

Town of Mount Olive  
November 4, 2024  
Regular Board Meeting  
Minutes

Mayor 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, Town Manager Jammie Royall and Town Clerk/Administrative Assistant Sherry Davis.

Mayor Jerome Newton delivered the invocation and Commissioner Delreese Simmons led us in the Pledge of Allegiance.

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

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

Mayor Jerome Newton requested a motion to approve the October 7, 2024 Regular Board Meeting Minutes. Commissioner Vicky Darden made a motion to approve. Commissioner Tommy Brown seconded and the motion passed 5-0. Mayor Jerome Newton requested a motion to approve the October 10, 2024 Special Board Meeting Minutes. Mayor Pro-Tempore Barbara Kornegay made the motion to approve. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Jerome Newton then opened the public forum.

Mr. Gerald Bell of 305 North Center Street, Mount Olive, NC 28365, 919-222-4870. He spoke about the 2023 Audit being ten months late. He wanted to know if the 2024 Audit would also be late. He advised it was supposed to be submitted by October 31, 2024. He is concerned because the Town Audit being late is a recurring event. The expenditures are in excess of the budget, the airport is losing money and the audits need to be completed in a timely manner. The Town is also on a Unit Assistance List with the state.

Ms. Tatetia Robinson of 102 Dora Lane, Mount Olive, NC 28365, 919-920-3853. She wanted to thank the board personally for naming her street. She thanked Town Manager Jammie Royall for getting the application she needed and Commissioner Vicky Darden for her suggestion of naming the street after her mother. She is truly grateful.

Mayor Jerome Newton thanked them for their comments and closed the public forum.

Mayor Jerome Newton then discussed Non-Action-Memo 11-17 – Presentation of Certificates of Appreciation for Service to the Community (Dr. Curtis Lee, Apostle Preston Grimes, Pastor Jeff Dail & Dr. Dennis Atwood).

Commissioner Vicky Darden advised she wanted to recognize our church leaders. Apostle Preston Grimes with the Holy Ghost Cathedral thanked everyone. His son thanked the board. Dr. Curtis Lee has been serving his church for forty- six years. Commissioner Vicky Darden thanked God for everything you do.

Dr. Curtis Lee thanked everyone on behalf of his wife, himself and the Saint Mark Freewill Baptist Church. He said his family laughed when he told them he was receiving an award. He commented he shook Nixon's hand and has taught in Beijing, China but has never received an award.

Pastor Jeff Dail with Mount Olive First Pentecostal Holiness Church thanked everyone for this recognition. He said it takes all of us working together.

Pastor Dennis Atwood of Mount Olive First Baptist Church was unable to attend this evening. His wife Ann accepted on his behalf. Commissioner Vicky Darden stated we are praying for him. She recently went to visit him and they had a nice time.

Commissioner Vicky Darden asked everyone to please keep the children who recently lost their father in your prayers. She said it is about coming together and keeping them lifted up.

Mayor Jerome Newton commented there are so many of you who deserve to be honored. He thanked everyone for what they do. He has attended all the churches and said Bless You.

Mayor Jerome Newton then discussed Non-Action Memo 11-18 - Discussion by Commissioner Delreese Simmons and Code Enforcement Officer Regarding Homeowners/Renters Adding Rooms Without Obtaining a Permit and Removing Violation Notifications from the Code Enforcement Officer.

Commissioner Delreese Simmons and Code Enforcement Officer Justin Hill stated renters/homeowners are not getting the proper permits to build additional rooms. One homeowner in particular added on an extra room even after Codes Enforcement Officer Justin Hill asked him to stop. On Maple Street, someone removed five violation signs and police tape. These are not single-family homes. Commissioner Delreese Simmons calls them hotels. Ten to fifteen people are living in these homes. He concerned about the affects this will have on our moratorium. He commented there is a

house on Breazeale Avenue that has been turned into a mansion. Code Enforcement Officer Justin Hill explained the permits for these dwellings were denied.

Commissioner Delreese Simmons stated one guy put a zoning permit up thinking it was a building permit. We need to enforce this now with more force. He is asking to board to implement something to help stop this. Code Enforcement Officer Justin Hill commented there are two kinds of violators, the sneaky ones and those who really do not know. He thinks the biggest issue is they do not speak English. He has some Spanish flyers because most in the Haitian community speak some Spanish. We need to educate them by mailing out information.

Commissioner Delreese Simmons advised the homeowner will rent to the violators and they will sublease. Code Enforcement Officer Justin Hill stated each door has a separate lock. Commissioner Delreese Simmons stated we need to come up with an updated minimum housing code now, not next year or the next administration.

Mayor Jerome Newton said we have an ordinance meeting in the next couple of weeks.

Mayor Jerome Newton then discussed Non-Action Memo 11-19 - Discussion of Consideration of Leasing a Tymco 435 Curb and Gutter Cleaner (Street Sweeper) at a Cost \$267,900.00 to be Paid through Powell Aid Funds. Town Manager Jammie Royall explained the Tymco 400 is the size we need. He just wanted the board to consider and review the documents he provided.

Mayor Jerome Newton then discussed Action-Memo 11-20 - Consider Approval of Resolution Authorizing Execution of Previously Approved Contract With Regeneration by Design for Engineering Services for the Downtown Revitalization Project Funded by Community Development Block Grant-Neighborhood Revitalization Funds, Subject to Rural Economic Development Division Approval of Time Extension Request.

Mr. David Harris advised this is regarding the NC Department of Commerce additional funding we received early this year for engineering survey. We spent numerous months advertising and re-advertising. Anytime you do Downtown Revitalization all specifications are going to be reviewed right up to the point before bidding.

The Town of Mount Olive made statewide notifications in each case. Our landscape designer and engineer forces. The engineers are behind at this point and the landscaper is at a standstill. We finally got approval of sole source procurement. The engineering firm is out of Hickory and was delayed due to Hurricane Helene. The resolution is to authorize execution of that contract. We had to request a time extension due to the delays. He will send an extension request and sign the agreement in December and hopefully start work. Hurricane Recovery efforts has also obligated the Asheville and Hickory offices. We are at that critical element. Mr. David Harris asked if there were any questions.

Mayor Pro-Tempore Barbara Kornegay thanked Mr. David Harris for working with the two agencies and threading the needle. Commissioner Delreese Simmons asked how long the extension request would be and which CDBG-NR grant is this. Mr. David Harris responded December 31, 2025. The original grant was for \$750,000.00 and another \$200,000.00 was added. Commissioner Delreese Simmons wanted to know how the services break down. Mr. David Harris explained the engineering and survey work and his preparation of the documents. Commissioner Delreese Simmons thanked Mr. David Harris.

Mayor Jerome Newton requested a motion to approve Action-Memo 11-20. Commissioner Tommy Brown made the motion to approve Action-Memo 11-20. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 11-21 - Consider Adoption of Resolution Accepting a Thirty-Five Thousand Dollar Grant from Mount Olive Pickle Company to Offset the Cost of a Required Ready to Install Spare Pump for Lift Station Two.

Town Manager Jammie Royall stated we have issues with the pump at Lift Station Two. We are required to have a ready to install spare pump for the lift station in stock. The Mount Olive Pickle Company has offered the Town a grant in the amount of \$35,000.00 to offset the cost. Commissioner Delreese Simmons wanted to know when was the last time this pump was replaced. Mayor Jerome Newton asked Public Works Supervisor Jordan Conley to explain. He advised Mount Olive Pickle Company had an issue three years ago inside their facility that created sand and kept infiltrating lift station two. The Town replaced the pump two years ago at a cost of \$36,000.00. Shortly after our second pump went down, we chose a different stainless steel pump that we hope will last longer. The Mount Olive Pickle Company is looking into a pre-treatment protocol approach. They have offered to cover half the cost of the most recently purchased pump and the entire cost of the ready to install spare pump.

Commissioner Delreese Simmons commented, if they are using ninety percent of the flow for that lift station, the Mount Olive Pickle Company should be responsible. Public Works Supervisor Jordan Conley responded we have ongoing discussions regarding this. They seemed open to assisting us again down the road.

Mayor Jerome Newton replied this is good faith on their part because no one has ever actually asked them. He requested a motion to approve Action-Memo 11-21. Commissioner Danny Keel made the motion to Adopt the Resolution Accepting a Thirty-Five Thousand Dollar Grant from Mount Olive Pickle Company to Offset the Cost of a Required Ready to Install Spare Pump for Lift Station Two. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 11-22 - Consider Adoption of the Mission Statement, Vision Statement and Cores Values Recommended by a Randomized Focus Group and Mayor Jerome Newton. Mayor Jerome Newton advised that he talked with citizens and business owners. They were concerned because the Town of Mount Olive does not have a Vision Statement or Core Values. Having the citizens as part of the group brought more transparency. This was a diverse group; the other Town Board members were unable to attend the meeting. He advised these statements are what was submitted and are the recommendations of the citizens.

Mayor Jerome Newton requested a motion to approve Action-Memo 11-22. Mayor Pro-Tempore Barbara Kornegay stated she had no objection to the mission statement or core values but we have other plans that have some of these items in place. Our Comprehensive Transportation and Land-Use Plans are on our website. We need to keep these updated.

Commissioner Danny Keel made the motion to approve Action – Memo 11-22. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 11-23 - Consider Adoption of the 2025 Regular Board Meeting Schedule. Commissioner Tommy Brown made a motion to accept Action-Memo 11-23. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 11-24 - Consider Approval of Adding the New Trash Truck to the Enterprise Lease. Finance Director Jamie Butler stated she just needs something formal from the board to add this to our lease. Commissioner Delreese Simmons asked if this was budgeted and will it create an overage expense. Finance Director Jamie Butler responded no because it was budgeted.

Mayor Jerome Newton requested a motion to approve Action-Memo 11-24. Commissioner Vicky Darden made the motion to approve Action-Memo 11-24. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 11-25 - Consider Approval of Budget Ordinance Amendment #3, Transfer from Capital Reserve to Fund #30. Finance Director Jamie Butler stated this is not revenue she is just moving funding.

Mayor Jerome Newton requested a motion to approve Action-Memo 11-25. Commissioner Tommy Brown made the motion to approve Action-Memo 11-25. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

#### Town Manager Report:

- He thanked everyone for coming tonight.
- His report will be attached as part of the meeting minutes.

#### Mayor & Commissioner Reports:

##### Commissioner Vicky Darden

- She wanted to relate an issue she just recently went through regarding her vehicle. She took it to be repaired however, she got it back it still was not fixed. This has cost her a lot of money and she feels like she was taken advantage of. She advised the ladies that are not married to be prepared to communicate and take a male friend or family member with you.
- She thanked everyone for coming. We finally have our new trash truck. It is nice to hear something good instead of something bad for a change.

##### Commissioner Tommy Brown

- He thanked everyone for coming out tonight and thanked Commissioner Vicky Darden for her presentation to our local pastors.

##### Commissioner Danny Keel

- He advised that he had no comments.

##### Commissioner Delreese Simmons

- He wanted to discuss septic tanks. Some citizens who think they can place a septic tank have found out they cannot.
- Town Manager Jammie Royall stated he just found this out too. Septic tanks are only allowed for businesses. Residential customers are allowed to have a holding tank but not a septic tank.
- He said that one month ago, he asked Town Manager Jammie Royall to find out some information for him. He is asking the Mayor to find out when, why and where it was done. He stated if his information was leaked anyone's could be leaked out. This was done out of malice. He is asking to Mayor to report back.
- He thanked everyone for coming and Commissioner Vicky Darden for her presentation.

##### Mayor Pro-Tempore Barbara Kornegay

- She thanked the Department Heads for their reports and stated it was nice to see.

##### Mayor Jerome Newton

- He has received several texts regarding the streetlights. He drove around last night just to see and it was still very dark in some areas. He asked everyone to please provide information for areas that still need additional lighting.
- He advised that Duke Energy is currently cutting limbs and that may help with some of the lighting.
- He invited everyone to the Veterans Day Memorial on November 10, 2024 at 3:00 P.M.
- He reminded everyone of Pickles, Pigs and Swigs on November 9, 2024 from 11:00 A.M. to 4:00 P.M.
- He thanked the board for approving the mission statement and core values.

Our next Regular Board meeting will be held on Monday, December 2, 2024 at 6:00 P.M.

Mayor Pro-Tempore Barbara Kornegay made a motion to adjourn. Commissioner Vicky Darden seconded and the motion passed 5-0.

Respectfully Submitted,

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Jerome Newton  
Mayor

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Sherry Davis  
Administrative Assistant/Town Clerk