

# Tab 1



ORIENTAL TOWN BOARD MONTHLY MEETING  
Tuesday, September 5, 2023, 8AM  
507 Church Street, Oriental, NC  
Mayor Sally Belangia officiating

1 The Town Board of Oriental Regular monthly meeting was held on Tuesday, September 5, 2023 was called to order  
2 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).

4  
5 Present: Mayor Belangia, Mayor Pro Tempore White, Commissioner Overcash, Commissioner Winfrey,  
6 Commissioner Roe, and Commissioner Price. Town Manager Diane Miller, Administrative Director Tammy Cox,  
7 Officer Wichrowski. Mayor begins with the Pledge of Allegiance.

8  
9 Approval of Agenda: Commissioner Roe made a MOTION to accept the agenda. Commissioner Overcash seconds.  
10 5-0.

11  
12 Consent Agenda: Commissioner Overcash made a MOTION to approve the consent. Commissioner Roe seconds. 5-  
13 0.

14  
15 Public Comment:

16 8:03 Carol Small 109 Pineview Rd. Appreciate staff. Concerns- road resurfacing/drainage. What was done is great,  
17 what’s not done is terrible. PW did great job on Gilgo/Sea Vista- a few spots left. Understands the limitations on  
18 staff time. No grants for state money to pave roads. Isn’t there someone in town who could do that?

19 Manager responds: Grants available for drainage are limited to things like retention, rain gardens, etc. Qualifications  
20 on eligibility usually knock us out for income. Dredging grants recently awarded due to economic impact. Drainage  
21 grants are not for clearing ditches. Stormwater utility required for many grants- another tax required.

22  
23 8:08AM: Jennifer Roe- Trimming on their tree overhanging sidewalk was extreme. Please discuss procedure with  
24 Tree Board. Complaints to tree board, not Town Hall. Agrees Tree Board has right to do the work hanging over  
25 Town property.

26  
27 Public Hearing: Manager introduces subject. Comprehensive Land Use Plan has been under review and revision for  
28 months- Planning Board has spent several sessions rewriting, removing accomplished goals, etc line by line. Draft  
29 in front of you is result of input from Planning HWAC, Tourism, surveys, meetings. Abundant opportunity for  
30 comments were presented. Very little participation other than HWAC and surveys. Board is welcome to make  
31 changes- please use page and paragraph, so that Manager can follow.

32 David White makes a MOTION to open the Public Hearing. Commissioner Roe seconds. 5-0.

33 Sally Belangia: Public Hearing is now open.

34 SB: Public Hearing comments. Jennifer Roe: would like to go last

35 SB: Jim Blackerby:

36 JB: 1200 Neuse Drive: I want to thank the Board for all the work that went into this. It is a lot of work. Couple  
37 things I want to comment on. There was a – and Diane brought this up- the Town does have a lot of waterfront. So,  
38 whatever goes into the planning is important from our standpoint as being the waterfront group, with how that  
39 impacts us. We have about 2.5 miles of Neuse River frontage, and almost six miles of creek frontage that surrounds  
40 the town. So that kind of lays the groundwork for why it is important. But I wanted to make sure everybody’s  
41 comfortable with the wording in the Comprehensive Plan as to resilience and flooding a couple of issues. Habitat  
42 protection, critical infrastructure- critical asset, and education. How that fits in to the overall plans of getting help  
43 through grants and so forth. That’s it.

44 SB: Thank you. Jennifer Roe:

45 JR: 502 South Ave, Oriental, NC I want to speak more on the comprehension of the report. I know the Board  
46 worked very hard and I know it is very time consuming, believe me- this is my notes from the original Long Range  
47 Planning Board. I'm very aware of the time and thought that (inaudible) It took almost three years for the original  
48 (inaudible) but in this particular document- as a private citizen, walking up here, looking at the document, not  
49 having the original- it is very unclear. I'm used to seeing a document crossed out in red or some other color of  
50 changes written to make a constructive, educated comments on it, so you know what was there, what is no longer  
51 there, and what's been added. For the Board members up there, I'm not sure how you do that, without an overlay,  
52 other than the liaisons that attended these long, (inaudible) maybe. I know there's a lot of (inaudible) here and that  
53 document is huge. I'd like to present to the Board the original used in the workshop. That's all I'm saying. I've read  
54 this, I think it looks good. I know the Board worked hard on it. I would like to have officially picked this up, the  
55 product given to the public, and seen what was removed and what was added, so that I could make an educated  
56 comment on those items before the Board today. I hope that y'all have an overlay of some sort, so that you can  
57 make an educated on what was and what was not there. Now I know the liaison would help, because I know how  
58 hard y'all worked and that's my comment.

59 SB: Manager Miller:

60 DM: The Planning Board, every session that they worked on that, that was part of the posted documents. We all  
61 know how long that document is.

62 JR: But the public didn't attend the workshops.

63 David White: Well maybe you should have been in it.

64 DM: It was there and it was available. For people who want to see it, it's available. It's very difficult to read. So,  
65 when we put this out as the draft, for today, I had the clean draft posted, but all of the documents, as it moved  
66 through its paces, were posted to the Planning Board meetings notices. So, I can certainly get you the draft you  
67 want, and the Board is welcome to (inaudible).

68 SB: Is there anybody else would like to...?

69 Charlie Overcash: Jennifer there were many sessions where we had the old document, with the changes in red,  
70 highlighted, marked through, noting what was changed, and Frank and everybody might not have copies of those  
71 but they are online, I'm pretty sure. So we did go through the process of overlaying it.

72 JR: (from the audience) (inaudible) If we got that, with the strike through, then there's no question. (inaudible)

73 CO: I was the Chair for the Planning Board when we finalized the original plan years ago, so...

74 SB: Do I have a motion to close?

75 CO: I move that we close the Public Hearing.

76 SB: Oh- Allison

77 Allison DeWeese: I'm on the Planning Board- I have a couple of additions- simply because we were discussing  
78 from our meetings- things missed. Adding HWAC as part of the bodies we consult and the parties responsible.

79 DM: Can I have page and paragraph please?

80 AD: Absolutely. There are three sections in particular that we want to add those to: First one is page 12 and 13- goal  
81 1- (read text) Goal 1B (reads text)- add under parties responsible- Harbor Waterfronts committee. Also on page 13  
82 goal number 2 (reads text) – add Harbor Waterfronts committee to parties responsible there. Another one is page 14  
83 at the bottom for goal 1 section B1 (reads text) add Harbor Waterfronts committee to parties responsible there. And  
84 the last one is page 17.

85 DM: Could you please repeat the last one?

86 AD: repeats.

87 AD: Section C, Goal 2 (reads text) add Harbor Waterfronts committee to parties responsible there as well.  
88 This is to make sure that Harbor Waterfronts is so active there, that we also get their input.

89 DW: Yeah, I was going to bring that up. I'm glad you did. Also I looked at Goal – I don't have the page number  
90 because I can't open this on my computer up here, but in Goal A, 3- also should have the Harbor Waterfronts  
91 committee. I have 1A, 1B and 2, but 3 also mentions...

92 AD: Encourage fishing, commercial...(reads text)

93 DW: Yeah- they've already started working on that with some of the guides, so...

94 AD: yep. Section A goal #3  
95 (inaudible- several speaking at once)  
96 DW: yep. Alright- you covered everything I had.  
97 AD: OK. Thank you for catching that for me. Thank you very much- that's all the changes I have.  
98 Jim Blackerby (from the audience): Can I say something?  
99 SB: yes.  
100 JB: (inaudible) Some of the changes forwarded were not from the Committee, but from me, personally, I just wanted  
101 to make sure that was clear. Goal-wise- it does require Harbor Waterfronts input. If we want that designated as  
102 Harbor Waterfronts, I'd like to take it back to the Board. (inaudible)  
103 AD: Our goal was to make sure We had it input from the Boards in it and I know we discussed a lot of it in our  
104 meetings- the goals and those represented. We did it with our liaisons as well- Frank Roe, Charlie Overcash, and  
105 often, Allen Price. If you'd like to send it back to your Board, I would defer to you.  
106 DM: It is the Board's discretion to assign "chores" to volunteer Boards. I mean, if you're talking about waterfront  
107 facilities, it makes sense to have the waterfront group weigh in.  
108 FR: I suggest y'all postpone this and let Harbor and Waterfronts make sure they're comfortable with this thing.  
109 DW: The other thing, too, is that Jim made a very good point. If you look at the language that's coming in for  
110 grants, anything you can put in there about resiliency on your waterfront, habitat protection- those words ought to be  
111 in our long term plan because that's exactly what the state grants are going to be looking at. There are more going  
112 toward environmental protection, and not developing waterfront assets, so if we can dovetail that into our plan, as  
113 much as we can- even in the words- just to add the words, goes a long way, because then you can cite the long range  
114 plan in a submission vs having to add it- it'll show in our literature. So I would have no problem with having the  
115 waterfront advisory group add some words to that effect.  
116 DM: You can move it back to the 28<sup>th</sup> or October 3<sup>rd</sup>.  
117 CO: table it at this point, and not vote- is that what you're saying? How do you word that?  
118 DM: you can...  
119 FR: You can close the public hearing  
120 DM: without having to re-advertise...I can't think of the right word. You absolutely move it forward...  
121 CO: I move that we close the public hearing and table the resolution until the 28<sup>th</sup>? Or the 3<sup>rd</sup> of October?  
122 SB: Let's close the public hearing first. Motion to close the public hearing.  
123 FR: second  
124 SB: All those in favor say aye. 5-0  
125 Mayor asks for new time. Discussion about taking it up again.  
126 Commissioner Overcash makes a MOTION to take this up at our October meeting. Mayor Pro Tempore White  
127 seconds. Discussion: MPT White all these meetings that the Planning Board worked on it were publicly advertised  
128 meetings- they can show up and comment then. As a Board member, I do a lot of homework. For someone to come  
129 in at the last minute and object when they have not participated is a slap to the PB. Commended the PB for their  
130 work. 5-0. Moved to October 3<sup>rd</sup>.  
131  
132 Resolution for Fay Bond Day- September 29, 2023. Manager introduces- family requests parade (street closing) and  
133 party at Lou Mac park- all her favorite charities will be providing food at a cost that goes to those charities. From  
134 driveway of Neuse River Suites to end of Lou Mac for street party. MPT White makes a MOTION to accept the  
135 resolution. Commissionier Overcash seconds. 5-0.  
136  
137 Budget Amendment: To fund a legal review of GMO for compliance and correction by ECCOG. \$14,750 from GF  
138 appropriated. Also received the accepted CAMA plan. This and Comprehensive Plan must be done prior to GMO  
139 corrections. Commissioner Roe makes a MOTION to approve the amendment. MPT White seconds. Big proponent  
140 of using a third party for some services like this. Strengthens our relationship with ECCOG. 5-0.  
141

142 Planning Board requests appointment of Linwood Strickland to their number to occupy the seat formerly held by  
143 Tom Stone. Commissioner Overcash makes the MOTION to appoint Mr. Strickland to the Planning Board.  
144 Commissioner Roe seconds. Thank Mr. Stone for his service also. 5-0.

145  
146 Whittaker Creek Dredging Resolution- allows us to do budget amendments for both shortly. We will administer  
147 these grants from NCDEQ. Commissioner Roe makes a MOTION to accept the Resolution for Whittaker Creek  
148 Dredging. Commissioner Roe makes a MOTION to accept the Resolution. MPT White seconds. Discussion clarifies  
149 our role in the process. Reserved Restricted funds. We have no liability and we are being paid for the service.

150  
151 Damage Assessment from Idalia: Have not heard from the State whether or not FEMA is funding the prep. One  
152 hitch at the docks- boat eventually moved. Few limbs down. Trees across roads. Power out briefly, addition on  
153 Falcon Rd- tree across lines. Watching Lee now. Are we eligible for FEMA funds- YES, but FEMA has not opened  
154 any opportunity to file for such for NC. Commissioner Roe asks about contracts in place. YES- debris II is in place-  
155 company contacted us (SDR) this week as prepped. We can no longer sign on to county contract- we have our own.  
156 Will look the same, but will operate differently. Reserve funds is where we draw to fund ahead of reimbursement.  
157 MPT notes some did not get things fixed because they did not have reserve to pay up front.

158  
159 Permission to replace 2012 Pickup from restricted PW reserve- we did regular maintenance- it is in shop for  
160 significant other repairs- almost 10K. Looking online at state contract for available vehicles. Requesting permission  
161 to pull trigger on purchase- not staying available long enough to come back. While 2012 was down, 2014 blew fuel  
162 pump (was repaired in house). Commissioner Roe- how did it get this bad? We do basic maintenance- salty  
163 environment deteriorates at accelerated rate following exposure- tie rod ends, u joints, shocks, struts. Can we  
164 include extra police car? On state contract cannot trade in. We can scrap/sell, but we cannot trade. MPT says new  
165 trucks are ridiculous, some 2018-2020- on websites. Better for used vehicles. We purchased the 2014 in 2016 for  
166 \$17,000- . Commissioner Roe makes a MOTION to allow replacement of truck. MPT White seconds. AD Cox  
167 notes two currently available trucks on contract to be able to pull trailers, transport staff. \$28K-\$41K. Do we need to  
168 change the reserve? That's what you're doing today- using the PW Reserve to purchase. Commissioner Winfrey  
169 suggests we might want to switch to Chevrolet. 5-0.

170  
171 Special Olympics: Jessie Aldridge here to ask for permission to use John Bond Beach for Special Olympics  
172 fundraiser again. Raised \$5K. Looking to expand opportunities for special athletes. Need assistance on closing road  
173 again. Commissioner Overcash makes the MOTION to grant the request. Commissioner Roe seconds. MPT White  
174 states all newly elected should participate! 5-0.

175  
176 Topics for September 28 Workshop. MPT White wants a meeting for roads- here or at the theater. Nothing else- we  
177 are working on drainage. Presentation- what are we doing? What the cost is- ways to fund it- talked about it in  
178 budget cycle- long term solution. Talk about floating a bond, raising taxes, solicit people on their ideas.  
179 Commissioner Price wants a conversation on dogs. Commissioner Roe agrees with MPT White- roads.  
180 Commissioner Overcash agrees. If we can't- just cancel the 28<sup>th</sup> and move it to the theater. Previously directed the  
181 Manager to do a meeting in October on roads. Commissioner Overcash does not want to cancel the 28<sup>th</sup> if there is  
182 another topic beyond paving. MPT White wants it the 28<sup>th</sup> at the theater. What time? Crowd wants evening meeting.  
183 Sally will be gone 28<sup>th</sup>. Skipping workshop and turning it to paving at theater on 28<sup>th</sup>.

184  
185 Mayor's Item- Town is turning 125 March 4<sup>th</sup>: after finding paperwork on the previous 100<sup>th</sup> birthday celebration,  
186 the Town DID previously allocate \$2K as seed money toward the celebration on request from Commissioner Paula  
187 Bradford. Mayor is heading committee to plan celebration and asks the Board to consider donation to the event.  
188 March 1-4- small town event. Any money raised went to History Museum. Street dance, theater show. Town does  
189 not give to other events, but this is a Town Event. Mayor asks for \$2,500. Commissioner Roe believes the Tourism  
190 Board would support this. \$600 was left from last year. Commissioner Overcash has no issue with donation. Mayor  
191 will report back.

192  
193 Police Report: Officer Wichrowski gives the report- sign thievery- more returned than we knew were taken.  
194 Mailboxes also destroyed. Three of Four suspects identified.

195  
196 Manager's Report: Financials attached. Still awaiting additional 22-23 refund monies. Drainage: Skipper Circle- our  
197 contractor, second contractor, and surveyor confirm our plan works. Plan was to leave it and go on. At this point,  
198 replacing the culvert is justified but owner is adamant against. We would like to replace culvert, clean up and move  
199 on. Commissioner Price will hand deliver notices to Midyette St before work there starts. MPT White- 2 residents  
200 stopping work- it's our easement. Board should direct to move on- we have elevation levels, do it and move on.  
201 Commissioner Overcash- not fair to rest of residents to not finish. Commissioner Roe agrees and will be helping  
202 Commissioner Price. MPT White- if we get a call, tell them that direction was given and stand behind it. Losing  
203 momentum due to stoppage. Board must support. From audience- inform the citizens of work being done. MPT  
204 White- we have- and we stopped- and we informed. Reid house was informed- was not our work- BRMSD is fixing  
205 an issue there. There is no requirement to notify because work is in the ROW. There is a pamphlet also.  
206 Commissioners Roe, Price and Manager met with Senator's LA- talked about flood maps bad data. Specifically 4  
207 houses to be built at grade where we know water will come up, but because of bad data into bad maps- those will be  
208 sold and occupied and flooded- we can't stop the construction. If we deny the maps, NONE of us could get flood  
209 insurance. We will host the October Leadership meeting October 25. Staff to training. For the public- when you see  
210 disturbance at water meter- we are required to dig up YOUR side of the meter and document what kind of pipe is on  
211 your side- inventory is required by October 2024. Following that, we will be required to replace TO THE HOUSE  
212 any bad pipes. Not presented to the public by the state or by the federal government. Some are contracting a service  
213 to come out and do that- we have less than 800 connections. The customer's side of the meter is still in the right of  
214 way. Our trash hauler has cameras that record every street. So when a resident calls and says "they missed my  
215 trash"- the first thing we get from the hauler is a photo of the residence when they go there- trash must be out to the  
216 curb BY 7AM. If we keep these issues going, they will start charging for having to come back out.

217  
218 Committee Reports: Commissioner Roe- Tourism will be promoting fishing in next ad in Our State.

219  
220 Commissioner Comments: Oriental History Museum- Mayor's mother's art on display at History Museum. Through  
221 October. Town Anniversary group continues to meet. Commissioner Roe- two people talking about third party help  
222 on grants. We need to discuss how we can get- either free up Manager Miller to write more- or find additional help  
223 to write them. Also- the comprehensive plan- which he supports- we want to preserve Oriental. We see things  
224 steadily encroaching- starting to look more like other towns and great increase of Air BnB's. Planning Board needs  
225 to investigate what we can do about Air BnB's and including large properties for sale to be redeveloped. This town  
226 can change markedly. Surveys indicate we all want things to stay as they are. Manager notes the Board CAN restrict  
227 additional R-2, R-3 SUPs, if you so choose. State is currently considering removing that power from us. Someone  
228 could absolutely catalogue WHICH properties are permitted to be. MPT White noted our SUP process is unusual-  
229 we can also change the SUP process to protect people from their neighbors. Manager notes process is as it is  
230 because Oriental wanted to allow people to do what they want with their property.

231  
232 Next meeting scheduled: Town Board October 3, 2023, 8AM.

233 Meeting **ADJOURNED** at AM by MOTION of Commissioner Winfrey, second by Commissioner Roe. 5-0.

234  
235

236 \_\_\_\_\_  
Sally Belangia, Mayor

\_\_\_\_\_   
Diane H. Miller, Town Manager/Clerk

237  
238 Approved \_\_\_\_\_, 2023

239