

Town of Mount Olive
November 10, 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 Tommy Brown, Commissioner Vicky Darden, Commissioner Danny Keel, Town Attorney Carroll Turner and Town Clerk/Administrative Assistant Sherry Davis.

Mayor Jerome Newton called the meeting to order and delivered the invocation and Mayor Pro-Tempore Barbara Kornegay 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. Mayor Pro-Tempore Barbara Kornegay made the motion to approve. Commissioner Tommy Brown seconded, and the motion passed 5-0.

Mayor Jerome Newton requested a motion to approve the following meeting minutes:
October 10, 2025, Regular Board Meeting

Commissioner Danny Keel made the motion to approve the October 10, 2025, regular board meeting minutes. Commissioner Vicky Darden seconded, and the motion passed 5-0.

Mayor Jerome Newton then opened the public forum. He reminded everyone of the three- minute time limit and to be respectful. 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 another commissioner, address it outside the meeting. No one is allowed to speak until recognized by the mayor. Anyone failing to adhere to these rules will be asked once to refrain, the second time you may be asked to leave.

Mrs. Jerilyn Lee of 189 Lee's Country Club Road, Mount Olive, NC 28365 919-658-2978. She wanted to discuss the roles and responsibilities of Human Resources. Everyone needs to be properly certified. She advised that government is different, and elected officials are required to attend ethics training. That is the difference between moving forward and regressing back. The School of Government and North Carolina League of Municipalities have courses on government processes. She welcomed the incoming board members.

Town Attorney Carroll Turner of 604 North Center Street, Mount Olive, NC 28365, 919-738-8034. He discussed an event that happened three weeks ago. His office was filled with smoke. He could hear Code Enforcement Officer Justin Hill, the police and fire departments who were on the scene immediately. It was discovered the business next to his was selling liquor and operating an illegal gambling service. The store was not properly vented, and the wiring was not up to code. The business was temporarily closed. He wanted to thank those involved for their quick actions.

Mayor J. Jerome Newton acknowledged Wayne County Commissioner Antonio Williams. He thanked everyone for their comments and closed the public forum.

Mayor Jerome Newton then requested a motion to go into Public Hearing to present and consider revisions or adoption of the proposed Town Wide Storm Water Master Plan.

Mr. David Honeycutt and Mr. Cameron Long with McGill Engineering presented the proposed Town Wide Storm Water Mater Plan. David Honeycutt stated the proposed plan was two years' worth of effort. Cameron Long discussed major goals of the first phase. They collected national pollutant discharge, database inventory and getting information from the system. The second phase combined all of this information into a model hydrology model. It showed rainfall hydrogeological areas and where the water falls. He stated the drainage design standard for municipalities is every ten years. Appendix E indicates flooding depths of more than ½ inch. He said the system is undersized. The fact sheets look at possible solutions. Increase the downstream capacity and add more storage upstream for the Headwater outfall. This will be expensive but would have long-term benefits. He commented there are other alternatives. Adopting this plan does not mean you have to do any of these projects. He asked the Board of Commissioners if they had any questions.

Commissioner Delreese Simmons stated Morning Drive, Maple & Church Streets should be represented. Cameron Long replied those areas are represented in this plan. He asked what the amount of the grant was. David Honeycutt responded it was \$220,000.00 but stated it is a planning grant only.

Mayor Jerome Newton commented that Morning Drive is listed in 4-C showing areas of problems but there are no suggestions. Cameron Long stated in 2017 & 2018 studies included Maple & Nelson Streets. This is an opportunity to learn more about your system. Mayor Jerome Newton wanted to confirm this is a planning grant only and not construction. Cameron Long replied, that is correct. Commissioner Danny Keel said citizens are wondering why it says Town Wide but only addresses the North side. Cameron

Long stated it is a Town Wide Map and modeling. They couldn't do a more detailed level with the funding that was provided. David Honeycutt advised another engineer is handling the Maple & Nelson Street Project. Commissioner Danny Keel asked when is the deadline? David Honeycutt stated the end of 2026. Cameron Long commented in 2022 there was a large amount of American Rescue Plan Act funding made available and the Town of Mount Olive and many other municipalities took advantage of it.

David Honeycutt stated an Asset & Inventory Assessment was completed prior to these grants. They were just for study not a construction grant. They highlighted areas that could be approved for construction grants. He said they could not just address areas of the railroad. The prioritization of this study was areas that have not been previously addressed. These planning grants provide opportunities for planning grants.

Mr. Gerald Bell asked about the deadline date and where the money can be spent. David Honeycutt responded, the funding goes away by December 31, 2026, the next step is to send the proposed plan to ARPA. Cameron Long reiterated this is for planning only not construction. Mr. Gerald Bell wanted to know what would happen if the board does not adopt this plan. David Honeycutt advised the town would have to pay back the grant funding. Mayor Jerome Newton commented once the study is completed and Cameron Long said it is completed. Someone in the audience asked if some of the areas discussed were to relieve some of the flooding would help the South end. Cameron Long answered, no I don't believe so, you will have to put a new system in. Commissioner Danny Keel asked if any of this study shows inflow & infiltration. David Honeycutt responded, all of it is shown. Commissioner Danny Keel wanted to know if the Maple & Nelson Street funding could be incorporated into this plan. Mayor Jerome Newton stated we already have an engineering design for that. We are now looking for construction funding.

Commissioner Tommy Brown said that years ago the state came and cleaned the swamp areas, ditches and canals. That helped but Thunder Swamp would provide little relief without a regular maintenance plan. Gerald Bell commented Maple & Nelson Street and Valley Road have a massive ditch and we have an outfall, but the water does not get to it. There is not enough fall. CSX is God, they do what they want when they want. Cameron Long stated we don't like to underestimate our cost projections.

Mayor Jerome Newton requested a motion to come out of public hearing. Mayor Pro-Tempore Barbara Kornegay made the motion. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo - 11-38 - Consider Approval of the Proposed Townwide Stormwater Master Plan. Commissioner Delreese Simmons made a motion to table this until the January 2026 meeting. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action Memo - 11-39 - Consider Approval of Tentative Contractor Award for Wastewater Treatment Plant Improvements Grant VUR-W-ARP-0088 to Bowen Engineering for Approximately \$4,699,299.00 Pending NC DEQ Approval. David Honeycutt advised the original project consisted of four areas: headworks, mechanical bar screen (two instead of one manual), backwash station and clarifiers. The cost estimate was \$13,000,000.00. We have negotiated to get the project within the budget. He has spoken with Caroline Bari with the NC Division of Water Infrastructure regarding additional funding.

Mayor Jerome Newton asked when this grant was awarded. David Honeycutt responded in 2022. It was determined there were more needs than initially requested. Should the design work been completed sooner, yes. Changing direction slowed everything down. The original amount was \$14,000,000.00 for the Wastewater Treatment Plant the Town requested \$8,000,000.00 be awarded for the Collections System Rehabilitation and the remaining \$6,000,000.00 to the Wastewater Treatment Plant Improvements. The inflation caused by the American Rescue Plan Act bumped up costs from an estimated thirty percent bump to almost one hundred percent. Mayor Jerome Newton verified the project is now focused on the sand filters rather than the clarifiers. David Honeycutt commented that this will help with flow being recycled toward the plant. Overflow from the sand filters would go to the effluent which results in less bottle neck. It will help with capacity. We have a budget and timeline that are concerning. If not approved we would be too late to meet the December 31, 2026, to finalize the payment from the American Rescue Plan Act.

Mayor Jerome Newton asked the board if they had any questions. Commissioner Danny Keel stated what bothers him is the grant was approved in 2022 and now we have to approve tonight to meet the deadline. Who dropped the ball? David Honeycutt said he would encourage the board to approve it tonight.

Mayor Jerome Newton stated this is not the first time we have been pushed against the wall. At this point it is already too late. The incoming board should decide at this point. Commissioner Delreese Simmons made a motion to table this until January 2026. Commissioner Vicky Darden seconded and the motion passed 5-0.

Mayor Jerome Newton requested a motion to go into public hearing to Consider amending the current hours of operation for the Electronic Gaming Operations Ordinances permitted use in C-2 & C-4 Commercial districts to operate 24 hours. The current hours of operation are Mon-Sat 7am-12am & Sun 10am-12am. Commissioner Tommy Brown made the motion to go into public hearing. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0. Code Enforcement Officer Justin Hill advised Fun

House Café has requested to be open twenty-four hours through a text amendment. He informed the board, the planning board denied this request. Commissioner Tommy Brown stated he thought there were only three internet cafes allowed in the town. Code Enforcement Officer Justin Hill replied, they were there prior. Mayor Jerome Newton commented, he doesn't know that we are big enough or progressed. Town Attorney Carroll Turner advised the other two in town have no problem with closing at midnight.

Mayor Jerome Newton asked if any citizens have anything to say. Mary Jo Lambert said it sounds like he has already broken the rules and is now requesting to stay open all night. She stated his petition had the signatures of deceased people on it. Code Enforcement Officer Justin Hill responded the late former town manager Jammie Royall signed the petition before he passed. Mary Jo Lambert advised she thinks businesses should be closed by 12:00 A.M. Commissioner Elect C.J. Weaver reviewed an ordinance noting the 12:00 A.M. curfew was known. He is supposed to pay by building and per machine and should be closed by 12:00 A.M. Sallie Bollinger said she is concerned people are not aware of the one in bake shop on Church Street. She feels the only places that should be open after midnight are jails and hospitals. Code Enforcement Officer Justin Hill said when businesses set up, he performs an initial inspection. Ben Highsmith commented that some people work different hours and that is their free time. It will be done legal or not. There is a demand for many things to operate twenty-four hours. Commissioner Tommy Browns thinks this issue has a criminal element and interferes with public safety. It is just an invitation for mischief. Commissioner Danny Keel commented, plus if you allow this one then all three must be allowed. Mayor Jerome Newton stated they hire off duty police officers for security because they are already short staffed. He advised the public, we need their input. He asked them if they observe any unusual activity to report it to Town Clerk Sherry Davis or Code Enforcement Officer Justin Hill.

He then requested a motion to come out of public hearing. Mayor Pro-Tempore Barbara Kornegay made the motion to come out of public hearing. Commissioner Tommy Brown seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo -11-40 - Consider amending the current hours of operation for the Electronic Gaming Operations ordinances permitted use in C-2 & C-4 Commercial districts to operate 24 hours. The current hours of operation are Mon-Sat 7am-12am & Sun 10am-12am. Commissioner Tommy Brown made a motion to keep the ordinance as is, requiring the Fun House Café to close at 12:00 A.M. Commissioner Danny Keel seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo - 11-41- Consider Approval of Resolution Regarding No Use of Real Property and Authorizing Advertising of Lease to the Fellowship of Christian Athletes. Town Attorney Carroll Turner stated at the last board meeting, Mayor Jerome Newton suggested we get a termination of lease agreement from the Hurricanes for the current lease. We have done that. The resolution tonight is to allow Town Attorney Carroll Turner to notify the public of intention. This requires a thirty-day period and would not be back on the agenda until January or February 2026. The new lease proposed will be presented at that time. Mayor Jerome Newton clarified this is thirty working days for someone else to have time if interested. He requested a motion to approve Action-Memo - 11-41. 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 - 11-42 - Consider Approval of the Proposed Board Meeting Schedule for 2026.

TOWN OF MOUNT OLIVE, NORTH CAROLINA
SCHEDULE OF REGULAR BOARD MEETINGS
(1st MONDAY OF EVERY MONTH AT 6:00 P.M.)
(BOARD MEETING ROOM – 114 EAST JAMES STREET)
(PLEASE NOTE SPECIAL MEETINGS MAY BE ADDED AS NEEDED
AND SCHEDULE HAS BEEN ADJUSTED FOR HOLIDAYS)
2026

JANUARY 5
FEBRUARY 2
MARCH 2
APRIL 6
MAY 4
JUNE 1
JULY 6
AUGUST 3
SEPTEMBER 14 Due to Labor Day Holiday
OCTOBER 5
NOVEMBER 2
DECEMBER 7

Commissioner Danny Keel made the motion to approve Action-Memo - 11-42. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Mayor Jerome Newton then discussed Action-Memo 11-43 - Consider Approval of Proposal to Transition Payroll and HR Management System NeoGov. Mayor Jerome Newton advised this will save the town approximately \$42,000.00 and is a three-year

contract. The North Carolina League of Municipalities is on the system. Mayor Jerome Newton asked the board if there were any questions then requested a motion to approve. Commissioner Danny Keel made a motion to approve Action-Memo 11-43. Mayor Pro-Tempore Barbara Kornegay seconded and the motion passed 5-0.

Town Manager's Report:

Interim Town Manager Glenn Holland was unable to attend tonight's meeting due to illness. Town Clerk Sherry Davis read the manager report highlights. The entire report is listed below:

SEWER COLLECTIONS

The Town repaired thirty- three leaks, two sewer mains, four hydrants and six manhole lids.

The Item 13 investigation identified the need for one repair to McPhail Blvd. ("250 LF). Item 14 of the SOC requires all problems found and reported in item 13 to be repaired by July 31, 2025, McPhail Street was identified January 2025 and need for repair submitted in the March 2025 report. The collection system operator nor DWI request cost for repair before submitting the report. Due to the project not being completed the town can face fines under the SOC in the amount of \$100.00 per day for the first 7 days and then \$500.00 per day until the project is completed. Quotes have been requested, two quotes have been received to complete this project.

A second deadline for October 31, 2025, for Appendix B to be completed was not met. Per the SOC this could cost the town \$100.00 per day in fines for 7 days and then go to \$500.00 per day until work is completed. Appendix B was to be covered in the project with December 1, 2025, Notice to Proceed Date. This has been caused by engineering delays and fund shortfalls.

The town has been in communication with NC DEQ and will submit an update under separate cover regarding the projected completion date.

The Town self-reported a violation of the flow moratorium to the Division of Water Resources in July 2025. The Town took the following corrective actions to prevent further violations:

- The Town met with the Wayne County Permitting Department to facilitate communication and clarify the permitting process with the county.
- Mount Olive Permitting Department: Personnel received training to qualify the town to self-perform permitting. 2T rules and their application to permitting and zoning decisions were reviewed with town permitting personnel.
- A presentation regarding the flow moratorium, 2T rules, and the process for using the 2T rules when deciding zoning issues was provided to the Mayor and Board of Commissioners in August 2025.
- A presentation regarding the flow moratorium, 2T rules, and the process for using the 2T rules when deciding zoning issues will be provided to the mayor and in coming Board of Commissioners once a date can be set.

The Town has drafted Like-for-Like and Abandoned Property policies. These are under review and will be presented to the Mayor and Board for approval in 2026.

The Division of Water Infrastructure issued authorization to the Town, and they have issued notice of award to contractor Ralph Hodge Construction. They are working on their bonds and insurance for the contracts. Notice to Proceed December 1, 2025, and preliminary layouts.

IRON AND DISCOLORED WATER REPAIRS

At the Boiling plant filters A, B, C & D are online and distributing good quality water. E & F still need the white sand reinstalled and to be disinfected.

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

WATER METER REPLACEMENT

Vanguard Utilities is working on obtaining the FCC License to program the meters. They have submitted the request but have been unable to move forward because of the government shutdown. Once the government re-opens it will take approximately three weeks to obtain the necessary license. Two hundred meters per day are expected to be programed, one week ahead of starting installation.

WASTE WATER TREATMENT PLANT

Town Of Mount Olive WWTP

Permit Number-NC0020575 WQ0029169

Notice Of Violation Tracking Number NOV-2025-LV-0996

In response to the NOV the week of July 27th through August 2nd, 2025, of Ammonia Nitrogen weekly average exceeded, we received a NOV for exceeding the monthly average for July 2025 due to a plant upset. This upset caused a total loss of bugs and took a few days for the plant to recover. Data from the August EDMR shows that next week's samples were back to normal showing <0.2 of ammonia nitrogen. We have had another plant upset since July, the week of October 19th to 25th 2025, cause by the same problem we had in July chemicals being discharged into the sewer

collection system. This time it was much worse, killing off bugs in the treatment process and a sulfur smell. What we found this time was a chemical called methionine was introduced to the sewer system. We hope this issue has been resolved, eliminating future upsetting. The town of Mount Olive is in the process of setting up a pretreatment program to help with these types of problems in the future. Per the SOC the town could face fines of \$500.00 due to missing the weekly average and \$1,000.00 for monthly average. We are working to have the possible fines caused by illegal dumping removed. The fine for exceeding flow may have to be paid. Effluent Flow average exceeded for the month of August 2025, Our monthly average for the month of August 2025 was 1.6 MGD we received 9.73 inches of rain for the month of August. With that much rainfall we couldn't irrigate spray fields. Despite our best efforts with putting water in storage pond we still couldn't meet the 1.0 MGD average limit to the stream. The town is in a SOC and in the process of fixing Inflow and Infiltration.

Presentation to the Board Recommendation of award and tentative award to Bowen to install a new filter, the existing two will stay in service.

One hundred feet of the bad control wire leading to spray fields will need to be replaced.

LOT MAINTENANCE AND DRAINAGE IMPROVEMENTS

The following ditches have been mowed and cleaned out by a contractor:

- 1) Franklin Street from Center to Church Streets
- 2) Church Street to Oliver Street.
- 3) Nelson Street from Center to Church Streets.
- 4) Nelson Street from Church to Oliver Streets.
- 5) Elizabeth Street.
- 6) Hillsboro Street from Center to Church Streets.
- 7) Hillsboro Street from Church to Oliver Streets

We have obtained per hour price quotes to have the ditches listed below cut:
Franklin Street from Church to Oliver Elizabeth Street and Williamson Street.

MAPLE & NELSON STREET DRAINAGE PROJECT

The original grant was executed back in July of 2022 for \$964,100 and a period of performance ending 12/31/24. In January of 2024 a request for a scope change and time extension through August of 2025. In February of 2025 was approved, another scope change and time extension through 12/31/2025 was approved. The town has paid, and we have reimbursed, just over 25% percent of the original grant for engineering services or a total of \$242,844.75. The final engineering design is now 100% complete. However, the engineering company AECOM had stated the anticipated cost for construction will likely be close to \$6,000,000.00 well beyond the grant and outside of the capability for the town. The Town has the option to submit a request to change the scope of the grant to an engineering only scope. At the same time, the Town could submit a close-out package allowing us to keep the previously reimbursed funding for the work that has been completed. Currently the Town has reached out to the funding agency and the engineering firm to determine if the large pipe could be installed under the railroad track. Hopefully, the town can proceed to utilize the design package funded by this grant to seek construction funding through a larger federal hazard mitigation grant to complete the construction work.

POTHOLE REPAIRS

Repaired 16 potholes last month. More than 30 water leaks in September and October as you can see the town cannot catch up. Approximately eighteen potholes were repaired and filled with cold patch.

Tree roots were removed from Cobb Street, Hillsboro Street, Elmore Street, Martin Street & Smith Street.

STREET SIGNS INSTALLED:

Eighteen Stop Signs were replaced. The materials for the other street signs have arrived and these signs are in the process of being made. The hours of operations sign at the Recyclable Center has been updated.

ADDITION STREET LIGHTING PROJECT

The town has been working with Duke Energy to install our next round of additional street lighting. The town will continue working with them to identify other areas in need.

Mayor & Board of Commissioner Reports:

Commissioner Vicky Darden

- She wanted a follow up on the unknown graves at Carver Cemetery. She stated a fence had been placed but wanted to know when the dedication ceremony would be. Mayor Jerome Newton advised the ceremony has been scheduled for Monday, November 24, 2025, at 1:00 P.M.
- She plans to feed the Town Staff on November 20, 2025, at First Methodist Church She will have thirteen cases of chicken and sweet potatoes. This is her way of showing her appreciation for the staff.

Commissioner Tommy

- He thanked everyone for coming out and said to be careful going home.
- He thanked all veterans for their service.

Commissioner Danny Keel

- He congratulated the three new board members and stated he loves to see the boardroom full.

Commissioner Delreese Simmons

- He thanked everyone for coming and said he appreciates them
- He wanted to clarify that he was not attacking Mr. Long. He was just asking questions that should have been asked.
- He commented we shouldn't just let someone write a grant and ask the board to pass it at the last minute. The grant has been ongoing for two years. They are just waiting to get paid. We shouldn't pass anything on the wastewater treatment plant without Interim Town Manager Glenn Holland being here anyway.

Mayor Pro-Tempore Barbara Kornegay

- She thanked the department heads and the fire and police departments for their quick responses to the smoke at Town Attorney Carroll Turner's office.

Mayor Jerome Newton

- He thanked everyone for their interest in the town. He thanked Jerilyn Lee for her comments
- He stated classes are available for ethics training, grants and continuing education.
- He said ADP versus Neogov, this will be better for the town because having a system that does not work is not good.
- He advised everyone to know what the Special Order of Consent is and stick to it.
- Interim Town Manager Glenn Holland found out Case Farms was dumping into our system. We are working on resolving this.
- He commented there are over one hundred unknown graves at Carver Cemetery and now they have their own place.
- He thanked our veterans and shouted out to the Marines who are celebrating their 250th birthday today.
-

Our next regular board meeting is Monday, December 1, 2025, at 6:00 P.M.

With there being no further business, Mayor Pro-Tempore Barbara Kornegay 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