

Town of Mount Olive
June 2, 2025
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, Interim Town Manager Glenn Holland and Town Clerk/Administrative Assistant Sherry Davis.

Mayor Jerome Newton delivered the invocation and 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. Commissioner Vicky Darden seconded, and the motion passed 5-0.

Mayor Jerome Newton requested a motion to approve the following meeting minutes:

- April 28, 2025 Special Called Board Meeting.
- May 1, 2025 Recessed Board Meeting
- May 5, 2025 Regular Board Meeting
- May 7, 2025 Special Called Board Meeting.
- May 9, 2025 Recessed Board Meeting
- May 13, 2025 Recessed Board Meeting

Mayor Pro-Tempore Barbara Kornegay made the motion to approve all the minutes listed above. Commissioner Danny Keel seconded, and the motion passed 5-0.

Mayor Jerome Newton then opened the public forum. He advised anyone wishing to speak on the budget to please hold their comments for the public hearing. He reminded everyone of the three- minute time limit. You can request more time, but it may not be granted. There will be no attacking the Board of Commissioners or staff and no outbursts from the audience. The same goes for the Board of Commissioners, if you have an issue with one another address it outside the meeting. No one is allowed to speak until recognized by the Mayor.

Mr. Gerald Bell of 305 North Center Street, Mount Olive, NC 28365, 919-222-4876. He stated the Town does not need a street sweeper and does not need to spend \$227, 898.00.

Mr. LoWayne McCullen of Goldsboro, NC, 919-921-5015. He advised he is still up here after all of these months. If someone would just tell him the damage to his car from the pothole will not be covered, he can accept that. He is tired of coming here.

Ms. Cindy Bell of 109 Ramblewood Drive, Mount Olive, NC 28365, 919-658-5219. She stated she agrees with Mr. Gerald Bell regarding the street sweeper. She is concerned about non-profits getting property and she hopes this is a question that will be considered in the budget.

Mrs. Brenda Davis of 101 Ramblewood Drive, Mount Olive, NC 28365, 919-658-4553 advised she will be speaking at the public hearing.

Ms. Annette Kirby of 112 Ramblewood Drive, Mount Olive, NC 28365, 919-922-3410. She asked the board to consider in the future allowing one minute for each agenda item. She is also against the purchase of a street sweeper. She does not feel like we need one. She has some questions regarding the Budget Ordinance Amendment but will wait until the public hearing. She discussed the vacant lot at 106 South Johnson Street. She thinks it may be advantageous to impose a fee. This affects everyone. She suggested scratching the sewer tax and applying a fee program to provide additional revenues.

Ms. Leora Sam Jones of 110 Elmore Street, Mount Olive, NC 28365 stated she keeps talking about the same thing every time. She moved back to Mount Olive in 2016. Elmore Street is in terrible shape and very dangerous for cars and people. There is a lot of traffic, and she wants to know why we can't get this, and the bad water fixed. One time it was about speed and the additional stop signs did help. She also asked why eighty thousand dollars plus was budgeted for a town manager search when we kept the same one. There are people here who should be human resources. Pernell Brickney would be great. She then said that she would give the town credit for the additional street lighting. It is definitely brighter.

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

Mayor Jerome Newton then requested a motion to go into the Public Hearing regarding the Proposed 2025-2026 FY Budget. Commissioner Tommy Brown made the motion to go into the Public Hearing. Commissioner Vicky Darden seconded, and the motion passed 5-0.

Mayor Jerome Newton asked anyone who has a desire to speak to please raise their hand.

Mr. Gerald Bell stated his concerns. He suggested the town compare their water rates to the City of Goldsboro and the Town of Calypso. This includes commercial rates. Rebidding the Airport mowing contract will further obliterate the budget. Plus, there are no employee raises. He commented that he will not express his opinion on the board's lack of ability to do their jobs.

Ms. Cindy Bell said there is a little over one million dollars in revenue based on water and sewer fees. It bothers her that there are no actual expenditures just placeholders. There needs to be more oversight. What is the projection of revenue for the commercial rate. The airport, which is the sacred cow has \$324,000.00 worth of revenue and \$190,000.00 worth of expenditures to the town. Twelve thousand of that went to Mike Bass. She stated we need to get off this moratorium. She applauds the town for wanting to increase the general fund. She commented the budget needs to be reasonable and put in place to bring you to the next level.

Mrs. Brenda Davis advised she is hoping the board of commissioners will focus on the budget. It reflects salaries for the Town Manager and Wastewater Treatment Plant. Not two positions stretched to the max. The budget clearly states no intent. She said line-item 10-4150-0200 is parking \$58,000.00 to move it around. We have had no updates on the Town Manager search, the desperate need for Human Resources, job descriptions, or salary studies. The board's decision on the Town Manager should be unanimous and this is nothing against Mr. Glenn Holland. The town needs to focus on the moratorium. This budget has no information regarding grant funding or expenses, and it is raising more revenue on the backs of lowly paid employees. She asked if this was a real budget or just adjusted. It is deceitful. She hopes the department heads have a say in their departments. The Town of Mount Olive is in debt and routinely has an overspent budget. She commented the town also needs to look at the street sweeper. There are so many roads that need repairs rather than a street sweeper. The town could raise Parks & Recreation fees to help generate more revenue. Renegotiating fees with Southern Bank, the amount has remained the same which tells her there is no attention being paid to this. The airport budget needs to be more detailed and needs to state 50/50 rather than 70/30 for the fuel flowage fee. The town is not searching deep enough to deal with the issues. She encourages the town to do the same with the Town Manager and Human Resources search. She thinks Pernell Brickey is great too. These things need to be unanimously agreed upon and need to be first.

Ms. Annette Kirby said the budget and annual audits are very revealing, particularly 2024. Mount Olive is living off state and federal monies. The town has long term debt through 2047 with 4.3 to 4.5% interest rates. We know there will be debt since it is ongoing. In 2024 there are some revenues and expenses that were different. Do the department heads and Finance Officer have those figures. Training for the department heads and finance, do they have that opportunity. The current expenditures on the Budget Ordinance Amendment are over \$1,000,000.00. withdrawn. This year it is \$73,000.00; something needs to be tweaked. Looking at Capital Improvements and Powell Bill, did we actually pay \$185,000.00 in contract services. There is \$200,000.00 in public works salaries, the ARP funds did we spent \$483,000.00 on the police. The Town Manager salary was moved then put back at \$58,000.00, where is the rest. Also, \$73,084.00.00 was moved from one fund and then put into Public Works capital outlay. She then discussed the airport matching funds, and the water/sewer combination exceeds over \$1,000,000.00. Five percent of the total of all other appropriations are in this fund. This equals 18%. She was told the budget must be approved by June 30, 2025. If you look at NC General Statute - 159, She asked the board to please look at a stormwater utility fee, it is not a tax. All these lots that are being foreclosed on are being sold to non-profits. This is lost tax value the town will not get plus loss of any future revenues. We have been through this budget line by line. She looks forward to working with us another year.

Mrs. Pernell Brickey wanted to discuss the 8% water/sewer increases. With all the issues a lot of customers can't use their water.

Mr. Gerald Bell stated the airport mowing is not included in the budget.

Mayor Jerome Newton asked if anyone else wished to speak. He then requested a motion to come out of the public hearing and back into regular session. Mayor Pro-Tempore Barbara Kornegay made the motion to come out of the public hearing and back into regular session. Commissioner Vicky Darden seconded, and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 06-52 – Consider Approval of Juneteenth Proclamation 2025. Town Clerk Sherry Davis read the Proclamation. Commissioner Danny Keel made the motion to approve the Juneteenth Proclamation 2025. Commissioner Vicky Darden seconded, and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo - 6-53 - Consider Approval of Purchase of a Tymco 435, 4.35 Yards Street Sweeper in the Amount of \$227, 898.00. Mayor Jerome Newton stated he has heard some conversation regarding this and asked if there was any discussion. Commissioner Delreese Simmons said he can't approve because we need roads more than a sweeper. We can't use the sweeper in our district because we don't have gutters. What would help us is to fix the potholes. We've not had a street sweeper for many years. Commissioner Danny Keel requested that Interim Town Manager Glenn Holland address this.

Interim Town Manager Glenn Holland asked if other board members have any questions. Commissioner Danny Keel commented we no longer have a street sweeper so what prompted this. Interim Town Manager Glenn Holland advised there is a misconception, this unit can be used without curbs plus help clean out storm drains and flooding. Commissioner Delreese Simmons replied, it still won't help us because we have fake drains. Can it be used for pipes to help with drainage, our water evaporates. Mayor Jerome Newton asked if any other board members had any questions. He stated we have a Special Called Board Meeting on June 26, 2025, and the Board of Commissioners is planning to get together before approving the budget. He asked Interim Town Manager Glenn Holland if it was a necessity. Interim Town Manager Glenn Holland responded yes, he stated this model street sweeper can be used to clean storm

drains. If you choose not to approve, please don't call and complain about the storm drains being clogged. If this street sweeper is purchased there will still be \$180,000.00 annually if we have anything to do for street repair and storm drains. Mayor Jerome Newton asked if there was a strategic plan. Interim Town Manager Glenn Holland commented it is a town wide street sweeper. Mayor Jerome Newton asked the board to consider discussing between now and June 26, 2025 to discuss. He requested a motion to table until June 26, 2025, special called meeting. Commissioner Danny Keel made the motion to table Action-Memo 06-53 until the June 26, 2025, meeting. Commissioner Tommy Brown seconded, and the motion passed.

Mayor Jerome Newton then discussed Action Memo - 06-54 – Consider of Approval of Resolution to Accept Vanguard Utilities Option 2 in the Amount of \$1,185,174.42 for the Water Meter Replacement Project. Pending State Approval. Interim Town Manager Glenn Holland advised the total funds is currently \$900,000.00 but the lowest bid came in at \$1,185,174.42 or more. The cash flow we receive from the billing of the new water meters will pay for the difference. We need to get this locked in. Mayor Pro-Tempore Barbara Kornegay made a motion to approve Action-Memo – 06-54 - Consider of Approval of Resolution to Accept Vanguard Utilities Option 2 in the Amount of \$1,185,174.42 for the Water Meter Replacement Project. Pending State Approval. Commissioner Tommy Brown seconded, and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo – 06-55 – Consider Approval of Budget Ordinance Amendment # 11 – Moving Funds from Department 4110 to Department 4510 in the amount of \$73,084.00. Finance Director Jamie Butler advised the monies are in the Governing Board budget and need to be moved to Public Works salaries. Mayor Jerome Newton asked, We don't have to match this year. Finance Director Jamie Butler replied not this year. Commissioner Delreese Simmons asked if there was anything wrong with moving them to the general fund. Commissioner Danny Keel wanted to know how Public Works became so depleted. Finance Director Jamie Butler explained that some public works employees were not budgeted for public works when they were moved there so it was underfunded. Commissioner Delreese Simmons commented maybe we should make some cuts in Public Works. Finance Director Jamie Butler responded that is definitely a board discussion.

Mayor Jerome Newton requested a motion to approve Action Memo – 06-55 – Consider Approval of Budget Ordinance Amendment # 11 – Moving Funds from Department 4110 to Department 4510 in the amount of \$73,084.00. Mayor Pro-Tempore made the motion to approve. Commissioner Tommy Brown seconded, and the motion passed 4-1. The votes were as follows:

Mayor Pro-Tempore Barbara Kornegay – Yes
Commissioner Tommy Brown – Yes
Commissioner Vicky Darden – Yes
Commissioner Danny Keel – Yes
Commissioner Delreese Simmons – No

Mayor Jerome Newton then discussed Action Memo - 06-56 – Consider Authorizing Town Attorney Carroll Turner to Proceed With the Sale of a Vacant Lot Located at 106 South Johnson Street by the Raised Bid Process. The Offer is from Full Gospel Assembly of North Carolina in the Amount of \$2,000.00. Town Attorney Carroll Turner wanted to dispel the information relating to this item. He is not selling this property for \$2,200.00. This is only the first bid. He said everyone has the opportunity to make an offer. Town Attorney Carroll Turner will publish it in the newspaper and Town Clerk Sherry Davis will place it on the website. He stated he has already received a raised bid; Wayne County Board must approve pending this board's agreement to approve. He simply needs this board to approve, allowing him to move along with the raised bid process. Mayor Jerome Newton asked what size the lot is. Interim Town Manager Glenn Holland answered over ¼ of an acre.

Mayor Jerome Newton requested a motion to approve Action Memo – 06-56 - Consider Authorizing Town Attorney Carroll Turner to Proceed With the Sale of a Vacant Lot Located at 106 South Johnson Street by the Raised Bid Process. Commissioner Tommy Brown made the motion to approve. Mayor Pro-Tempore Barbara Kornegay seconded, and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo – 06-57 - Consider Thursday, June 26, 2025, at 6:00 P.M. for a Special Called Board Meeting for Adoption of the 2025/2026 Fiscal Year Budget. Commissioner Tommy Brown made a motion to approve Action-Memo – 06-57. Mayor Pro-Tempore Barbara Kornegay seconded, and the motion passed 5-0

Mayor Jerome Newton then discussed Action Memo – 05-44 – Consider Setting a Date for a Special Called Meeting to Present the 2025/2026 Proposed Budget, Consider Approval of CDBG- NR 2023 Recommendation for Professional Services, Selection of Attorney, Asbestos Inspector and Surveyor and Consider Approval of Resolution Accepting Funding for CDBG – I Sewer Line Rehabilitation 2024 Project #s 19-I- 4203 & 24-I-4203. Possibly, May 20, 2025, at 5:00 P.M., 5:30 P.M. or 6:00 P.M.

Mayor Jerome Newton requested a motion to approve the Special Called Board Meeting on Tuesday, May 20, 2025, at 6:00 P.M. in the Town Board meeting room. Commissioner Tommy Brown approved the motion. Commissioner Danny Keel seconded, and the motion passed 5-0.

Interim Town Manager Report: Presented as follows:

STREET SIGNS

The Town has completed Breazeale Avenue signs. The town is also working on stop signs, no parking signs and other information signs.

IRON AND DISCOLORED WATER REPAIRS

Iron levels continue to trend downward at the Gordon Street Plant. A new filter has been installed at the Boling Plant. We are waiting for a final inspection and approval to put it back into service.

The state will be on site to inspect both water plants this month.

Any resident still experiencing discolored water, please contact our offices at 919-658-9539.

PAVING OF ROADS

Paving contracts have been executed, and work is expected to begin.

Twenty-five potholes reported or identified during routine inspections have been completed. These repairs preserve road quality and improve vehicular safety. In addition, reflective poles were installed at East Maple, South Church Streets and around high-risk areas with pavement depressions caused by sunken storm drain boxes.

LOT MAINTENANCE AND DRAINAGE IMPROVEMENTS

Our staff have been actively mowing and maintaining as many vacant lots as possible. This helps reduce fire hazards and rodent, snake and insect infestations.

Drainage work continues. The Town has focused on clearing overgrown ditches and removing blockages in key outflow areas on the outskirts of town.

The Town continues to work with Duke Energy regarding our second phase to identify and install the areas needing additional lighting. The second phase will take place after July 1, 2025.

SPECIAL ORDER OF CONSENT/MORATORIUM

The Town continues making progress. Preventative measures are expected to reduce the amount of stormwater entering the sanitary system. In addition, routine maintenance such as pump checks, grease removal and alarm testing have been performed. A copy of the quarterly special order of consent report is available online.

MAPLE AND NELSON STREET DRAINAGE PROJECT

An update has been requested.

FIND AND FIX SEWER REHABILITATION PROJECT

The Town is still awaiting the finalized letter of intent to fund from the North Carolina Division of Environmental Quality. The project purpose is to Find and Fix Sewer Rehabilitation. The total funding amount is \$4,406,120.00. Viable Utilities Reserve Grant in the amount of \$1,000,000.00 (one hundred percent of all eligible costs). The State Reserve Project Grant is \$2,203,060 (one hundred percent of all eligible costs). More information will be provided as it becomes available.

REMINDER

The Water Billing Department has resumed normal hours of operation as follows: Monday thru Friday – 8:00 A.M. to 5:00 P.M. Normal operating procedures have also resumed. This includes late fees and water account cutoffs. Should you have any questions or concerns, please call 919-658-9537 Ext. 114 or 919-658-9539 Ext. 108.

The Water Meter Replacement Project will be sent to the North Carolina Division of Water Infrastructure by July 1, 2025, and the project start date will be based on their approval.

Town Clerk Sherry Davis read a letter on behalf of Former Police Chief Ralph Schroeder thanking the Mayor, Board of Commissioners and Interim Town Manager Glenn Holland for everything they did for him and his family during the loss of his wife Brenda Schroeder on March 12, 2025.

Mayor & Commissioner Reports:

Commissioner Vicky Darden

- She thanked everyone for coming this evening including her granddaughter who she thanks God for.
- She informed everyone that Fire Chief Greg Wiggins is giving away free smoke detectors. She asked him to tell everyone about them.
- Fire Chief Greg Wiggins explained the smoke detectors do not cost the citizens or the town a dime. They have a company who donates them.
- Fire Chief Greg Wiggins stated that within two minutes of a fire people could become injured and within one hour they could die. Children and the elderly are much more susceptible.
- Fire Chief Greg Wiggins urged everyone to test the smoke detector monthly and keep it dust free. Ninety three percent of all homes have at least one smoke alarm but 1/3 of them don't work and most people don't wake up in time. When you are attempting to leave the structure remember to crawl low and when you get outside stay outside.
- Fire Chief Greg Wiggins advised these smoke detectors are good for ten years. He urged everyone to get one if they need it. If he doesn't have enough tonight come by the Fire Department Monday-Friday 8:00 A.M. to 5:00 P.M. and get one. He recommends placing one in the bedroom and one in the hallway.

Commissioner Danny Keel

- He thanked everyone for coming out tonight.
- He informed everyone filing begins on July 7, 2025.
- He urged anyone interested to please file.

Commissioner Tommy Brown

- He thanked everyone for coming out and wished everyone safe travels.
- He will see you on June 26, 2025.

Commissioner Delreese Simmons

- He thanked everyone for coming out tonight.
- He commented to Mr. LoWayne McCullen, if he wouldn't get in trouble he would just give him the money. He asked why can't Mr. McCullen get paid.
- Mayor Jerome Newton stated you must have the necessary paperwork. We must have this documentation, not just an estimate. Plus look at what the claim is based on, what do you see? He knows Mr. McCullen has called a couple of times. The claim was denied by the insurance, but the Town can decide.
- Commissioner Delreese Simmons stated the Town did not spend the \$85,000.00, it was put back. He is the one who started wanting to keep Interim Town Manager Glenn Holland. He is doing a great job; he works on Saturday's and Sunday's.
- He said this budget is not good, he does not think the airport should be receiving flowage fees. We must abide by our contract, and they must abide by theirs.
- He advised there was a closed session where some did agree on one person but we couldn't all agree on one person, and he didn't want to be censored.
- He said that Mayor Jerome Newton and Interim Town Manager Glenn Holland are trying.

Mayor Pro-Tempore Barbara Kornegay

- She had no comment.

Mayor Jerome Newton

- He commented we got a lot of information to definitely think about tonight.
- He said the board of commissioners must be willing to accept your assistance.
- He stated the citizen's request for a change in the Town Manager did not fall on deaf ears. He feels it is time we engaged the community.
- He advised we can't afford to spend money we don't have. There are probably many people who have not had municipal budget training.
- He commented we need to make comparisons from years past and the future to show us and you what we have spent and what we project to spend. They should never be the same.
- He appreciates the input and transparency that all of you are providing to us. Outside eyes can see what the outside can't. Mayor Jerome

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

Respectfully Submitted,

Jerome Newton
Mayor

Sherry Davis
Administrative Assistant/Town Clerk