

Town of Mount Olive
October 10, 2023
Regular Board Meeting
Minutes

Mayor Pro-Tempore called the meeting to order at 7:00 P.M. Those in attendance per roll call were 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.

Harlie Carmichael delivered our invocation and Commissioner Tommy Brown lead us in the Pledge of Allegiance.

Mayor Pro-Tempore Steve Wiggins requested a motion to grant Mayor Kenneth Talton an excused absence due to illness. Commissioner Barbara Kornegay made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins read the Conflict of Interest Statement; there were no conflicts.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve the agenda. Commissioner Tommy Brown made the motion to accept the agenda. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve the September 12, 2023 regular meeting minutes. Commissioner Barbara Kornegay made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Pro-Tempore then moved to the Public Forum. He advised everyone to hold comments to three minutes. No one signed up and the Public Forum was closed.

Mayor Pro-Tempore Steve Wiggins requested a motion to go into Public Hearing - First Public Hearing to Discuss the Availability of 2023 CDBG-Neighborhood Revitalization Funding. Commissioner Tommy Brown made the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0. The public hearing was turned over to CDBG Grant Administrator David Harris. He advised this is a review of the funding available and no action needs to be taken at this time. The 2023 CDBG- Neighborhood Revitalization funding round is now underway. U.S. Department of Housing and Urban Development (HUD) is providing twelve million dollars. The maximum application amount per application/applicate is nine hundred and fifty thousand dollars assuming they have no current grants. Each applicant can have a maximum CDBG amount of one hundred two hundred and fifty million dollars. The Town of Mount Olive already has \$950,000.00 and is only eligible to apply for three hundred thousand dollars.

Housing is the number one priority and this is a scattered grant to help the neediest families. We cannot use this funding to extend water/sewer to just one house. Neighborhood Revitalization is the primary funding for housing improvements. CDBG Grant Administrator David Harris advised there is one unmet need from the current project. One household at 501 Steele Street that is a remaining priority and we can apply for one house. Originally, the house was to be a rehabilitation but upon review and inspection, it needs to be replaced. The need has gotten worse and we want to finish the fourth house. This is one option for the town.

CDBG Grant Administrator David Harris asked if there were any questions. Mayor Pro-Tempore Steve Wiggins asked how long the process takes from funding to completion. CDBG Grant Administrator David Harris responded the state gives thirty months but the survey, title and asbestos has already been completed at 501 Steele Street. We will have to complete an environmental survey, which generally takes five months. The bid process takes approximately six months. The project should be completed in less than two years. Commissioner Barbara Kornegay wanted to know if this would cover all expenses and if any would be left over. CDBG Grant Administrator David Harris answered yes, all expenses would be covered and there would probably be around ten or twelve thousand left over. However, with the costs of expenses continuing to rise, having a contingency is a good idea. He stated the application is due November 15, 2023. Commissioner Barbara Kornegay asked if the board needed to vote on this. CDBG Grant Administrator David Harris advised there needs to be a second public hearing first.

Commissioner Delreese Simmons wanted to know if it would take two hundred and ninety five thousand dollars to replace a house because it thought that would cover more than one. CDBG Grant Administrator David Harris commented yes, we ran out of funds with the first grant. You have to include the demolition and legal costs. It would not be a matter of sending any funding back though there may be enough to also complete one rehabilitation.

CDBG Grant Administrator David Harris said the second public hearing could be scheduled on any day at any time as long as it is before Tuesday, October 31, 2023. It can be during the day in the afternoon. The applications can no longer be hand delivered, they have to mailed via Fed-Ex. There has to be an advertisement in the local paper ten days before the second public hearing. Town Attorney Carroll Turner commented we would have to hold a special board meeting.

Mayor Pro-Tempore Steve Wiggins asked if there were any further questions. Commissioner Barbara Kornegay suggested the special board meeting be held on Monday, October 30, 2023 at 4:00 P.M.

CDBG Grant Administrator David Harris asked if there were any questions from the public. Dr. Jerome Newton commented we have spent seven hundred and fifty thousand dollars for three houses so far and each house is averaging three hundred thousand dollars. CDBG Grant Administrator David Harris stated the Town has requested an additional two hundred thousand dollars for the Downtown Revitalization Project. So, only three hundred thousand remains. CDBG Grant Administrator David Harris explained again this total includes the costs for demolition and surveying.

Mayor Pro-Tempore Steve Wiggins asked if there were any further questions. He then requested a motion to come out of the public hearing back into regular session. Commissioner Barbara Kornegay made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then requested a motion to schedule a Special Board Meeting for Monday, October 30, 2023 at 4:00 P.M. for the second public hearing of CDBG-NR application. Commissioner Tommy Brown made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins requested a motion to go into a public hearing tabled from September 12, 2023. 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 the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0. Town Clerk Sherry Davis read the email she send to North Carolina Department of Transportation regarding citizen concerns from the September 12, 2023 meeting. Her questions are in blue the NCDOT responses are in red.

- 1) Large Trucks & Farm Equipment being unable to make the U- turn – bulb-outs designed to accommodate large trucks/farm equipment.
- 2) Access to Recreational Fields located on Daughtry Field Road (Landowner is concerned part of his land will be used for the project) – improvements would be within existing right-of-way and Daughtry Field Road is not impacted nor is it within project limits.
- 3) Wanted to know if funding for this project can be saved for later when I-795 comes through or can the funding for this project be used for an overpass at Smith Chapel Road or Lee's Country Club Road now. – I would assume no. Different Funding Source and the TIP project that includes this section of US 117 for upgrade to interstate standards is only programmed for PE (U-3125-B) and not funded for construction. Project will have to be reprioritized in P7.0. Therefore, no known dates for upgrades in the near future. Safety funding cannot be transferred between locations as it is based upon the crash data at a specific location.
- 4) Some residents on Daughtry Field Road are concerned they will have to go additional miles to get to their destination. – Lees Country Club Road will remain full access, which allows residents to utilize Daughtry Field Road as it functions today. Providing the bulb-outs as part of the improvements at Smith Chapel Road allows for a safer movement at the intersection and residents would not have to go any additional miles to get to their destination.
- 5) Some commented when Main Street was made a right to right only that it just moved the accidents down to Smith Chapel Road. – SS-4904AU (revision of US 117 at Main Street) was completed in June of 2012 according to our files. The crash data we have does not go back that far to compare how crashes may have changed since the construction. We do not see how this would change our proposal at this location, but we can get additional data if needed.
- 6) Some commented about Emergency Vehicle access. – If Emergency vehicles are a major concern, the island at the main left over can be made to be mountable and an EV running its lights could make the straight across movement.

Mayor Pro-Tempore Steve Wiggins asked if there were any comments. Dr. Jerome Newton stated he was confused by the project numbers and if the intersection would be changed to a U-Turn. Town Clerk Sherry Davis advised those numbers were assigned by NCDOT. Dr. Jerome Newton said he is still concerned about I-795 and what happens to this intersection once that project starts. Town Manager Jammie Royall advised the changes to the intersection of Highway 117 and Smith Chapel are just for now. Dr. Jerome Newton commented a temporary fix makes no sense. Ms. Annette Kirby was concerned about the small parcel on Valley Road. Will that be part of I-795 and what will happen to our citizens?

Mr. Blake Turner responded you are beating a dead horse. The North Carolina Department of Transportation is going to do what they want to do. Mr. Michael Daughtry agrees with Mr. Blake Turner. He said that Town Clerk Sherry Davis stated the Town of Mount Olive could decide whether or not to accept the funding. Mr. Michael Daughtry advised he votes no. The cost is not worth it and are they going to put in drainage. Ms. Cindy Bell asked if you choose not to accept the funding and someone is killed does that make the Town of Mount Olive liable. Mayor Pro-Tempore Steve Wiggins commented we need to think about the back up of traffic this will cause. He personally does not liked the proposed changes. Town Attorney Carroll Turner answered we would not be any more liable than the state has been all of these years.

Dr. Jerome Newton asked again, what happens to that crossing when I-795 comes through. Town Manager Jammie Royall stated they are still working on the plans but he has heard there will be a bridge and service road installed. Commissioner Barbara Kornegay commented that intersection would go away. Utilities Director Jeremy King stated it will be similar the Baker Chapel Church Road where a portion of it comes to a dead end.

There being no other questions or comments, Mayor Pro-Tempore Steve Wiggins requested a motion to come out of the public hearing. Commissioner Barbara Kornegay made the motion. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then discussed Action-Memo 10-27 - 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 stated he would love more information on the future plans and liability. Commissioner Barbara Kornegay made a motion to table this issue until the information requested by Commissioner Tommy Brown has been received. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then discussed Action-Memo - 10-28 – Consider Approval of the Town of Mount Olive Internal Control Policy. Finance Director Jamie Butler advised this is a requirement for the American Rescue Plan funding we received. She advised this policy is regarding the Finance Department processes and standard operating procedure.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve Action-Memo 10-28. Commissioner Barbara Kornegay made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then discussed Action-Memo -10-29 – Consider Approval of McGill Associates to Provide Engineering Services for the Town-Wide Stormwater Master Plant Grant SRP-SW-ARP-0050 from North Carolina Environmental Quality the Division of Water Infrastructure Grant for \$220,000.00.

Town Manager Jammie Royall advised we just need approval for the engineer. Commissioner Barbara Kornegay commented this would look into ways to map out our sewer system. Mayor Pro-Tempore Steve Wiggins requested a motion to approve Action – Memo 10-29. Commissioner Tommy Brown made the motion. Commissioner Barbara Kornegay seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then discussed Action – Memo - 10-30 - Consider Approval of Proposed Increase of Current Water Rates. Utilities Director Jeremy King stated they have worked with the North Carolina Rural Water Association and they have recommended this increase. We have missed many marks for assistance applications because our average water bill is under \$80.00. That want us to charge a certain amount to be able to sustain our own system. As an example of the cost effect by the customer. If current base rate is fifty- five dollar. With this seven percent increase, it would \$58.54. He advised we are only a couple of water leaks away from people not having water for a long time. He commented that Commissioner Delreese Simmons brought a piece of pipe that came from under the University of Mount Olive. It was very rusted and cracked and that's what we are drinking from. This rate increase applied to both residential and industrial customers. He said we need a proposed contingency plan of \$183,000.00 to replace not patch these pipes. Unfortunately, this cannot be done in a year but we need to do this so we will not fall behind any further. He stated he would get this fixed or die trying.

Mr. Hobart Yates if we have a plan for replacing the pipes. Mayor Pro-Tempore Steve Wiggins responded we have an Asset Inventory Assessment Plan. Utilities Director Jeremy King said he has records of blueprints dating back to 1904. These records also indicate when the pipes were originally replaced. Mayor Pro-Tempore Steve Wiggins thanked Mr. Hobart Yates for his question but stated this is not a public hearing or public comment period, it is strictly for the board. Mayor Pro-Tempore Steve Wiggins commented he hears all the time how great Mount Olive's water is but he does not want to drink out of that pipe. Commissioner Delreese Simmons responded you do understand this is what you drink out of. Commissioner Tommy Brown remembers about one and half years ago, a representative with the NC League provided us with an increment time-line.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve Action-Memo – 10-30. Commissioner Tommy Brown made the motion to approve. Commissioner Barbara Kornegay seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then discussed Action-Memo - 10-31 - Consider Approval to Purchase a New Brush Truck for Using Waylin Funding. Fire Chief Greg Wiggins advised the \$200,000.00 is no longer applicable. The price has increased since 2021 due to COVID. They knew they needed more than the limited small brush truck. We need a quick response truck for the airport. There are many jets in and out of there and the potential for a catastrophic event if astronomical and there is no good water source with four hundred gallons. This new brush truck has a Ford F450 chassis and has a compressed air foam system that works on (petroleum or jet engine fuel). It sits up very high and has more storage compartments. The price in 2021 was \$284,250.00 and the current price is as of October 10, 2023 is \$381,000.00. The price has increased that much in just two years so the longer we wait the higher the cost will be. We have enough money in the Waylin Fund to pay for the truck in cash. He is requesting the board of commissioners to approve the \$381,000.00. It is possible the specs could come in lower or higher because it is a thirty-day quote.

Mayor Pro-Tempore Steve Wiggins asked Fire Chief Greg Wiggins to explain what the Waylin Fire Fund is. Fire Chief Greg Wiggins responded it is funding obtained by fire tax collection in town, which is 2.5 miles. The fire tax is 7% and we receive a portion from Wayne County and a portion from Duplin County. Without this fire tax, we would not be able to provide the services we do. Wayne County is a tremendous help.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve Action – Memo – 10-31 with the updated purchase amount of \$381,000.00. Commissioner Barbara Kornegay made the motion. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins then discussed Action – Memo – 10-32 - Consider Approval of Budget Ordinance Amendment # 3 For the Purchase of a Street Sign Machine for \$15,000.00. Finance Director Jamie Butler stated this is a transfer from the American Rescue Plan funds to allow the purchase of the street sign machine. It just moves money to allow us to pay for the machine. Town Manager Jammie Royall stated with this machine we can make our own signs when needed and do not have to order in bulk.

Mayor Pro-Tempore Steve Wiggins asked if there were any other questions for Town Manager Jammie Royall. Commissioner Barbara Kornegay wanted to thank Town Manager Jammie Royall and Public Works Director Mitchell Davis for finding the machine we needed.

Mayor Pro-Tempore Steve Wiggins requested a motion to approve Action – Memo – 10-32. Commissioner Tommy Brown made a motion to approve. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Pro-Tempore Steve Wiggins stated he would like to allow the board to make quick reports.

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

Commissioner Barbara Kornegay

- She stated that fifty people came to the October 3, 2023 Input Session for the Downtown Revitalization. Another one is scheduled for October 23, 2023 for the landscape design portion.

Commissioner Delreese Simmons

- He stated he had no comments.

Commissioner Tommy Brown

- He thanked everyone for coming out tonight. It is nice to see all these people here.

Commissioner Vicky Darden

- She stated if anyone needs a ramp, she has a church that will help.

Mayor Pro-Tempore Steve Wiggins

- He the Veterans Memorial Committee reached our goal to be able to purchase the first phase of two.
- He advised everyone on November 11, 2023 at Pickles, Pigs and Swigs, the Veterans Memorial would announce the winners of the door prizes for the Veterans Memorial Fundraiser.
- He thanked everyone for attending the meeting tonight.

Town Manager Jammie Royall had no report.

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

Our next regular meeting is scheduled for Tuesday, November 14, 2023 at 7:00 P.M. in the board meeting room.
We will hold a special board meeting on Monday, October 30, 2023 at 4:00 P.M. in the board meeting room.

Respectfully Submitted,

Steve Wiggins
Mayor Pro-Tempore

Sherry Davis
Administrative Assistant/Town Clerk

I, Sherry Davis, verify this is a certified copy of the October 10, 2023 the Town of Mount Olive Regular Board Meeting Minutes.

Attest:

Sherry Davis
Town Clerk

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