



ORIENTAL TOWN BOARD MONTHLY MEETING  
Thursday, January 25, 2023, 8AM  
507 Church Street, Oriental, NC  
Mayor Sally Belangia officiating

1 The Town Board of Oriental quarterly workshop meeting was held on Thursday, January 25, 2024 and was called to  
2 order at 8:00 AM. Mayor Belangia determined a quorum to be present. The meeting was open to the public. All  
3 documents for the meeting were available through the Town’s website at [www.TownofOriental.com](http://www.TownofOriental.com).

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5 Present: Mayor Belangia, Mayor Pro Tempore Price, Commissioner Overcash, Commissioner Litzenberger,  
6 Commissioner Roe, and Commissioner Crosser. Town Manager Diane Miller, Administrative Director Tammy Cox,  
7 Public Works Director Cox, Officer Wichrowski several members of the Public.

8  
9 Approval of Agenda: Commissioner Overcash made a MOTION to accept the agenda. Commissioner Litzenberger  
10 seconds. Discussion: Commissioner Roe believes that this is NOT a workshop agenda with regular items on it. His  
11 understanding was 2-3 topics. Commissioner Overcash notes this is a less formal- whatever needs to be on. All  
12 Commissioners should be able to discuss, but the Board all had different requests. Mayor chose to add all. Changes?  
13 Commissioner Roe suggests we allow Public Comment- pick 3 of these things and that’s it. Manager notes there are  
14 time sensitive items due to no Jan 1 meeting. Manager notes the Homeowners insurance and the award of bids are  
15 time sensitive. Mayor Pro Tempore Price said we are not supposed to vote on items at workshop. Commissioner  
16 Crosser offers to remove water project- no news there. Put off SUP process. Commissioner Roe notes this all goes to  
17 communication. Commissioner Crosser agrees that we were aware that time sensitive issues may be added. Motion  
18 and second amended. 5-0.

19  
20 Public Comment: 8:08AM: Greg Bohmert 311 Midyette St.- we discussed more information – why do we not have  
21 simulcast options for public to watch it in real time- or even recorded? More remote participation. Website- all the  
22 information is there, but should be reorganized.

23 8:10AM: Lou Ostendorff: 125<sup>th</sup> celebration going well

24  
25 Resolution opposing NC Rate Bureau proposed rate increase of 34%. On Homeowners Insurance. Note public  
26 options on resolution to oppose rate hikes. Commissioner Litzenberger makes a MOTION to approve.  
27 Commissioner Overcash seconds. 5-0.

28  
29 Bids opened for sale of Charger- received 3 bids. Highest bid was \$4,501. You can accept highest bid or do this  
30 again, or find a different way. KBB has it listed around \$8K- used as Police vehicle, console gone. Commissioner  
31 Overcash makes a MOTION that we accept the bid of \$4,501 from Ron Diamond. Commissioner Crosser seconds.  
32 5-0.

33  
34 Communication: Commissioner Roe brought the topics. Believes citizens and staff done a disservice by inconsistent  
35 communication. We need to improve the website- better than it was, not as good as it could be. Could use a phone  
36 list. We need a concerted effort to get information out- anything that important- dock issue should come to their  
37 liaisons first. Manager notified Board at 8:13AM, pushed out email, Facebook, and website alerts immediately  
38 noting closure of the dock. Emergency meeting was to gather a plan that gets the dock back open safely as quickly  
39 as possible.

40 Website: HWAC did act as quickly as they could to communicate. Board knew within 15 hours of report. Currently,  
41 Commissioner Litzenberger has contract with CATALIS. We have to work within their template- some things we  
42 can’t do. We can change the template for thousands of dollars. To Mr. Bohmert’s comments, UX/UI- how things  
43 drill down. She contacted CATALIS and was shown how to change SOME things- recommends how we get to  
44 often-requested items. When re-up our contract, we can discuss again. Could do reorganization now- then discuss

45 redesign in a year or so. Outsourcing is blowing up, and get one designed for your people's desires. She will look  
46 into server security. Commissioner Price would like the meeting notice attached to the agenda and tabs. How are  
47 citizens notified of things like Town Dock this morning? Commissioner Crosser noted Montreat NC has an  
48 additional feature to give you upcoming events. Financials on our site are all over. Roads, drainage- it's nowhere.  
49 Water Board- the new project upcoming. Manager explains why we shifted to upgraded CATALIS- and everything  
50 that was asked for is there. We worked with what those who responded asked for. Commissioner Litzenberger is  
51 not happy with their template. You can hire a US/UI surveyor to survey what you have versus what people want to  
52 direct the design. It would be a waste doing it within the template. If you literally print out the pages and red-pencil  
53 it, we can send to CATALIS- they can tell us how much of that they would be able to do- and if there would be a  
54 charge. Commissioner Roe asks Breena to head up a group to discuss.

55  
56 Manager notes discussion to add to budget for services desired. Commissioner Overcash asks what we can do  
57 immediately? We can reorganize the documents we upload regularly. Commissioner Crosser wants scrolling photos  
58 updated. Then- who has the time to do that? Manager has been doing. If the right photos in the right pixels are sent,  
59 we're good. Staff should be able to do that. Old stories- old photos. Communications tree is a good suggestion- for  
60 different levels of issues, sign up for information. What could we do?

61  
62 Commissioner Roe has issue with not being invited to the inspection on the dock at 8AM. Manager offers that we do  
63 have an administrative phone for mass text option. Should be a time saver.

64  
65 Commissioner Roe would like to streamline our meetings- by putting more items on the Consent Agenda- still have  
66 the information, but don't waste time reading them all. Would like to broaden the consent agenda, and then move  
67 Manager's report up first after Public Comment. Commissioner Roe asks that we try it one time and see how it goes.  
68 Agendas are not posted under agendas- the accurate version before we start is in the meeting notice. Minutes are not  
69 posted until approved.

70  
71 ADA Plan/ priority list. This was the report. We can adjust by removing the things that have already been  
72 completed, removed those things that are not ours. The importance is that we need to have a plan and a priority list.  
73 We received a partial grant for an ADA Transition Plan- required by the State. ECCOG got a grant to make this  
74 happen for smaller communities. We received our check back as deposit. Lots of things wrong with report. Still  
75 not right, but totally grant funded- we can create the plan from this report. Once a plan is approved, then we make a  
76 priority list- biggest issue first. Address those things in order. Difference between compliance and accessible.  
77 When we rebuild from scratch have to be ADA compliant- those are building inspection rules. Commissioner  
78 Litzenberger suggests we redline the document and see where we are. Commissioner Crosser will start redline.

79  
80 Review of Personnel and Town Policies: Commissioner Roe believes it needs to be reorganized.- overtime, sick pay,  
81 holiday pay- make sure what we do and what we're supposed to do and put them in sync. Commissioner  
82 Litzenberger- notes from Essentials of Municipal Govt- we are not supposed to be in the weeds- that's day-to-day.  
83 Isn't it the Mgr that revamps those? Commissioner Overcash wants to look at it from a high level. Commissioner  
84 Crosser notes the Board established the policies and execute to those policies. What triggered for Commissioner  
85 Roe is the time accrued by sick leave to the State. Manager notes the liability noted on the audit is the accumulation  
86 of vacation hours is a liability for the town.

87  
88 Additional items from the Manager:

89 1) HR/Payroll module in our software is going away- this is the replacement option from the vendor, (\$11,000  
90 conversion/integration/implementation) already incorporated to the software. Discussion continues about  
91 other company options to replace the sunseting module. ADP and Paychex. Dan Allen offered to check out  
92 Paychecks. Integration leaves things out. ADP will require JEs for each. One journal entry not totally  
93 accurate- one journal of about 16 lines. Also has the option to do state forms. Additional information is  
94 required from ADP on integration, services included in cost, etc.- this was a high level overview. We are on

95 a short leash to sign on or not- the conversion takes a year. Increases our monthly by about \$200/month.  
96 We also process activity sheets that allow us to account for time spent in water, general, Powell and  
97 emergency activities. Manager notes there will be an implementation fee from GovTech and an  
98 implementation fee from the new vendor as well. Discussion on internet upload. Not fully integrated to  
99 financials. Commissioner Litzenberger noted that hand entry is ripe for fraud. We do not provide all our  
100 employees a phone. The activity sheet tracks time in department, time punch clock produces timecard.

- 101 2) Dock inspection and progress. SEVERAL unstable pilings- looking to gather estimates and get it made  
102 safe. Replaces pilings under 40%, and screwing into bad stringers keeps boards popping. Know full well  
103 the Hodges St fix will require more fixing- as part of the project. So sinking excess funds into this now  
104 might not be the best move. We need it safe and useable. Manager working on the bid. Jenny will bring  
105 together contractors- we will work best with existing schedule. Commissioner Roe notes David White  
106 maintained an extensive library of Town Dock documents.  
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109 Commissioner Comments: Sally notes the SOC- people were on the dock and she was nervous about how many  
110 could be on the dock. Commissioner Overcash notes quotes for overlay are astronomical. SUPs are being looked at  
111 by Planning Board and we hope for some substantive information. Recommends we give them some money to find  
112 something to assist us. Additional information about Methodist school- for home-schooled students- parents will be  
113 there with them. Commissioner Price is in favor of leaving the SUP process alone. Original GMO written from  
114 property owners' standpoint. Change will make the property owner have to prove his lack of impact on surrounding  
115 owners. There are other ways to limit- limit the zones available- those complete, grandfathered. You can say- it  
116 must be owner occupied- or home of record.  
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119 Commissioner Overcash makes the MOTION to adjourn. Commissioner Roe seconds. 5-0.  
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121 Next meeting scheduled: Town Board February 6, 8AM  
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123 \_\_\_\_\_  
124 Sally Belangia , Mayor  
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Diane H. Miller, Town  
126 Manager/Clerk

127 Approved , 2024  
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