



ORIENTAL QUARTERLY AGENDA MEETING

Thursday, January 31, 2019 at 8am

507 Church Street, Oriental, NC

Mayor Sally Belangia Officiating

6 The Town Board of Oriental Quarterly Agenda Meeting on January 31, 2019 was called to order at 8am. The
7 Mayor Sally Belangia determined a quorum to be present and called the meeting to order. She said we have a Public
8 Comment period, if you wish to speak please make sure you are signed up on the correct sheet.

9
10 Present: Mayor Sally Belangia, Mayor Pro Tempore White, Commissioner Overcash, Commissioner Simmons,
11 Commissioner Dammeyer, Commissioner Price, Town Manager Diane Miller, Deputy Finance Director Tammy
12 Cox, Administrative Assistant Jeannine Russo and Members of the Public.

13 14 **1. Approval of Agenda**

15 **Commissioner Overcash** made a **MOTION** to approve the Agenda. Seconded by **Commissioner Simmons**.
16 Motion passed 5-0.

17 18 **2. Public Comment Period**

19 **Mayor Belangia** stated that there is also a Public Hearing tonight and to be sure speakers are signed up on the
20 correct sheet.

21
22 **Keith Smith, Oriental, NC:** Wished to talk about the street where he lives on South Water St., has had challenges
23 for many years, made worse by Florence. Wanted to make sure that it receives attention, has been discussion about a
24 year and a half ago. Currently, the street has drainage issues in at least three locations, potholes, right of ways are
25 rutted. He feels this affects home sales and has an effect on the town when boaters visit the town. With other streets
26 getting repaired, he is hopeful that his street will be repaired also. Manager Miller stated there was a construction
27 company scheduled to come out before the storm and went under during the storm. This was the only company she
28 was able to get to come out and the company went under. Just as the residents are having trouble getting trades
29 people to their homes, we have the same problem on a larger scale. We did get a contractor to come in last week to
30 look at the street, discussed all of the issues including drainage. One drain has been cleared between Mr. Smith and
31 Mrs. Kennedy to find the other had collapsed. Pipe has been purchased to go from Academy to South Water, the
32 street will be cut and fix the pipe between the two catch basins, replace the junction box. Mr. Smith asked when that
33 may happen. Manager Miller replied after the drainage is running on South Avenue. The contractor referred us to an
34 engineer to be sure it does not run uphill, who will be paid to design how much curb and gutter we need – off South
35 Water around to Main and down to a spillway to the Duck Pond. The issue is getting contractors here. With other
36 work to be done, now is the time as we will not bear separate mobilization costs. That was the next project when the
37 storm came. We will, likely, be cutting the storm water drain at South Avenue to be done before the water line
38 replacement with the next project being South Water. There is currently no calendar window. Five contractors have
39 been contacted; none have been willing to come out for this small project. We do have a new contractor
40 recommended by another municipality and asked us to get us an engineered document prior to them coming back to
41 lay it. Manager Miller made everyone aware, should they lay curb and gutter this street may become one way. Mr.
42 Smith feels this may be good as there is another issue with someone disrespecting the right of ways on that street.

43
44 **Bill Hines, Link Lane:** About five years ago, the Town tried to get jurisdiction over the harbor and waterfront and
45 was turned down. He feels this would be a good time to do it again. This is to deter the homesteading boats that live
46 there and there is an issue with a certain boat in the harbor for a while. Many coastal towns have done this as these
47 boats will flush their holding tanks into the harbor.

48 49 **REGULAR BUSINESS**

50 51 **3. Whittaker Pointe Progress**

52 Manager Miller gave a timeline of the Whittaker Pointe Restoration. In November when CAMA came out to get
53 permits to repair things from the storm, project permits were discussed. Mr. Connell (CAMA) had offered to take
54 the lead on a scoping meeting held in early January. Manager Miller, Mr. Blackerby and Ms. Thompson met with

55 Dr. Lexia Weaver to draft the RFQ (Referral for Qualifications for engineering). The selected firm will be the
56 managing entity for the construction project – bidding, manage the project and provide information to Manager
57 Miller. She needs assistance with this and the engineer will take over the daily management of this project. The RFQ
58 includes:

- 59 • Other projects on the Neuse River
- 60 • Projects that include armoring shorelines
- 61 • Living shorelines
- 62 • Work in Pamlico County
- 63 • Work with the NC Coastal Federation
- 64 • Photos/samples of projects
- 65 • Resumes of the team
- 66 • How many projects they have working
- 67 • Any litigation against the company

68
69 It went out to 11 engineering firms and posted on the HUB website (Historically Underutilized Businesses – female
70 and minority owned). This is required as a recipient of State funds. Manager Miller and the interested firms walked
71 the length of the point. They asked questions which were taken to a scoping meeting with US Army Corps of
72 Engineers, Department of Water Resources, NC Water Resources Commission, NC Department of Coastal
73 Management, NC Department of Marine Fisheries and NC Department of Environmental Quality. They commented
74 on armoring the shoreline and, potentially, working the dredging project in. Their immediate response was “drop the
75 rock now.” They suggested we need big granite dropped now. We have a restriction, a hard limit of 30’ from
76 existing shoreline and we lost a good bit to Florence. We want to straighten the edge out to deflect wave energy;
77 engineers’ report will show this. We received confirmation that all eligible RFQs were received. Dr. Weaver, Mr.
78 Blackerby and Manager Miller discussed the proposals. Dr. Weaver contacted several firms and asked for
79 clarification on several things. After the firm is selected, we go into contract negotiations – not a long process. They
80 immediately start after they are hired gathering data. Conceptual plan is forwarded for permitting. Because of the
81 pre-scoping meeting, permitting should go smoothly. All entities were receptive to hearing discussion concerning
82 geotextile tubes – these are laid up against the land side of the sill, filled with material. They can be punctured for
83 planting – provide many options. This would be a contained method to hold soil/sand behind the wall. CAMA
84 indicated it would be good to permit the sill and the permit can be amended to do additional work but need to get a
85 structure in place before we lost more. Commissioner Price asked if we have enough grant money for all of the parts
86 of the project. Manager Miller stated it depends on the contract. She believes we should be able to get the front, the
87 new side and around the corner and a good portion of, what they believe to be, a good solution on the back side done
88 with volunteer assistance such as bagging oyster shells, etc. Commissioner Price commented they have done a lot of
89 good work. Mayor Pro Tempore White asked how much grant money we have – a little more than \$1.2 million -
90 \$900,000 from Golden Leaf, \$450,000 from Fish and Wildlife – \$50,000 of which goes to the Coastal Federation
91 and \$200,000 from DEQ. Grants do have timelines and will be considered with the engineering and construction.
92 Manager Miller is comfortable that we have been granted extensions due to Hurricane Florence. Manager Miller
93 explained the RFQ process – this is the firm you negotiate with. If you choose not to use them, you go to your
94 second choice and you cannot go back to the first firm. Considerable time has been spent narrowing down our
95 choice. If none are chosen, they can bid again but this is a very strict process when accepting state and federal
96 money. Mayor Pro Tempore White feels this is a better process than putting out an RFP. Manager Miller feels you
97 can choose the firm that is the most qualified this way. With RFP, we have to take the lowest responsible bidder no
98 matter who it is.

99
100 **4. Florence Recovery**

101 Manager Miller showed the listed FEMA damages. The wall restoration is almost finished. The railing will be
102 extended to the new parts of the wall. Manager Miller showed pictures from the drone at Towndock.net and spoke
103 about the damage. The substrate to the sidewalk and road was collapsing due to the wall failure. It was a tongue in
104 groove wooden wall. Manager Miller gave an explanation of the work completed. This project was deemed exigent
105 as it was holding up the road at both ends. About 2’ was lost under the road which started alligating and breaking
106 off. Sheet piling was pounded in behind the old existing wooden wall. A cement cap will be extended and end at
107 grade so there will not be a step between the grass and the fishing pier. The fishing pier is the next project. The RFP
108 is under construction to be taken to bid next week. The small boat has a gangway that goes from the fixed pier to the
109 floater which went up to the top of the pilings with the gangway falling in and the floater coming down on top of it.

110 It can be removed and replaced but Manager Miller is not comfortable with this. FEMA has directed us this would
111 be the safest path to order new. We are currently in communication with two companies. Mr. Cahoon's crew will
112 take the sunken gangway out of the water for us. The static dock has boards at the end for safety. The dinghy dock
113 will be resurfaced, some of which have already been replaced. We are waiting for FEMA to give us a cost estimate
114 and issue checks. Town Dock #1 – the railing and bumper boards are fixed. Town Dock #2 – we are in line for
115 repair to the lift. Manager Miller spoke to the electrician, he stated the entire PEV went under water and needs to be
116 replaced. Lattice work was the only damage to the public restrooms. Lou Mac Park boardwalk has been replaced
117 with force labor. The water fountain needs to be replaced. Manager Miller spoke about a fire hydrant opposite Lou
118 Mac and the water lines connecting to the old water fountain. Town Hall – double doors need to be replaced,
119 cracked tiles from building settling and one refrigerator. We are awaiting an insurance estimate and electrician's cost
120 to hook up the new generator, which blew up in the storm. Radios have been replaced. Lupton Park needs to have
121 mulch and several places of equipment due to falling branches; the fence line will be replaced with a tree line. Rec
122 Park – re-shingle the pavilion, re-grade drainage near dog park and replace the mulch. The benches at the street ends
123 off of South Avenue will be replaced as well. South Avenue: 600 feet of South Avenue needs to be rebuilt from the
124 substrate up – 10" down all the way up the asphalt – milled and replaced. Some places damaged before the storm are
125 turning into sink holes now. This is all in the FEMA estimate. Manager Miller showed a photo of fire hydrants that
126 are both compromised from debris deposited on the water line. This line was laid in 1975 and will be removed and
127 replaced. An additional fire hydrant will be installed near the hotel. 15 valves will be installed so that each fire
128 hydrant can be segregated from the water line and each block can be separately turned off should we need to. There
129 are currently no valves along South Avenue. This RFP goes out next week. This is a \$66,000-\$70,000 job. Debris
130 has been removed; water line is next and then the road. A drawing is coming from a retired NCDOT engineer – a
131 resident in town, so we can go to bid to fix the road. The fishing pier will be independent of this as much of it can be
132 done from the water. The water plant things have all been fixed except for the mixer in the 200,000 gallon tank. This
133 may have been hit by lightning or a power surge when the power came back on. FEMA did an extremely detailed
134 inspection. If we believe it will cover our projects, we sign and send back and the money will start coming to us.
135 Commissioners will see a Budget Amendment Tuesday at Town Board for \$59,000 plus expenses. Overtime labor,
136 regular time labor – salary and benefits – will be reimbursed. Mayor Pro Tempore White made reference to a
137 discussion from some residents about turning South Avenue into a park but stated Commissioners gave direction to
138 continue as a road and wanted it to be clear that it will remain a road. At High Street, there is a catch basin at the
139 Tingle property that is uncovered and still running. The path from that catch basin under the road to the Woodruff
140 property to the Cox property is plugged solid and not draining. When the water line replacement is being done, we
141 will remove the old terracotta pipe and put in ditches as well as two more drains that are plugged shut.
142 Commissioner Overcash, thinking about the summer and tourist season, asked if there is a rough time estimate.
143 Manager Miller feels as far as the water line and fishing pier, we may see this summer but not the road. Up to High
144 Street may be usable but from High to Vandemere would not. She asked for residents to NOT drive around the
145 barricades. New resident to Oriental Kristin (?) spoke – asked why the Board did not contemplate donating the road
146 as a promenade. Mayor Pro Tempore White stated it is a drainage issue. If a park were put there, there is no
147 guarantee people would not drive through. South Avenue is one of the larger streets where trucks can drive through.
148 This would force them to go down First Avenue which is a small street. He added that we may need to fund some of
149 these projects and while FEMA will reimburse us, this could take up to three years. Manager Miller stated that while
150 this is true, our project manager is very good and is pushing for our reimbursement as quickly as possible. Mayor
151 Pro Tempore White asked if one of the RFP criteria can be quickness and it can be. Discussion was held about the
152 difference between RFP and RFQ, one factor being cost of job. Discussed removal of the remaining asphalt prior to
153 the road project. We have removed what was sitting there but is unsure if we will do that separately or if the
154 engineer prefers the paving company does the removal. Mayor Pro Tempore White stated that Croakerfest will come
155 in July and there are still pieces of rebar that will need to be removed prior. Manager Miller has been in contact with
156 the attorney regarding having Croakerfest on that road if we cannot get it paved. We are trying to get the water line
157 done before it gets hot so that we can get grass growing on the lawns. Mayor Pro Tempore White confirmed that
158 Croakerfest has their own insurance, they do, and feels we need to make them aware of potential liabilities. Bill
159 Hines asked if when the water fountain is replaced, we could get the dog fountain as well. Manager Miller stated she
160 would like to see how the one at the dog park is performing during this cold weather. Resident Missy Tenhet asked
161 when Bay River may be repairing their lift station across from the beach. We currently have no information. The
162 beach is not included as it was not an engineered beach so Christmas trees have been used to shore up the sand.

163
164 **5. Abandoned/Discarded Boats**

165 Manager Miller presented a document from Duke, “Derelict Vessels and Dirty Dischargers” which has some
166 recommendation. Commissioner Simmons has been in contact with them. They asked for a newer Powell bill map
167 and survey of land. The only one the Town has is of the road. They were sent a 2016 document. Manager Miller
168 provided the 2018 document to the Commissioners signed by Bill Marlow and will send this to Mr. Longest (Duke
169 University School of Law). Had discussion on the problems of enforcement. This came up during acquisition of the
170 property at the point and difference between deeded and metes and bounds, gave specific examples to the Board
171 shown on a map. Manager Miller is awaiting direction on what is needed to get jurisdiction over the water.
172 Commissioners discussed ways to accomplish this such as water survey, nautical charts that show depth. Lisa
173 Thompson feels it may be to our advantage to have a depth survey done. Discussion was held about other counties
174 and their Ordinances and rules. Mayor Pro Tempore White spoke about another town that went after a Boating
175 Infrastructure Grant called BIG, a federal grant, which allows small towns to set up mooring fields which functions
176 under federal regulations. Part of the agreement of putting the mooring field in is no one can stay longer than two
177 weeks, you cannot charge more than \$10-\$20 per night and there must be ways of pumping out waste and
178 controlling fuel and oil spills which overrules county regulations. He further states the county does not want us to
179 have jurisdiction over the harbor and passed a Resolution to that effect and they maintain that right to do that so we
180 would need to rescind this. Commissioner Overash stated state should supersede the county if we got the survey;
181 Mayor Pro Tempore White agreed and we did not apply for the Boating Infrastructure Grant as the Board directed
182 Manager Miller to go after the Whittaker Pointe Restoration grant. He feels we may want to look at the schedule for
183 the BIG and take control over the harbor. Commissioner Dammeyer feels if we do apply for the BIG, we still need
184 to do something about the derelict vessels. Mayor Pro Tempore White stated the state is aware of this issue. Lisa
185 Thompson stated the Town is on a list to be notified when certain pieces of legislation come up. Discussion was held
186 again regarding enforcement – how is paid for – and much of the time, when fines for overstaying are given, they
187 are rarely paid. Lisa Thompson stated the group they are working with from Duke Law School will have a working
188 office at the Duke Marine Center in Beaufort which will be beneficial. She feels we need to reach out to our
189 legislators. Manager Miller stated we need concrete steps – what needs to be done and how. Commissioner
190 Simmons stated this would be the water survey and has received one estimate, waiting for another. Mayor Pro
191 Tempore White asked after we find out our jurisdiction, step two would be what can we enforce within that
192 jurisdiction. Manager Miller stated members of the public can view this information on our website.

193

194 **6. Manager’s Notes:**

- 195 • Monday, February 4, Town Hall will be closed – all staff on vacation.
- 196 • There will be a Town Board meeting on Tuesday, February 5. One agenda item is for the Board to consider
197 appointing two citizen representatives for the Pamlico County Hazard Mitigation Update. These cannot be
198 elected officials but can be from our volunteer boards.
- 199 • Possible request for a Public Hearing for Annexation.
- 200 • Next Quarterly Meeting is scheduled for March. We generally do not have this meeting as Retreat is held
201 the same month. This is where we discuss budget, hear from the committees and go over needs for the next
202 fiscal year. We also will discuss dates and times for budget sessions.
- 203 • Planning Board is down one member. We are down to one person on Water Advisory Board. Manager
204 Miller asked if anyone would be interested to serve, this person helps formulate the water budget, looks at
205 needs and priorities with the ORC.

206

207 **7. Commissioners’ Comments**

208 Mayor Pro Tempore White stated Manager Miller’s Annual Review is up. The Board will go into Closed Session
209 after the March 5 meeting. Manager Miller will give her input and by February 15, he will pass it out to the Board to
210 be returned by February 25. Commissioner Dammeyer wished to thank Manager Miller and Lisa Thompson for their
211 work on the harbor and possibly get someone from Beaufort to make a presentation at our Retreat.

212

213 **8. Adjourn – Next meeting scheduled as February 5 at 7pm.**

214 Resident Buddy Kelly inquired about intentions for the Town Beach. It had already been discussed and
215 Adjournment had begun.

216 **Commissioner Dammeyer** made a **MOTION** to adjourn. Seconded by **Commissioner Overcash**. Motion passed
217 5-0.

218

219 Meeting adjourned at 9:24am

220
221
222
223
224
225
226
227

Sally Belangia, Mayor

Diane H. Miller, Town Manager/Clerk

Approved _____, 2019 _____