town grow but he is concerned about our plan to go into the hay business at the Waste Water Treatment Plant. He recommended contracting it out because we don't have the man power. Mr. George Futrelle respectfully suggested the town conduct a cost benefit analysis and take a hard look. He has spoken with two well respected farmers who feel like this will be a mistake. They are willing to meet with the town to discuss. Commissioner Dennis Draper stated we have looked into this very carefully. We are planting hay because it will drink up half a million gallons of water a day on our spray fields. He advised proposing to contract it out has a lot of merit. However, in the middle of growing season farmers have to take care of their own crops first. He stated we would hire someone with farming experience and the hay is just a by-product. Mr. George Futrelle said he understands all of that but he still respectfully requests the town conduct a cost benefit analysis. He asked if there were any public records related to these suggestions. Commissioner Barbara Kornegay advised the town is taking the advice of the North Carolina Department of Environmental Quality. She would love to have a meeting with Mr. George Futrelle to discuss. Commissioner Dennis Draper would also like to be present at this meeting. Mr. George Futrelle said he is still waiting on his street sign.

Julie Beck, President of the Mount Olive Area Chamber of Commerce wanted to thank the town for their participation and assistance with the 36th annual North Carolina Pickle Festival. She stated it was the most epic one ever with approximately forty to fifty thousand people attending. She is so grateful for our partnership. Mayor Talton asked if anyone else wished to speak and no one did.

Mayor Kenneth Talton closed the Public Forum.

Mayor Kenneth Talton then discussed Non-Action Memo – 05-38 – Update on Community Development Block Grant – Neighborhood Revitalization. He turned the presentation over to Grant Administrator David Harris of Harris and Associates. Mr. David Harris advised this is more of a scattered house replacement. There are four houses to be torn down and replaced on site and one substantial rehabilitation in the amount of fifty thousand dollars. They have met with all the families and verified income, habitation and housing options. They will be bidding out work for demolition and construction. The four past dilapidated will be replaced with a modular. Pricing, scheduling & delivery is more flexible and quicker. They are already talking with modular manufacturers. They will get bids out by the summer. The families will be provided temporary housing. All phasing will take place by the fall. Mr. David Harris asked if there were any questions.

Mr. David Harris then gave an update on the Community Development Block Grant- Sewer Infrastructure Grant. He advised funds have finally been released and the engineers hope to submit specifications by the end of July. He stated the Raleigh Review Process is very slow, including the review and permitting process. He said it could take several months and we are probably looking at February or March 2023 before construction begins. Mayor Kenneth Talton asked where this work will be performed. Mr. David Harris stated twelve different blocks including Church & Connor Streets. This project is targeted toward the areas with the most Inflow and Infiltration issues. Mayor Kenneth Talton asked if this was the two million dollar grant. Mr. David Harris answered yes. Commissioner Barbara Kornegay wanted to know how long it would take to complete the project. Mr. David Harris advised the construction period would take less than a year. Mayor Kenneth Talton asked if there were any other questions for Mr. David Harris.

Mayor Kenneth Talton moved on to Non-Action Memo – 05-38a - Update on the Dove Property. Code Enforcement Officer Justin Hill advised progress is still being made, everything is off the porch and Mr. Dove is still working on the roof. It is a larger job than he anticipated. The power has not been turned back on. The yard is clean and Mr. Dove is still working on the inside. Code Enforcement Officer Justin Hill stated he rides by there at least once a week and sometimes twice. He spoke with Mr. Dove and informed him of the items discussed at the April 12, 2022 meeting.

Mayor Kenneth Talton then discussed Action Memo 05-39 –Present the Proposed 2022-2023 Budget. Town Manager Jammie Royall stated they did the best they could. Finance Director Geoffrey Merritt advised this is a draft budget that is required to be reported to the Local Government Commissioner by May 16, 2022. He said this year the budget is very smart and keeps our spending in check. He has requested quite a few budget amendments this year. This will help move the town forward because we are facing a lot of unknowns but have some contingency there. He stated we continue with the Waste Water Treatment Plant repairs and upgrades and are making great strides with Special Order of Consent. Mayor Kenneth Talton commented they had met three times for two to three hours. He feels Town Manager Jammie Royall and Finance Director Geoffrey Merritt did a great job accessing and prioritizing. He asked if the budget message and ordinance will be presented with the final budget and will it be available online and in the Town Clerk’s office. Finance Director Geoffrey Merritt answered yes to both questions. He stated there is no tax or water sewer rate increase this year. Preparation for this budget began in December 2021.

Town Attorney Carroll Turner advised the final budget can be presented at the Tuesday, June 14, 2022 Regular Board meeting or a Special Called Board meeting at the end of May or first week in June 2022. There will a public hearing first and immediately following the final budget can be amended or before consideration of final adoption.

Mayor Kenneth Talton asked what is the total budget. Finance Director Geoffrey Merritt said the General Fund Budget is 4.25 million dollars and the Water Sewer Fund Budget is 3.7 million dollars. He advised this includes the Airport and Waylin Fund. Town Attorney Carroll Turner said the draft budget does not have to be voted on, it just has to be presented.

Town Attorney Carroll Turner stated any new elected officials can’t be sworn in until the Board of Elections certifies the results. Mayor Kenneth Talton asked if there were any further questions.

Mayor Kenneth Talton then discussed – Action Memo - 05-40 – Consider Appointment of a Town of Mount Olive Representative to the Board of Directors for the Wayne County Development Alliance. He stated he would like everyone to give this some thought and present nominations at the Tuesday, June 14, 2022 Regular Board meeting for approval of appointment.

Mayor Kenneth Talton then discussed Action Memo - 05-41 – Consider Approval of Budget Ordinance Amendment #36

Section I. Correct General Fund Income and Expenditure Budget

A. Revenue

Penalties & Interest on Taxes	10-3170-0000	\$ 2,400.00
Rents	10-3310-0000	\$ 16,500.00
Gasoline Tax Refund	10-3670-0200	\$ 6,400.00

B. Expenditure

Fleet management	10-4150-1900	\$ 4,500.00
Salaries and Wages	10-4700-0200	\$ 16,000.00
FICA	10-4700-0500	\$ 1,200.00
Health Insurance	10-4700-0600	\$ 500.00
Retirement	10-4700-0700	\$ 500.00
Life Insurance	10-4700-0800	\$ 100.00
Dental Insurance	10-4700-0801	\$ 300.00
401K	10-4700-0900	\$ 700.00
Fleet Management	10-4700-1900	\$ 1,500.00

Section II. Explanation

1. Additional revenues need to be budgeted for the General Fund in the amount of \$25,300. Expenditures for the fleet management for the Town Manger were under budgeted for the year. Expenditures for wages and benefits in the inspections department were under budgeted for the year.

Finance Director Geoffrey Merritt advised he is trying to shore up some of our revenues. Mayor Kenneth Talton asked if there were any questions and then requested a motion to approve Budget Ordinance Amendment #36. Commissioner Barbara Kornegay made the motion. Mayor Pro-Tempore Steve Wiggins seconded and the motion passed 5-0.

Town Manager Jammie Royall presented his report as follows:

- He wanted to comment on Police Chief Jason Hughes and his crew for the arrest they made.
- Police Chief Jason Hughes and Assistant Police Chief John Duncan wanted to create a specialized team. He advised the canine was fully funded by donors throughout town. The cost of the canine was thirty thousand dollars but the Mount Olive Police Department only pays for the food.
- Police Chief Jason Hughes stated a business called and reported some suspicious activities. The canine made positive identification and we found pot, mushrooms and cannabis oil with a street value of \$200,000.00. The suspects are under a \$500,000.00 secured bond.
- Town Manager Jammie Royall said we should be back in our offices soon.
- He advised the contractor would be starting on the sidewalk next month.
- Mayor Kenneth Talton commended Town Manager Jammie Royall for the hard work he does for the town.

Town Attorney Carroll Turner presented his report as follows:

- He advised he would reserve his comments for the closed session.

The Commissioner's Reports were presented as follows:

Commissioner Barbara Kornegay –

- She stated she has been working with the grant writing group and has been working on a grant application for equipment needed for the hay at the Waste Water Treatment Plant. The application deadline is May 26, 2022.

Commissioner Harlie Carmichael -

- He said things are at a stand- still right now.
- He stated everyone is putting their best foot forward.
- He thanked Julie Beck for conducting the forum.

Mayor Pro-Tempore Steve Wiggins

- He said election time is a time to gain insight into what people would like to see in their neighbor hoods.
- He advised we focus on large issues because we have to but sometimes we lose sight of the little issues.

Commissioner Dennis Draper

- He would like to see Balko sworn in as a full member of the Police Department if possible.

Commissioner Vicky Darden

- She thanked everyone for their hard work.
- She said you will have her annual fan give away after the election.

The Mayor's Report was presented as follows:

Mayor Kenneth Talton

- He said we have a great town and a promising future.

Mayor Kenneth Talton requested a motion to go into closed session the board will have a closed session to meet with the town attorney per N.C. G.S. 143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating [the] price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease

Commissioner Barbara Kornegay made a motion to go into closed session. Commissioner Harlie Carmichael seconded the motion and it passed 5-0.

The closed session lasted approximately forty minutes. The possible acquisition of additional property was discussed. Town Attorney Carroll Turner was asked to represent the Town in moving forward to see if the acquisition is feasible.

Mayor Kenneth Talton requested a motion to come out of closed session. Commissioner Dennis Draper made a motion to come out of closed session. Commissioner Harlie Carmichael seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo - 05-42- Consider Adoption of Resolution for Just Compensation Offer to Purchase the William Potts Family Farm, LLC Property Portion of Parcel Number 25837856602 Located by the Mount Olive Municipal Airport. He requested a motion to adopt the resolution for Just Compensation offer to purchase the William Potts Family Farm, LLC.

Commissioner Barbara Kornegay made a motion to Adopt the Resolution for Just Compensation Offer to Purchase the William Potts Family Farm, LLC Property Portion of Parcel Number 25837856602 Located by the Mount Olive Municipal Airport. Commissioner Vicky Darden seconded the motion and it passed 5-0.

Mayor Kenneth Talton then discussed Action Memo - 05-43 - Consider Adoption of Resolution for Just Compensation Offer to Purchase the Eddie Lee Faucette Property Portion of Parcel Number 2583553890 Located by the Mount Olive Municipal Airport. He requested a motion to adopt the resolution for Just Compensation offer to purchase the Eddie Lee Faucette Property.

Commissioner Dennis Draper made a motion to Adopt the Resolution for Just Compensation Offer to Purchase the Eddie Lee Faucette Property Portion of Parcel Number 2583553890 Located by the Mount Olive Municipal Airport. Mayor Pro-Tempore Steve Wiggins seconded the motion and it passed 5-0.

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

Our next regular meeting is scheduled for Tuesday, June 14, 2022 at 7:00 P.M. in the board meeting room.

Respectfully Submitted,

Kenneth K. Talton
Mayor

Sherry Davis
Administrative Assistant/Town Clerk