

Town of Mount Olive  
June 3, 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 our invocation and Commissioner Danny Keel lead 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 agenda with the removal of Action-Memo 06-39- Consider Approval of Budget Ordinance Amendments #13 ARPA Transfer & #14 Movement of Monies Between Funds to be discussed at our next meeting. Mayor Pro-Tempore Barbara Kornegay made the motion to accept the agenda with the removal of Action-Memo 06-39. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Jerome Newton requested a motion to approve the May 6, 2024 Regular Board meeting minutes. Commissioner Tommy Brown made the motion. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Non-Action Memo 06-32 - Present the Proposed 2024-2025 Budget – The proposed budget was presented and will be available to the public for review online and in the Town Clerk’s Office through June 13, 2024.

Mayor Jerome Newton then opened the public forum. Ms. Melissa Kilpatrick of 201 North Church Street, Mount Olive, NC 28365, 910-508-2022, Ms. Lauren Branch, 919-429-0463 and Ms. Julie Beck with the Mount Olive Area Chamber of Commerce, 123 North Center Street, Mount Olive, NC 28365, 919-658-3113. They thanked the Town for their continued partnership with the Mount Olive Area Chamber of Commerce. Ms. Julie Beck stated that she serves as the Town’s Main Street Director and works closely with Town Clerk Sherry Davis. She attends the mandatory meetings for the program and would like everyone to understand the importance of the Main Street Program. Her reputation and status has opened many doors. She also serves on the Town of Mount Olive Planning Board, Farmer’s Market Committee and Friends of the Parks. Ms. Lauren Branch commented she has a great time with all the events and they bring a lot of people to our town. They host the North Carolina Pickle Festival, Pickles, Pigs and Swigs and the Christmas Tree Lighting/Downtown Open House. She is thankful their partnership and contribution from the Town of Mount Olive.

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

Mayor Jerome Newton then discussed Action- Memo- 06-33 – Consider Approval of Consider Adoption of Resolution for Just Compensation Offer to Purchase the Edna Lane Mazingo Heirs Property Portion of Parcel Pin Number 2583670333 Located by the Mount Olive Municipal Airport. Mayor Jerome Newton asked if there were any questions and requested a motion to approve Action-Memo- 06-33.

Commissioner Danny Keel made the motion to approve Action Memo – 06-33. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action- Memo- 06-34 - Consider Approval of Proclamation in Support of Juneteenth Holiday.

Mayor Jerome Newton asked the board if they had any questions. He then requested a motion to approve Action – Memo 06-34. Commissioner Tommy Brown made a motion to approve Action – Memo 06-34. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action- Memo- 06-35 – Consider Approval of Proclamation Honoring the Heroes of 335th Squadron at Seymour Johnson Air Force Base. Mayor Jerome Newton asked the board if they had any questions. He then requested a motion to approve Action – Memo 06-35. Commissioner Tommy Brown made a motion to approve Action – Memo 06-35. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo – 06-36 – Consider Approval of Transferring Small Lots Owned by the Town at 915 & 917 South Church Street to the adjoining to the Property Owners (Franklin & Silver). Commissioner Tommy Brown and Mayor Pro-Tempore Barbara Kornegay stated they needed more information. Commissioner Delreese Simmons advised these lots are too small to develop and the Town waits weeks to mow it. He spoke with the adjoining property owner and she would be responsible for the taxes and the mowing.

Town Attorney Carroll Turner responded it is illegal for a municipality to give property to anyone with exception of a 501 (c) (3). However if anyone is interested that can make an offer to purchase. They can speak with me or contact Town Clerk Sherry Davis. Then we can bring the offer before the board to begin the upset bid process.

Mayor Jerome Newton then requested a motion to table Action-Memo 06-36. Commissioner Tommy Brown made the motion to table Action Memo 06-36 until more information is received or an offer is made. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo - is 06-37 – Consider Approval of Retail Strategies Downtown Revitalization Master Plan.

Mayor Pro-Tempore Barbara Kornegay explained there are four areas of focus. She asked members of community round table for this project to attend tonight's meeting. Mr. Bill Bryan with the Mount Olive Pickle Company stated the downtown is the quality of life for any community. Having retail, food and entertainment is a great way for the Mount Olive Pickle Company to recruit employees. It is not unusual to see a decline in small town downtown areas. He thanked the Town for their efforts in revitalizing our downtown. He announced that Mount Olive Pickle Company will pledge its support with a fifteen thousand dollar contribution to the Mount Olive Community Development Corporation for the items needed to start the project. He stated the Mount Olive Pickle Company just purchased 109 NE Center Street and is currently renovating the property. They are planning to move their gift shop to this location within the next year. It's the public and private relationships such as the library, parks and the North Carolina Pickle Festival that make this work.

Mr. Al Southerland of 513 East Pollock Street, Mount Olive, NC 28365, 919-394-0198 stated he was born and raised in Mount Olive. He retired from the United States Air Force in 1993 and came back home. His mom worked hard for this community and he would like to see Mount Olive grow. He stated that Mayor Pro-Tempore Barbara Kornegay recruited him for this committee. He feels this plan is beneficial for all of Mount Olive and will do all they can to make Mount Olive better.

Mr. Steve Wiggins is the Chairman of the Mount Olive Community Development Corporation. This project is a civic enhancement and improves quality of life. He will work to accomplish these goals through his support of the downtown revitalization project. This project will be funded through all private monies and will create jobs. Please endorse.

Mr. Pierre Pognon of 906 South Johnson Street, Mount Olive, NC 28365. He also owns a downtown business located at 125 South Center Street. He loves Mount Olive and appreciates the efforts and master plan. He appreciates the great work of Mayor Pro-Tempore Barbara Kornegay. She has worked very hard and wants people to visit our downtown. He used to live in Florida and they had a nice downtown. This is a very good plan for Mount Olive. He thanked everyone for listening.

Mayor Pro-Tempore Barbara Kornegay reminded everyone this is not the project to fix downtown. It is a strategy that we must have before beginning that project.

Mayor Jerome Newton asked the board if they had any questions. He then requested a motion to approve Action – Memo 06-37. Commissioner Tommy Brown advised that he has attended meetings of the beautification committee and he supports this project. He made a motion to approve Action-Memo -06-37. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action – Memo 06-38 - Consider Approval of Engagement Letter with Beverly Stroud CPA. Finance Director Jamie Butler advised Ms. Stroud is a third party CPA who will be our liaison between the Town and the CPA who performs our annual audit. She can begin immediately and bills by the hour. Her services will be in next year's budget.

Mayor Jerome Newton asked the board if they had any questions. He then requested a motion to approve Action – Memo 06-38. Commissioner Danny Keel made the motion to approve. Commissioner Vicky Darden seconded and the motion passed 5-0.

The Town Manager's Report was presented as follows:

On Tuesday or Wednesday of this week, we will be receiving our new backhoe. Ditching is one of Districts 1 and 2 main concerns especially going into this season. This backhoe was purchased with some of the ARPA (American Rescue Plan Act) money we still have. It will be replacing a backhoe that we have had for over 20 years. It is a welcome site. We also purchased a 7' bush hog for all the lots over the lots. We will cut all lots, including town owned lots and private lots. We will bill all privately owned lots. We have purchased a Diesel Engine Zero Turn Mower. We are hoping that this mower will last more than a couple of years. While purchasing equipment needed for our Public Works Department, we bought a 48hp New Holland Tractor with a 110" Finish Mower to mow the lots that zero turns are usually needed. This will take less time and less labor. We will be leasing a new 310 John Deere Backhoe from James River Equipment Company. It will be delivered in about 3 to 4 months as soon as it is built.

I have been talking with Duke Energy about the lighting project around town. They did tell me that someone called and stated that they worked with the town. He said they had not heard of the name they mentioned, because they only talked with Barbara Kornegay and me on this project. He said that they should have about a month or so before they should start. With Pike Engineering, they are saying about another month or so. They have gotten the paperwork back from DOT (Department of Transportation) and now they are waiting on the Utility Commission.

On our Maple St. Drainage Project, where AECOM is the engineer. They have received approval from NC Emergency Management to extend the project schedule and make some changes to the originally proposed design. We have initiated the required CSX plan review process and are planning a field meeting with the local CSX representative, which has been completed and we have also initiated a discussion with NCDOT (North Carolina Department of Transportation) about the encroachment into their ROW, which are still going on. The next steps include implementing our proposed changes into the plans and submitting them to both CSX and NCDOT.

We are ending our CDBG Sewer Project. We only have the punch list items left. Some of the items left are sewer laterals not completed, cleanouts not completed, asphaltting cuts in the roads not patched, concrete repair work not completed, lay down yard needs to clean and dressed up and all manhole repairs need to be completed.

Commissioner Tommy Brown requested a status on the sign machine. Town Manager Jammie Royall responded it is a complicated machine and has been a slow go.

Mayor Jerome Newton stated he has spoken with someone in the school system who said there are low-lying limbs on their bus routes causing damage to their buses. They are considering changing their bus route. Please get the limbs trimmed and he will speak with the superintendent.

Mayor Jerome Newton then asked for a status on the water meter replacements. Town Manager Jammie Royall advised this has been turned over to the engine for this grant project.

The Mayor and Commissioner Reports were presented as follows:

Commissioner Vicky Darden:

- She has been out of town for the past three weeks.
- She advised everyone the Widows New Beginnings is getting ready to re-open their meetings. She has invited Senator Don Davis and the Mount Olive Police Department to speak.
- She had over fifty people in the beginning. People don't understand what widows and widowers go through. She didn't even know how to cut grass and had to learn.

Commissioner Tommy Brown:

- He said good evening to everyone
- He gave an update on the Veterans Memorial Project. The eagle statue has been delivered and it looks great. He is the co-chair of the committee and Steve Wiggins is the chair. The next phase will be the monument with the six branches of service emblems. It makes him very proud as a veteran. The monument has wording that was recommended by the late Glenn Sloan.

Commissioner Danny Keel:

- He advised that he, Mayor Pro-Tempore Barbara Kornegay, Mayor Jerome Newton and Town Manager Jammie Royall attended the Waste Water Treatment Plant Regionalization meeting on May 29, 2024. There are a lot of questions right now but we are looking into it. Most everyone in the county is on board but it would likely be very costly to the Town. That cost would be put back on the citizens.
- He commented the Flag Memorial through the Exchange Club that was displayed from May 17 through May 27, 2024 was very nice.
- He stated that we now have the needed equipment for ditching and should be starting soon.
- He discussed the moratorium is moving slowly but we are working on it. There are some things that are and are not the fault of the town.
- He thanked everyone for coming and asked them to please keep us in their prayers.

Commissioner Delreese Simmons:

- He thanked everyone for coming tonight.
- He said to the town employees attending tonight that there is no raise in this budget for a lot of you guys. However, there is a \$1500.00 bonus. He stated if you break down a raise it is only around \$48.00 more week. He thinks they should just take the bonus.
- He advised that some employees have asked about 20% raises but that was misspoken. He said that home owners taxes are going to go up. This town is broke but it is not your fault or ours, it is due to past administrations.
- He rode around with Public Works Director Mitchell Davis, Town Manager Jammie Royall and Mayor Jerome Newton. He stated we know the limbs are low and it is up to Public Works and Town Manager Jammie Royall to get it done.
- He commented we need a beautification committee on the south end.
- He people in this town just don't care. The guys bust their butts for no raise.

Commissioner Barbara Kornegay:

- She thanked the Downtown Development Master Plan Focus Groups including Al Southerland. She also thanked Carroll Turner and Sharon Turner for taking the lead on the planters downtown. Hopefully the pressure washing of the sidewalks for downtown will be done within the next the month.
- She thanked everyone for coming.

Mayor Jerome Newton:

- He stated that all four districts have held their first meeting. The meeting for District 1 and District 2 was well attended. However the District 3 and 4 meeting was not.
- He said that the three minutes allowed at the public forum gives you time to voice your concerns.
- He urged citizens to please take any issues you have to your commissioner first to avoid attacks at the podium.
- He is still working on advisory committees and will be reaching out this week. He said people from the outside see better than when up close. These committees are not to attack the board, they are to advise only.
- He thanked everyone for coming out tonight.

There will be a Special Board Meeting/Public Hearing on Friday, June 14, 2024 at 3:00 P/M. 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 Monday, July 1, 2024 at 6:00 P.M. in the board meeting room.

Respectfully Submitted,

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Jerome Newton  
Mayor

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Sherry Davis  
Administrative Assistant/Town Clerk