



ORIENTAL TOWN BOARD RETREAT

Friday, March 24, 2017 at 8am
507 Church Street, Oriental, NC
Mayor Sally Belangia Officiating

6

7 The Town of Oriental Town Board Retreat was held on Friday, March 24, 2017 was called to
8 order at 8:37am. The Mayor Sally Belangia determined a quorum to be present and the meeting
9 was called to order with the Pledge of Allegiance.

10

11 Present: Mayor Belangia, Commissioner Overcash, Commissioner Price, Commissioner Venturi,
12 Town Manager Miller and Members of the Public. Commissioners White and Winfrey were
13 absent.

14

15 **Commissioner Overcash** made a **MOTION** to go into emergency closed session meeting
16 pursuant to Statute 143-318.11(a)(6) for personnel andfor an emergency meeting 143-
17 318.12(a)(3) per North CarolinaStatue for emergency meetings, seconded by **Commissioner**
18 **Price**.

19 Public Comment Period: No public comment.

20 Manager Miller started the meeting with the schedule. Auxilliary boards in the morning.
21 Reappointment Debra Khouri reappointment to Bay River MSD. Updated/amended audit
22 contract. Andrew Cox/Public Works and Water. Capital improvement plan. Adjourn for lunch.
23 Police report. Look at Budget. Discussed purpose of Retreat and ground rules, planning,
24 accomplishments, personnel.

25 Recent accomplishments: Dock walkway/landscaping, ordinance and GMO updates, water plant
26 upgrades, change filter media. Services: Green waste dumpster. Changing over to green sand a
27 huge help in quality of water. Personnel evaluations: New system of evaluating, goes over
28 strengths/weaknesses, rewarded with bonus at end of year rather than 2% over the year. Tree
29 removal, recreation equipment, Christmas decorations and wiring for those. Two rotten poles
30 were removed, rewired. Poles going down Hodges rewired to support new decorations. Damage
31 to some of them by large vehicles on Broad St., will be replaced by lower profile decorations.
32 Video surveillance at Town Hall, Water Plant (recommended by Homeland Security) and TD
33 2. Internet being beamed to WP and public docks. Dump truck damaged by tree removal, rebuild
34 cost approximately \$6-8000. Drainage work continues; part of cost should be reimbursed by
35 FEMA. (Duck pond, M &Ms, South Avenue, Tosto) Hurricane recovery was relatively quick,
36 FEMA reimbursement. Fishwrapper was well received, currently at printer.

37 Presentations by volunteer Boards:

38 **Tree Board: Dr. Bob Miller** discussed functions and benefits of trees and parks, attractiveness.
39 Presented members in attendance. 1,294 trees managed by Tree Board, 3-year pruning cycle with
40 town divided into three areas. Large tree pruning and removal is contracted out. Benefits of

41 pruning. Tree Board approves tree planting including protecting from utility trenching.
42 Discussed 2016 accomplishments. Risk assessment/removal. Recognized as a TreeCity USA by
43 National Arbor Day Foundation, 22 years. Tree Board member and PW member Jesse Burgess
44 attended pruning seminar. Discussed budget, currently \$4,000 in 2016/17. Tree donation fund
45 accepts donations from public. **Commissioner Overcash** asked if trees on South Avenue will be
46 trimmed; received permission from property owners.

47 **Joe Valinoti** asked about construction work and tree roots, only applies to Town trees. Discussed
48 possibility of “Mr. T ordinance,” pertains to trees on private property that may be historic. Arbor
49 Day Celebration tomorrow and is open to public. Manager Miller discussed specific instance of a
50 tree removal on private property. Help available to the public from Tree Board. Three homes
51 under construction, three more in paperwork.

52 **Planning Board: Chair Eric Dammeyer** discussed ongoing and current projects, GMO revision
53 project. Sometimes priorities get shifted by urgent matters. Update CAMA Land Use Plan,
54 meeting next week to finish, Comprehensive Plan of Town’s vision, matters are related. Speak to
55 people when there is a CAMA issue; advise people to satisfy local ordinances first. See what
56 GMO provisions may need to be added. Development of green space will be discussed over the
57 next few months. “Dark Sky” (wish list item) and lighting issues to be looked into. Manager
58 Miller has spoken to Duke. New homes are being built as economy changes. GMO
59 indexing; (hire someone to do it professionally?) will make it more user friendly.

60 **Jim Blackerby:** Do we have jurisdiction over Terraforming? We need to look at drainage issues
61 individually and at the Town as a whole.

62 Fishwrapper: Prioritizing subjects to make public aware of Town issues. Contractor line added to
63 building permit application so they are aware of GMO conformity, get realtors educated on
64 GMO as well. Discussed Town Priorities list received from public. Do we need Enforcement
65 Officer to enforce building codes? Manager Miller currently enforcing codes. **Joe Valinoti** asked
66 if there are provisions where there can be fines if not followed. Chairman Dammeyer said there
67 are sometimes “gray areas” and legally challenging issues in these cases. Stated that Manager
68 Miller has been able to deal with these issues and cleaning up the GMO will help. We are now
69 holding contractors responsible by having their signature on permits. Progress has been made,
70 more work to be done. Manager Miller thanked the Board for their work. Touched on “Dark
71 Skies” ordinance. In 2014, 10-year contract signed with Duke. When lights were installed, there
72 was only one wattage option, single fixture with built in bulb. Can fixtures be painted? Not
73 recommended. Discussed costs involved in changing out lights, adding deflectors/shields.
74 Approximately \$300 per light to remove or \$50 to change to lower wattage light. Will be
75 working with Duke further to try to resolve this issue, may consider switch to solar down the
76 road. Should we give responsibility to HOA’s?

77 **HWAC: Lisa Thompson,** Harbor Waterfronts Advisory Committee has been a Board for three
78 years. 2016 - \$10,500 requested for dinghy dock extension. 355 boats registered to stay Town
79 Docks 1 and 2 last year. Harbormaster was added in October, \$1,470 to Harbor Master to date.
80 \$4,020 spent on repairs, landscaping, pump out, boardwalk and elevator repair.

81 Priorities: Burgees, flagpoles, continue Harbormaster contract at \$4,500 for the year. Key West
82 sign, location – Duck Pond side? Floating docks - \$2-18,000, dinghy dock extension for
83 daytrippers, small boat dock extension, kayak docks. Possible donation of a floating dock that
84 only needs re-decking. Kayak rack options. Net house, long range plan, possible uses. Boating
85 Infrastructure Grant – necessary for mooring field, application due March 2018. Half of OCC tax
86 is contributed to HWAC fund. **Joe Valinoti** asked what percentage of visitors actually register,
87 Lisa Thompson feels approximately 80-90% for overnight visitors. Holding a work day on
88 Thursday, March 30. **Commissioner Price** feels the kayak rack would be a “big plus.” **Missy**
89 **Tenhet** asked about charging for rack? Yes, will explore more.

90 **Manager Miller:** Wit’s end donation has been put on hold. Kayak rack came in as a public
91 comment. **Commissioner White** also spoke to **Manager Miller** about the net house. Has been
92 put on hold for other priorities as well as the mooring field. Town is grateful to HWAC for their
93 work as well as the Harbormaster. **Commissioner Venturi** asked if there should be a specific
94 burgee to signal a boat in trouble that appears to be overstaying its docking time.

95 **Board of Adjustment: Joe Valinoti,** Board of Adjustment gives permission for someone to
96 build outside the zoning laws. Zoning Board is the final word in the Town, next step is Superior
97 Court. Board of Adjustment has final word on denial or permission. Recycling: Feels we do well
98 for a small town. GDS management has changed in the past two years. Mr. Valinoti also sits on
99 the Board for the Solid Waste Authority. Notes recent problems with GDS/Republic Services.
100 The Town has been offered the same contract and services at the same price by another entity.
101 GDS/Republic truck with new arm has been taking trash cans at an approximate rate of four a
102 week. Mr. Valinoti advises the public to call Town Hall when there is an issue. Town will have
103 avoided spending \$100,000 in landfill fees over the past 17 years due to recycling.

104 **Tourism Board: Marsha Papham** has recently met with Beth Bucksot of Economic
105 Development, came up with key objectives now through 2020. Social Media, building the
106 awareness of Oriental, trying to work together as a County, budget, Christmas decorations.

107 **Commissioner White** stated Billy Flockhart from Piggly Wiggly will actively drive down to the
108 waterfront to check on boater’s needs. Tourism is using ActiveCaptain as well. Need to have
109 Economic Development and Chamber meetings with businesses quarterly.

110 Believes one problem getting people to buy real estate in Pamlico is internet and cell phone
111 coverage. FCC is under the impression that Pamlico County has excellent coverage. Lisa
112 Thompson of HWAC stated a survey from the County Economic Development office will be
113 sent out to the public for the FCC to try to improve service. 8,000 surveys are needed to be
114 returned to get help the County needs. Manager Miller contacted large cell phone companies to
115 offer space on our water towers, they declined. Commissioner Overcash and the HAM Radio club
116 have been working to identify troubled areas.

117 **Parks and Recreation: Jim Edwards,** currently three members, seeking other members. Bike
118 paths: Dolphin Point to Town, Piggly Wiggly to Town. Working on Planning Grant to see what
119 funds are available. Park maintenance continues. Tennis and Pickleball Courts will be available
120 soon. Commissioner Overcash stated there has been an anonymous donor for the dog park,

121 moving forward, upcoming meeting with the County. Board currently needs two members from
122 the Town. Hosting a Regatta next weekend, another high school regatta the weekend of the boat
123 show. Discussed logistics of getting sailors on and off the boats.

124 **Regular Business:**

125 **Commissioner Venturi** made a **MOTION** to reappoint Debra Khouri as our Bay River
126 Metropolitan Sewer District representative, seconded by **Commissioner White**. Motion passed
127 4-0.

128 **Commissioner Overcash** made a **MOTION** to approve the updated/amended Audit
129 Contract, seconded by **Commissioner Price**. Motion passed 4-0.

130 **Commissioner Overcash** made a **MOTION** to reappoint Mike Steere to Water Advisory Board,
131 seconded by **Commissioner White**. Motion passed 4-0.

132 **Roads:** Continuing to deteriorate, patch holding up well at quarter of cost than paving. Andrew
133 Cox, Public Works Director, stated we have one pallet left out of three. Option of a road tax - \$5-
134 \$15 per vehicle road tax, municipalities of our size. Microsurfacing: Slurry seal, sealant mixed
135 with gravel, clean off gravel about a month later which extends life of road 7-10 years. Dolphin
136 Road and Neuse Drive in most need of repair. Subject to shifting coastal soils under roads.
137 Bonds discussed, requires approval by local government, detailed and long process. We would
138 need to start now to have in place for July 2018. Powell can be used but if funds change, still
139 required to pay. Will have Anderson Paving give estimates. Commissioner White believes we
140 need estimates to figure what we are looking at. Mgr. Miller believes this will be a multi-year
141 event.

142 **Alcohol at Town Hall:** Polled other towns on Listserv, fairly evenly split who allows and who
143 does not. Requires deposit, limited hours, insurance policy from renter, beer and wine only,
144 nothing can be sold – ticketed event. Manager Miller has spoken with our attorney, draft
145 ordinances to change ordinances to allow, insurance policy naming Town as an also insured; she
146 also was to call NC League of Municipalities – affected by the fire in Raleigh, could not call the
147 appropriate offices at this time. Commissioner Overcash stated that Greenville recently instituted
148 something similar. Commissioner White asked how many requests we have had. Manager Miller
149 responded two organizations and a few individuals have inquired. Commissioner White spoke to
150 an insurance agent, would need additional insurance which would need to specifically include
151 alcohol and that even though it covers liability, they could still sue for consequential damages.
152 Commissioner White stated that he would like to see a policy in place before they vote on the
153 matter. Manager Miller stated we would need to have a workshop to discuss, have policies in
154 place before Ordinance is changed. Building is frequently used, pleased about that. We would
155 need clean up done after hours, police or Town member to check in after event, lock up, etc.
156 Commissioner White stated we cannot set the budget and then add more items after the fact.
157 Include sub-committees in workshop. (To possibly include Commissioner Venturi, Carol Mabe,
158 Marsha Paplham, Eric Dammeyer and Commissioners Overcash or White). Commissioner
159 Overcash added we could possibly reach out to Greenville to see their new rules and regulations.

160 **Town Priorities:** Many of these items are already in the works. Kayak racks, complaint about
161 water/sewer/trash bill – median in the state is \$30-100 for water only, we are \$1 above the
162 minimum mean. Town softball team. Additional dockage, in the works. Plan for Pickleball, when
163 it stops freezing at night, will be cleaned, prepared and lines put on, Commissioner Overcash has
164 volunteered to watch the paint dry. Dog park– moving forward, received anonymous donation.
165 Path to Piglet: Unable to go across private land. Backside access is not good and side access is
166 poorly lit, 45° angle. Working on path out to White Farm Road as well. Pull in/back out parking
167 at the beach: Drainage issue with bulkheading, equipment would no longer be able to get in
168 there, looking for another solution. Signage at Wildlife ramp, things to discuss with Wildlife.
169 Signage at TD #2 encouraging boater to pull up, we have it. Bright spots around town: Flowering
170 bushes around public restrooms and Tree Board has planted flowering bushes around lift station.
171 Speedbumps at Bean: We will do what the Board directs. Art/Music Classes: Room is available,
172 however, Board has priority over any other entity, must have flexibility. **Commissioner Venturi**
173 believes there is a misunderstanding that the Town receives sales tax from local businesses,
174 wanted to make that known. Bicycle friendly – working on. Pot holes and drainage: Public works
175 working on currently. Speed limit: Enforcement issue, have to catch them. Rec Park behind FD:
176 Will be discussed, some playground equipment needs to be replaced; Manager Miller may
177 approach County Manager and County Rec Department to help with expense. Water Plant
178 appeal: Tree Board has pruned wax myrtles, new roof, looking to paint building, fixed driveway
179 gravel, signage, surveillance. Welcome to Oriental sign: PW Director Andrew Cox will discuss
180 with his presentation. Commissioner Venturi stated there was one years ago, Dolphin Point
181 residents objected to the placement too far into town. Agendas posted: Not required by state
182 statute, doing the best we can, things come up between Friday and Monday. Discussed the
183 continuing saga of the signage on the Halvorsen project. Aside from a few things, suggestions
184 were largely the same and things we are currently working on. Manager Miller encourages
185 residents to call her with any questions.

186 **Needs/Priorities:** Vehicle replacements have been put off, need to be done. Lupton Park
187 Partnership – looking at working with Rotary, also the Lions are starting a new club, may also
188 partner with us. Vehicle replacement: Money has been put aside for PW and Police. Can
189 probably get one more year out of the Durango, requesting funds in reserve for this. We have
190 funds for a PW vehicle, also for generator at Town Hall. Tank abatement – water tank
191 maintenance: \$25,810. Water Plant Capital: \$31,507. 75,000 gallon tank is painted with lead
192 paint, must be shrouded and stripped, approximately \$150,000. Manager Miller and PW Director
193 Cox feel it would be better to put a chunk down and spread the rest out over the next five years
194 of the contract. Commissioner Price asked if it is operational while the work is being done – it
195 will be down for 3-4 days.

196 **ORC of Water Plant Andrew Cox - Water System Needs:** Completed: Security cameras
197 installed in high risk locations for Homeland Security. Sustained internet at the Water
198 Plant. Replaced chorine booster and other water plant system parts, meter replacement program
199 continues. Water loss has been reduced to 7% from 25%. Mixer installed in 75,000 gallon tank.
200 Most repairs are being done in house rather than contract out, saves the Town money. ORC
201 Andrew Cox has also completed a certification class for Plant Maintenance Tech I, four level

202 school, is already paying off. Water meter replacement program will continue. Need salt brine
203 tank, will free up room in plant. Need new testing meter, will switch to one unit but will cut
204 testing time, is EPA approved. Looking at painting plant, block sealer and exterior latex. Goal is
205 to do preventative maintenance rather than fixing things after they have broken.

206 Long term water plan: Lead abatement - spread out over five years; replace softener media,
207 install smart valve – this determines flow, dosing will be automatic. 2019-20 budget year:
208 Addition of color scrubber unit, est. \$45,000, corrects golden color in water, result of vegetatin
209 breaking down, not a health hazard but affects what people think of the water, works like a
210 softener, removes tannins from the water. Refinish floor inside the plant.

211 Water maintenance needs 17-18: Maintenance items totaling \$6,870, high due to being first year
212 of preventative maintenance program, (pump rebuild to be sent out - \$900 plus shipping, cost of
213 rebuild kit is \$140) drops to \$5,000 year two and \$3,000 year three. Will be able to predict
214 maintenance issues rather than wait until something breaks.

215 **Chair of Water Advisory Board: Steve Serjeant** worked in water plant chemical sales for over
216 20 years. Over the last 2 ½ years, plant has been taken care of, upgraded and repaired since
217 Manager Miller and ORC Cox have come on board. “It is working, it is efficient, it is being
218 taken care of well.” Very impressed with list of accomplishments. Everything is going good. Mr.
219 Serjeant asked if Board should be dissolved. Manager Miller believes they should stay on as
220 advisors. Mr. Serjeant still has helpful contacts in the industry and Board can be an asset.
221 Manager Miller stated that she values the Board’s input. They will also look at revising the part
222 of Chapter K that pertains to the WAB for the Board to review. Commissioner Overcash
223 thanked him for his knowledge and contribution to the community. Backflow and Cross
224 Connection program will begin.

225 **New Projects:**Kayak rack, mooring field, net house. Demetrius Green has finished small engine
226 school to assist with repairs. Unbudgeted recurring: emergency funds and memberships.
227 Election: \$4,500 budgeted, payable to county. Currently a bill in the legislature that if it passes,
228 will force commissioners onto even number years.In 2019, they will be required to serve a three
229 year term to get everyone on even number years.

230 **Public Works:** PW Director Andrew Cox is in the process of updating the tools/equipment in
231 the shop. Director Cox located a Welcome to Oriental wooden sign at a cost of approximately
232 \$1,800 plus shipping, two signs – one at each end of town. Purchasing non-commercial
233 weed eaters rather than the commercial for about one-third the cost.Commissioner White also
234 suggested refurbishing the batteries for the cordless tools at a lower cost rather than purchasing
235 new. Director Cox is requesting an air compressor and welding machine for PW. Welder will be
236 used for repairs in house, again, rather than sending them out. Asked to have another GL line
237 added for PW General Maintenance as not all purchases are for specific projects. Also need to
238 replace the bucket on the tractor, brush clearing has damaged the current bucket, possibly a root
239 grabbing bucket for brush and one for grading. Commissioner Overcash inquired about mosquito
240 control. Manager Miller stated it is in the budget, approximately \$9,000. Director Cox stated we

241 have spent more in the last two years in mosquito control, not that we are doing more spraying,
242 he has found a better chemical mix to use.

243 **Police:**Chief: 40 hours, Officer Barnett: 19 hours. Public needs to understand that we do not
244 have 24/7 coverage, cannot justify more personnel. When 911 is called, it is whoever can get to
245 you first, whether it is Oriental or Pamlico County. Future concerns: Vehicle acquisition:
246 \$40,000 – difference between \$31,000 and \$40,000 is the difference between the car and all of
247 the necessary equipment, some can be moved, some cannot. Looking to replace the 2004 Dodge
248 Durango, which is still under the standard 150,000 miles. Computer maintenance: Manager
249 Miller is uncomfortable with the Police Department computers leaving the building and will be
250 serviced by our IT contractor. Major incidents have declined since 2014, believes this is partly
251 due to economic recovery and partly due to Sheriff Davis being elected. Goals: Keep citizens
252 involved, be observant, awareness, knowledge.

253 **Needs/wants/nice to have:** Exploring having regular office hours to be able to accomplish these
254 things.

255 Long Range Land Use Plan – looking to get some longer range projects going this year.GMO –
256 continuing, Planning Board taking up new issues as development happens, development is on the
257 upswing, three homes under construction with paperwork in for three more, Parks and Rec –
258 concentrate on bike path and pedestrian path. Capital replacement – budget amendment to
259 replace PW vehicle lost last year. Asked the Commissioners to consider the lead abatement while
260 we are in a down year with capital changes to the water plant, have asked the utility services
261 company to reduce that \$150,000 figure.

262 Manager Miller advised Commissioners to bring calendars to next Board meeting to begin
263 scheduling for Budget. Commissioner White stated we need to set reasonable expectations of
264 what we can and cannot do, set a realistic budget. Commissioner Venturi said things could be
265 done with local labor and materials with less expense. Commissioner White asked that we pick
266 the priorities and hold to them. Commissioner Price would like to see Parks and Rec become a
267 whole board again, give them resources to do more. Commissioner Overcash: Is budget the time
268 to talk about the roads? Manager Miller will show the board information on microsurfacing.
269 Manager Miller: “We need to look at the whole picture and see where we have money to move.”
270 Regarding Hodges Street, Manager Miller sent NOAA representatives the live camera view of
271 Hodges Street under water, explained that this happens many times a year. Planning Grant,
272 Boating Infrastructure Grant to help with the mooring field, another Infrastructure Grant that
273 might possibly help with Lead Abatement project. Commissioner Overcash: Can we use
274 outdated fire department hoses to flush out drains to save money? Manager Miller: If equipment
275 is outdated, puts liability on us. Andrew Cox stated that we would most likely need so many feet
276 that it would compromise pressure. Manager Miller responded that while the thought is
277 appreciated, there is risk. Commissioner White: Worth reaching out to the person who started the
278 Whittaker Creek dredging project? We are project administrator and project has not gone
279 forward. Commissioner Overcash: Is there a time limit? Lisa Thompson: If Trawler Petition
280 passes and secondary nursery fields change, no creeks will be able to be dredged. If Sound,
281 Neuse River and creeks are named as primary and/or secondary nursery areas, “it will kill us

282 here.” If the shrimp trawlers are not coming in and out of the harbor, the town would have to
283 start thinking about dredging at approximately \$200,000. Marinas will suffer if dredging is
284 banned.

285 Melinda Penkava: Speaking to the issue of agendas being put out to the public. She thinks if
286 they agendas are out, people will be more likely to attend the meetings. Manager Miller
287 explained that items for the agenda continue to come in sometimes as late as the morning of the
288 meeting. Commissioner Venturi asked if a “tentative agenda” could go out on maybe Thursday
289 with a final prior to the meeting. Discussion continued, information is put out to the public,
290 notices given. Commissioner Overcash stated possibly putting out a simple agenda on Thursday
291 with the understanding it is subject to change. Commissioner White stated that Town Board
292 meetings have been set at the same time “forever” so people should put date on their calendars as
293 this has never changed and in the event of a change, there is always 48 hours notice. Manager
294 Miller stated that it is a testament to non-participation when items are brought up that have been
295 addressed repeatedly. Commissioner White gave an example, during one of the SUP processes,
296 neighbors received certified letters from the Town regarding the application and did not call or
297 come to the Planning Board meeting and then came to the final meeting to voice concerns when
298 notice was given far in advance. Manager Miller stated we cannot get the agenda up any earlier
299 operating the way we are; we must operate differently if you want it earlier. Commissioner
300 Overcash if a simple agenda could be put out on a Thursday. Commissioner White does not
301 object to a tentative agenda on Thursday and add subject to change. Manager Miller asked Ms.
302 Penkava if she sends changes, will Ms. Penkava publish those changes? Commissioner Overcash
303 asked if, conversely, will Towndock report everything correctly that is sent to them.

304 **Commissioner Overcash** made a **MOTION** to adjourn, seconded by Commissioner White.
305 Motion passed 4-0. Meeting adjourned at 2:37pm

306

307

308

309 _____
Sally Belangia, Mayor

Diane H. Miller, Town Manager/Clerk

310 Approved May 2, 2017 _____