



ORIENTAL TOWN BOARD MONTHLY MEETING
Tuesday, June 6, 2023, 8AM
507 Church Street, Oriental, NC
Mayor Sally Belangia officiating

1 The Town Board of Oriental Regular monthly meeting was held on Tuesday, June 6, 2023 was called to order at
2 8:00 AM. Mayor Belangia determined a quorum to be present. The meeting was open to the public. All documents
3 for the meeting were available through the Town’s website at 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 Admin Asst Mary Kent, 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 Roe made a MOTION to approve the consent. Mayor Pro Tempore White seconds.
13 5-0.

14
15 Public Comment: 8:02 AM Keith Smith-comments on South Water St and asks how progress is being made.
16 8:05 Lew Smith states the drainage clearing is not according to any plan and asks the Board to halt work on drainage
17 until engineering is done.

18
19 Public Hearing: Special Use Permit of 1216 Lupton Drive: Rezoned parcel (May of 2023) requesting use of that
20 property as a boatyard. Manager introduces what needs to make this process happens. Notes all who want to speak
21 need to be sworn in. Planning Board recommendations- limited conditions- lists them.
22 Commissioner Overcash makes a MOTION to open the Public Hearing. Commissioner Winfrey seconds. 5-0.

23
24 Mayor Belangia (SB) starts the Public Hearing announcing all who speak need to be sworn in and starts into the list.
25 Manager (DM) notes we could swear all in at once and be done.

26 SB: calls out all names signed up to speak. All come forward and are sworn in.

27 SB: EJ is first.

28 EJ Mitchell(EM): Just going to go over what I recently commissioned mostly for myself at the corner of Tosto Drive
29 and Lupton when you rezoned Sailcraft Services boatyard. Stewart Acoustical Services, which studies noise impact,
30 both for residential and commercial services, was contracted for this job and I asked them to do that. Unfortunately,
31 I wasn’t able to get contract monitoring before that due to the workload and schedule of various companies around
32 North Carolina. There were several that did this kind of work but they were pretty busy. Stewart Acoustical was
33 kind enough to put a rush on the timeline for me, however, it was not soon enough to be done in time for the
34 rezoning Planning meetings, or the hearing, or any (inaudible). So the measurements were taken on May 12 for a
35 period of 24 hours, and actually a little bit more, but mostly it was just a concise measurement over a workday and
36 an evening after a work day. Noises that they recorded included traffic and

37
38 Mr. Whitford (NW) interrupts: I’m Neil Whitford and I am an attorney in Morehead representing the applicants.
39 You’re now in a quasi-judicial hearing, where evidence, while in a courtroom might be more relaxed, there are still
40 some evidentiary standards. One of those standards is hearsay needs to be minimized, number one. Number two, is
41 that if there is testimony that is of an expert nature, and I would submit to you that noise and acoustical type of
42 technical testimony is of an expert nature, it needs to be presented by the expert. And I am therefore going to object
43 to the introduction of this type of evidence without the expert present. I also would like to point out that it is my
44 belief that this report Ms. Mitchell is referring to was sent to the Commissioners before this meeting. In a quasi-

45 judicial hearing, that violates the principle of (inaudible) which we are now here and conducting this hearing. I
46 object to her testimony and I also would ask that the Board strike from the record any report that you received from
47 Stewart Acoustical Consultants as being inappropriately submitted prior to this hearing.
48

49 EM: Excuse me Sir- I actually asked the Town Manager to provide it to Sailcraft Services. So I have asked that it be
50 appropriately shared.
51

52 NW: And we do have it. But, everything that I've said, as far as I understand it, is a correct statement of what the
53 law is with respect to that evidence.
54

55 SB: In just a few minutes we'll be going through the SUP questions for the evidence, so right now, we're just
56 listening to her for just a few minutes.
57

58 EM: So I'm not going to go over the report details, and I am not reporting as an expert. I'm simply telling you why I
59 commissioned the study.
60

61 SB: OK
62

63 EM: What my concerns were, and that study was undertaken using two meters, measuring different corners of my
64 property. And one of them was to compare what was actually happening in the construction area of Lupton Drive to
65 make sure that I wasn't contaminating any of the noise that was being recorded on my property.
66

67 SB: Thank you. We have it all, so thank you.
68

69 EM: So I just acknowledge two things and I just want to say this: I realize that there is no dwelling on that property,
70 as was brought to my attention- measuring noise for complaints isn't really possibly valid because there is no
71 dwelling there. This was undertaken by me to have a baseline in advance of future needs (timer rings). So if I need
72 to ...in the future I'll have a baseline. And I'm glad you received the report.
73

74 SB: Thank you. OK. Mr. Whitford, you can go next.
75

76 NW: Mayor, I would like to call Jennifer Pawlikowski and Mr. Creech and I are witnesses and presenting the SUP.
77 Your comments just made me believe there may be a Public Hearing that will be separate from the SUP- I
78 guess I need clarity on that.
79

80 SB: I was just giving everybody their few minutes of public comment.
81

82 NW: So, are you saying that now is the time for the applicant to present their case?
83

84 SB: Yes.
85

86 NW: Well, in that case, I believe we have a right to call witnesses, and I call Billy Creech as our first witness.
87

88 DM: He may make his case without the timer.
89

90 SB: OK, good. Alright. So Good Morning, Mr. Creech, I know you've been here many times for this and I hope this
91 will be the last time. But we need to make a record, so I would ask you that you state your full name and your
92 mailing address.
93

94 Billy James Creech (BC): PO Box 593 Oriental.
95

96 NW: And have you always lived in or around Oriental?

94 BC: No. We've been here permanently 14 years.
95 NW: How are you employed Mr. Creech?
96 BC: I'm retired. Semi-retired- I own a marina.
97 NW: Were you previously a member of the NC General Assembly?
98 BC: Yes
99 NW: And would you describe that please.
100 BC: Well, these people know about service, and I salute them for their service to this town. It'd be nice if everybody
101 would have to go through that. It's very rewarding. And I enjoyed every minute of it, but I'm glad I'm out of it.
102 NW: When did you serve?
103 BC: I was elected in 1988 and served Franklin County and Nash County, and served for 16 years.
104 NW: And were you in the house or the Senate?
105 BC: House
106 NW: Prior to moving to this area, did you occasionally come to Oriental?
107 BC: O yes. I've been coming here since the late sixties.
108 NW: And why were you coming?
109 BC: to sail, of course.
110 NW: Are you familiar with the boatyard known as Sailcraft Service.
111 BC: I am
112 NW: Have you used the services of Sailcraft Service in the past?
113 BC: Yes, and I did through the past two previous owners.
114 NW: And how far back have you used Sailcraft Services?
115 BC: I don't remember the first time, but I had a 22' Columbia Sailboat and when I bought it, I didn't realize it had to
116 be pulled to be serviced, so that's why I started – that was probably early 70s.
117 NW: Is Sailcraft a boatyard?
118 BC: Yes
119 NW: Has it always been located at the current location?
120 BC: Yes
121 NW: Are you familiar with the lot at 1216 Lupton?
122 BC: Yes I am.
123 NW: To your knowledge, has this always been used as part of Sailcraft Services Boatyard operations?
124 BC: Yes, I have used that lot personally, on several of my boats.
125 NW: Do you recall how far back that use went?
126 BC: No- I'm 80 years old- my memory doesn't..
127 NW: Well, was it more than 10 years ago?
128 BC: yes
129 NW: Was it more than 20 years ago?
130 BC: Yes
131 NW: Describe what you did on that lot on your boats on 1216 Lupton.
132 BC: I've sanded and painted the bottoms, I did it myself, I was glad they allowed me to do my own work, and as I
133 said before, I'm so thankful. I didn't realize it then, but they've changed processes where you can't sand the boat
134 without collection vacuum system- it should have been done a long time ago.
135 NW: Representative Creech, those are all the questions I have for you.
136 BC: If I may say a few words-first Madame Mayor and Council, thank you for your service- I really mean that- I
137 know it's a lot of work. I've had on and off for the last two or three months, three or four boats in my marina in the
138 yard. And so I spent a lot of time over there- I started paying attention to the noise, and I never thought about it
139 before as a resident of the area, but I was there one day and the travel lift was backing up, and when it backs up, it
140 dings. That's OSHA required. Anyway, what was amazing, all of a sudden a lawnmower cranked, and it was noisier
141 and overriding the beeping of the travel lift and I thought that was interesting. And with- Lord knows- I don't want

142 to stop the lawnmowers- I hire one myself to do my yard- but the noise is not an issue there. Thank you, Madame
143 Chairman. (inaudible)
144 NW: Madame Mayor, I would next call Jennifer Pawlikowski.
145 SB: yes
146 NW: Good Morning Jennifer, please state your name and mailing address for the record.
147 Jennifer Pawlikowski (JP): 55 Boathouse Road, Oriental.
148 NW: Have you always lived in or around Oriental?
149 JP: No
150 NW: How long have you been here?
151 JP: 5 years
152 NW: And that's when you started AXL, LLC and M&J Marine LLC?
153 JP: Yes
154 NW: Does M&J Marine do business as Sailcraft Services?
155 JP: yes
156 NW: Is Sailcraft Services doing business on the land owned by ACXL LLC?
157 JP: yes.
158 NW: What is Sailcraft Services?
159 JP: a boatyard
160 NW: what size boats are normally worked on?
161 JP: average 35-40 ft
162 NW: Did you purchase Sailcraft Service in or about 2018?
163 JP: yes.
164 NW: And there are basically two lots owned by AXL, LLC- where Sailcraft Services are located?
165 JP: yes
166 NW: and these lots adjoin each other- is that correct?
167 JP: yes.
168 NW: And do you personally own a house at 1214 Lupton?
169 JP: yes.
170 NW: who lives in that house?
171 JP: my mom
172 NW: When you bought Sailcraft in 2018, was the business already located on 1216 and 1218 Lupton?
173 JP: yes
174 NW: And what part of your operation is on 1218?
175 JP: the buildings, the travel lift well, boats, equipment.
176 NW: What part of the operation is on 1216?
177 JP: the mast yard, a lot of boats, when we bought it there was a Quonset hut on it.
178 NW: What was the lot on 1216 used for?
179 JP: boatyard work
180 NW: and the travel lift, and work -how did -describe what kind of work?
181 JP: Rigging, mechanical,
182 NW: You said there was a Quonset hut and other?
183 JP: yes
184 NW: What was going on in the Quonset hut?
185 JP: At the time we made the offer, there were masts inside of it, they were doing mast work and stuff like that.
186 NW: In the process of purchasing Sailcraft, were you aware of the zoning restrictions on activities on 1216?
187 JP: No
188 NW: And what did you learn?
189 JP: That after we were under contract, that it wasn't zoned as we had been led to believe.
190 NW: So it was not zoned for a boatyard?

191 JP: No
192 NW: And were you given some kind of grandfathering to make at least some use of the 1216 as a boatyard?
193 JP: parking and storage
194 NW: And you tried to operate within that using 1216 for parking and storage.
195 JP: yes
196 NW: How has that worked out?
197 JP: Not well.
198 NW: Why has it not worked out?
199 JP: We have to turn boats away because we don't have space for them to do the work. If we have a boat that's there
200 for storage, we have to get it and bring it to 1218 to work on it. So we're moving the boat twice.
201 NW: When you say pick it up, how do you pick it up?
202 JP: Travel lift
203 NW. Right. Are you familiar with Deaton's, now Zimmerman's?
204 JP: yes
205 NW: Is that a boatyard?
206 JP: Yes
207 NW: Where is it located?
208 JP: Across the creek
209 NW: Did you recently petition the Town of Oriental to rezone the lot so you can use it to MU?
210 JP: yes.
211 NW: And last month the Board of Commissioners of the Town of Oriental rezoned the property to MU
212 JP: yes
213 NW: And this is 1216 Lupton
214 JP: yes
215 NW: To your knowledge is a boatyard permitted as a matter of right in an MU zone?
216 JP: No
217 NW: Can you get permission to use it for a boatyard?
218 JP: within a Special Use Permit.
219 NW: And did you apply for a Special Use Permit? To allow a boatyard
220 JP: yes.
221 NW: And that's why we're here today.
222 JP: yes
223 NW: And to your knowledge the Planning Board considered your SUP application and recommended to the Town
224 Board that it be granted
225 JP: yes
226 NW: And you can see on the screen the conditions that the Planning Board recommended. Can you accept all of
227 those definitions that the Planning Board recommended?
228 JP: yes.
229 NW: To your knowledge does the Town of Oriental have a comprehensive Plan?
230 JP: yes
231 NW: And does that plan contain these statements? Encourage public and private expansion of commercial and
232 recreational maritime activities and services along Oriental's traditional working waterfronts. Encourage and
233 facilitate the continuation and enhancement of working waterfronts such as fish houses, marinas and boatyards. The
234 Harbor Waterfront original village and newer neighborhoods (INAUDIBLE) echo theme of a lifestyle that is safe,
235 friendly, and historically reliant on maritime activities. Encourage public and private expansion of commercial and
236 recreational maritime activities and services along Oriental's traditional working waterfront, encourage and facilitate
237 the continuation and an (inaudible) such as fish houses, marinas and boatyards. Recommendation: endorse maritime
238 business development in waterfront areas. Are all those things, to your knowledge, is Sailcraft Service a working
239 waterfront?

240 JP: absolutely
241 NW: Is it also a maritime business?
242 JP: yes
243 NW: Will allowing typical boatyard work on boats already allowed to be done on boats on 1218 be consistent with
244 what has gone on in that area before or for at least the time that you have owned it?
245 JP: yes
246 NW: In operating your boatyard activities consistent with the restrictions proposed by the Planning Board- will you
247 be able to remain compliant with all of the Ordinances for the Town of Oriental?
248 JP: yes.
249 NW: Madame Mayor those are all the questions that I have. The Board may have questions.
250 SB: OK. Manager Miller
251 DM: Yes Ma'am. The first time we dealt with this issue in 2018 when the Pawlikowskis were trying to purchase the
252 separate parcels, that's when it came to our attention that- because of the funding agency, they requested a letter
253 from me saying that it [1216] was zoned for use as a boatyard. Because 2 of the 3 lots were not zoned commercial. I
254 contacted our attorney, consulted maps, went back through records and went out there and saw the structure on an
255 R-1 lot. The structure was required to be removed because an accessory structure cannot sit alone on an R-1 lot. The
256 point is moot what happened on the property in the past. According to the GMO, is not what is permitted on the
257 property. Just because nobody caught it, does not mean those are allowable uses. When we went through the whole
258 process, the Pawlikowskis agreed- and it wasn't their decision- Mr. Arnfast still owned the lot. He agreed that it was
259 to be grandfathered for storage and parking- asked for nothing else. The Board agreed, and it was grandfathered, for
260 storage and parking- that's what the applicant asked for. SO- here we are five years later, needing the lot to make the
261 work happen, and with all of the support Mrs. Pawlikowski brought to the table, I advised her to go for the rezoning
262 request because things had changed since the previous request. Mr. Arnfast really did not have a stake in the original
263 request, he was just trying to sell the property. So, here we are- all of the things on your guidelines are the things I
264 expected Mr. Whitford to be addressing in his application, and those were not. So- you are at the point of your
265 public hearing where you are to address those questions and then motion and vote, however you choose to do it- if
266 you have any questions, we'll be happy to answer.
267 SB: Thank you.
268 NW: Madame Mayor, I really don't think I need to make a summary statement, but this has been going on now for
269 months and (inaudible) Planning Board has had a look at it, and this has been- at least the rezoning-has been before
270 this Board previously. I would like for the record to note that the Town Manager and I, through emails, discussed a
271 stipulation that the Oriental Growth Management Ordinance (GMO) and your comprehensive Land Use Plan to be
272 included as part of the record in this case, without the need to have all of those extra papers.
273 DM: The Town stipulates that those documents are entered as part of the record.
274 NW: I will also say this- you have an interesting, but normal, provision in your GMO with respect to determining it,
275 and once it is determined that a completed application has been submitted, then the burden to oppose that shifts to
276 anyone opposed, and without competent opposition to it, honestly, the Board is pretty much required to grant a
277 Special Use Permit. We thank you very much for your consideration.
278 SB: good, let's get it started. So we're going to close the comments unless there is anyone else. Do I have a motion?
279 Commissioner Overcash makes a MOTION to close the Public Hearing. Mayor Pro Tempore White seconds. 5-0.
280
281 Mayor goes through the list of requirements of the SUP- [section 86]. No comment is made from either
282 Commissioners or public.
283
284 Mayor Pro Tempore White makes the MOTION: The Board approves the Special Use Permit because it is a
285 complete application, compliant with the GMO, will not cause any public health or safety issue, will not be
286 detrimental to property value, will be consistent with other uses, and it conforms to the GMO and LUP.
287 Commissioner Roe seconds. Commissioner Price- no noise condition- subject to same noise regulations as everyone

288 else to be measured by Police if, and when, they are available. Recommended conditions by PB will be attached. 5-
289 0.

290
291 Public Hearing on the budget: Manager prefers to start with fee schedule as it is the basis for the revenue
292 projections. Manager goes through the fee schedule adjustments- noted BRMSD (sewer) rates are beyond our
293 control. Water rates up \$4.50/\$4.75/\$4.95, commercial \$5.50/\$6.50, base rates: \$16->\$17, \$20->\$22, \$40->\$45.
294 Disconnect \$25->\$50, Late fee \$5->\$15. Online banking charge \$3.50->\$4 (pass through charge). Amendment to
295 the zoning map \$500->\$1,000. Watercraft rack- \$25->\$15 (your lock). Recycling \$4.50->\$6.75.

296
297 Manager notes that retreat and next four budget meetings discussed all of these- the watercraft rack was deferred to
298 HWAC who offered a \$15/qtr fee without our locks.

299
300 Recycling rates- continued from last year- split to \$4.50 last year, intending to go to \$6.75 this year. Without
301 recycling, we would add 1,664 tons of trash to our garbage costs- still cheaper to do recycling. CRSWMA raised
302 rates 10%. We are locked in through this year to 2% increase, so fared better than most. Manager asks to approve
303 fee schedule first prior to the budget.

304
305 Commissioner Overcash made a MOTION to open the Public Hearing. Commissioner Winfrey seconds. 5-0. No
306 public comment on fee schedule. Closed Public Hearing- on a MOTION from Mayor Pro Tempore White and
307 second by Commissioner Overcash. Commissioner Overcash makes a MOTION to accept the Fee Schedule
308 Ordinance. Commissioner Winfrey seconds. Discussion: Commissioner Roe notes that this budget and fee schedule
309 does not adequately fund our water department. We are charging less than the County- water plant already on watch
310 list, and while it does make it better, not enough. We are funding the water plant by moving water expenses (human
311 costs) to general fund. Recommends raise rates to match what is currently in the County. By shifting cost to the
312 general fund, putting undue cost to the general fund. 4-1 (Roe opposing).

313
314 Budget Public Hearing: General Fund down over \$100,000, water fund up slightly. We received an offer to be
315 considered a distressed system- apparently we have a choice. This designation may give us access to additional
316 grant funds, but I would prefer to research further and see what other unintended consequences come with the
317 designation that we may be opposed to. Distressed units are the first ones removed from ownership. General fund
318 appropriations and Revenues- ordinance allows collection at 97.6%. Property value- \$24,785 per penny. Manager
319 happy to answer questions- started in March- all auxiliary boards requested project funds- Occupancy Tax to be
320 redistributed 50-30-20 to HWAC, Tourism, Parks and Recreation.

321
322 Board tried endlessly to find cash for paving and drainage. A grant funded project mapped our stormwater- we have
323 been working worst to best to clear issues according to that map. Outfalls are mostly between private property- not
324 deeded easements- going to be difficult. Work was stopped- awaiting some proof that I need a permit to clean out
325 existing outfall. This will be an ongoing problem. We can clear all day, but unless we get a good outfall, it will stop
326 up. Once again reiterates the ditches are there to move water across as much land as possible before making its way
327 to the state waters. This is the Board's budget, and staff will do as directed.

328
329 Mayor Pro Tempore White makes a MOTION to open the Public Hearing. Commissioner Overcash seconds. 5-0.

330 SB: Bonnie Crosser (BC)1122 Neuse Dr-

331 BC: Good Morning. Thank you for your time today. I appreciate it. I did participate in this budget process. It's my
332 third year actively engaged in the meetings. I attended all the meetings I could. If I was out of town, obviously, I
333 could not. You all have heard my comments regarding the budget. I can probably go over just three of the top and
334 then I'll get into one that really concerns me. They all concern me. I pleaded for us to discontinue nonessential
335 services to no avail. That's disappointing. There's money in that budget that we chose to leave in nonessential
336 services to spend (inaudible). The other thing that came out was an increase of two more paid holidays. Right now

337 we have 12 paid holidays. The federal government has 11, the County has 12. We want to increase it to 14. That's a
338 sizeable increase. I would go over the time that the Town Hall is available to the public. Given quiet time 4-5 four
339 days a week, short days, where we shut the office down at 3 on Fridays, so nobody is in Town Hall those days.
340 Super Bowl Monday (Manager interrupts- that is NOT a holiday, but rather a group vacation day) Let me finish. The
341 staff takes vacation, but the Town Hall is closed. Year end close- everyone is working, but the Town office is
342 closed. Our Town Hall is closed 35 days a year. The paid holidays- we have 4 floaters, which means we are not
343 necessarily closing the office- so you can elect to take the paid holiday or work it. I don't add the floating days
344 because most days we are open – that creates 45 days where the Town Hall is closed to residents, property owners,
345 and businesses. I don't understand why we need to increase federal holidays-paid holidays- at this time, and be
346 higher than anyone around in this area. That's it.

347

348 SB: OK, thank you. Jennifer Roe (JR)502 South Ave.

349 JR: Madame Mayor, Commissioners, thank you for the opportunity to speak on the budget. I feel like every time I
350 get up here on the budget, it's not positive. But I want to be a little positive. I thank the staff and everybody for their
351 time, and I'm going to be talking a little bit about salaries. It's not about the staff, it's about the comparison. And I
352 wanted to bring up holidays, so I'll do that now. I made a copy of the federal government, 11 days a year, they do
353 12 in an election year, so every election year, there would be 12. The County does 12 and the State does 12, and
354 here's the information on that for the press. That being said, I strongly would request to not approve the resolution
355 for the additional holidays, that would set our cost above federal, state, and county. The cost to the residents,
356 citizens- not begrudging anybody. Next I would like to talk a little bit about our population. We all know we've got
357 875 residents to 925, depending on which person or agency you talk to, but since 2008, that's been the average. And
358 with that +/- 50, all that 875 people are not taxpayers. There are households with children (inaudible). Our County
359 Manager position, as of March 31st, salary was \$115,000. Our Manager position today is I don't want to get this
360 wrong- is \$93,000+ and if you add in merit, you can get up to \$100,000. Anyway, and we have- population of the
361 County is 13,000. General Statutes tells us that we should look at local, like Counties, or like Cities when we are
362 doing salaries and payroll, similar to ours, so there are guidelines for that. Personally, looking at the budget, I think
363 that some of our staff is probably underpaid in town, and some are overpaid. I know this is a lot to undertake, so
364 thanks a lot. That being said, another way to make money to put towards roads would be for our healthcare. I know
365 this has been an ongoing conversation for years that we go to the County- now the County has gone to the State,
366 which makes it a bigger pool, which gives us more ability to negotiate costs. Why, as a town, do we not go on the
367 state plan? (Inaudible)- report to the Commissioners. We have allocations for two electric \$2,000 charging stations-
368 another non-essential thing where we have moved from (inaudible). We're giving free electricity away to electric
369 cars, but not paying for my gas. I'm not opposed to having them, but should we not be charging for them? Library-
370 I think the Library is a great and fabulous resource, I just don't want us to go down a road that we can't come back
371 from. What if next year, Boy Scouts, or Girls on the Run or one of these are good causes, but I think we should not
372 be funding on taxpayer funds. Thank you.

373 SB: Thank you.

374 DM: I was trying to find, while Mrs. Roe was talking- we had a discussion in one of our budget meetings
375 specifically discussing the comparison between the county's health costs and ours. One of the things that scary
376 about the state health plan is that once you get on it, you can't get off it unless you dissolve the municipality.
377 Regardless of what's available outside. The average costs- and I can't find it- is about \$568/employee and includes
378 health, eye, dental, 401K additional contribution and life insurance. Each employee pays \$25/month. We provide
379 health, dental. Employees pay eyecare, life insurance if they choose it, and we do not contribute anything other than
380 required by the state to 401K. Our average cost is \$638. The restrictions of the state plan are what concern me more
381 than anything. There have been some interesting developments in the rules concerning the state health plan. If you
382 don't go get all the screenings every year- regardless the reason- then you get that ailment, they don't have to pay to
383 treat you. So there are things with the health plan that we have concerns with. So our BCBS plan is pretty close to in
384 line with the cost at the county. Also the contribution to the library is a contribution to another governmental
385 agency, not a nonprofit, which is legal. The library is funded by the County. My only concern there is that we may

386 get roped into a donation, it can be very difficult to get out of- had that experience in another county. Your holiday
387 schedule is a separate resolution, so voting for the budget does not mean you are voting for the holiday schedule.
388
389 BC: A question: it would be helpful if the issue regarding health insurance could be discussed in an open session and
390 not in a closed session.
391
392 (Mayor Belangia, Mayor Pro Tempore White and Commissioner Overcash clear up where we are in the process-
393 need to close the Public Hearing.)
394 CO: Motion to close the Public Hearing.
395 MPT White: Second.
396 5-0.
397
398 Mayor Belangia asks for discussion.
399 Commissioner Overcash notes the library donation request is a one-time donation to the building fund.
400 Commissioner Roe notes the time spent going over this- not in the majority of the Board, but that my views were
401 openly discussed and respectfully listened to. Talked to Manager, NCLM, Commissioners, Legislators all about
402 infrastructure- we're not unique- Manager has looked into State money- so far unsuccessful in access to the river of
403 money flowing from DC. I can't support this budget because it does not support our infrastructure- roads are a
404 critical need. This budget does not do this. We should have raised the water rates higher. According to pay- I am a
405 strong proponent of paying our employees properly.
406 MPT White: The money we get from Powell does not pay for the actual work. The paving we did paved about ¾ of
407 a mile. The Board looked at raising property taxes to pave. Ten cents would give us \$250,000 per year for paving. I
408 think we need a meeting to take discussion on how we can fund paving. Every time we get the contractor in, the first
409 \$25,000 is mobilization of equipment. Doing this in ¼ or ½ mile sections won't do it. We talked about just going
410 over the roads- which would look great for about a year. The way we did what was just done was proper- remove
411 the old, fix the substrate, and pave over.
412 MPT White makes a MOTION we approve the budget. Commissioner Overcash seconds. 3-2, Roe and Price
413 opposed. Budget passes.
414 Commissioner Roe agrees that a meeting to discuss options.
415 Manager restates the discussion on roads- bonds- you pay \$50-\$60K to hire bond counsel, financial advisor, etc
416 according to LGC rules, identify a revenue stream to pay for the bond (increase in taxes), then issue, and pay interest
417 on the bond from the same tax increase as proposed. If no bond and ID that \$250,000 per year go to paving- this
418 year, we'd be good, but the next Board could change the direction of that funding- move it to pay for something
419 else- where the bond could only be used for paving.
420 Powell funds had been used in the past to pay salaries for work done in the ROW, pothole patch- which is perfectly
421 legal, but depletes the Powell savings- we have a waiver to hold 20 years of Powell before paving, still only had
422 \$300,000 saved over 20 years.
423 Our Legislators are aware that the Powell algorithm disproportionately favors major metro areas. Hoping to change
424 that, and give smaller entities more funding.
425 As for water infrastructure, funding available to those entities that try to keep it going, increase efficiency, do all we
426 can to keep costs down- we get no help- either we are not charging enough, and the state won't help us if "we don't
427 help ourselves". If we make water rates painful for residents, THEN the State will step in and help- if we go to
428 Special Order of Consent or Notices of Violation- but not if we do everything we can, as we have been doing.
429
430 Manager notes the meeting schedule and changes from the normal 1st Tuesday- 4th of July, November for elections,
431 January 2 meeting cancelled. Board always has the option to change this schedule. Board agrees unanimously on the
432 schedule.
433

434 Holiday schedule: adds two holidays to the schedule. Discussed earlier. Manager notes bank and post office are
435 closed on those days.

436 Commissioner Roe notes our vacation schedule policy is not in sync with others- more vacation for senior members-
437 ours is not in sync with State or County. Should hold off on this and gather information on vacation relative to
438 others, and then come back to this.

439 MPT White makes a MOTION to deny the proposed change to the holiday schedule. Commissioner Roe seconds. 5-
440 0.

441

442 Resolution to adjust the Capital Reserve: Removes the payments to the Capital Reserves from the budget and defer
443 the payments, thus pushing off purchases. Commissioner Roe makes a MOTION to approve the adjustment.
444 Commissioner Overcash seconds. Discussion: Commissioner Roe notes that these are the kinds of things in the
445 budget he struggles with- these items are going to wear out. No question they have to be replaced. Next Board may
446 have to choose between replacing trucks and paving. This is a good example of the balancing act in the budget. We
447 can move it within the department for a different piece of equipment. MPT White notes we may have some overage
448 in this year's budget. 5-0.

449

450 Public Hearing Request: Manager forwards the request for an SUP hearing for the short term rental on High St.
451 Planning Board will discuss the SUP, June 21, 2023, 3PM meeting. MPT White asks if they will have the opinion
452 by the 29th. Yes. Manager asks to schedule for July 11. Commissioner Overcash makes the MOTION to schedule
453 the Public Hearing for June 6, 2023, 8AM. Commissioner Winfrey seconds. Discussion- on SUPs for STRs we have
454 a problem- all that have one must submit a monthly statement to the Town delineating how many rooms for how
455 many days rooms have been rented. The big entities issue a check, no paperwork. We need to restructure the SUP
456 process for to allow for revocation, require applicants to prove the 7 issues that you go through to prove those 7
457 items before any evidence is presented against. Manager and Attorney have already have that conversation. When
458 they don't [file the paperwork], we need to pull those permits and deny their ability to keep renting. We need to
459 strengthen that. 5-0.

460

461 Election agreement with Pamlico County BOE. Your cost without absentee voting is decreased by about \$3000.
462 MPT White makes the MOTION to agree to the election processing and that we DO NOT authorize absentee voting.
463 Commissioner Roe seconds. 5-0.

464

465 Debris Removal Letter of Intent: Pamlico County has contracted with this same vendor- FEMA process has
466 changed. This gets us in line for debris removal in a Florence-type event. We can no longer add on to the County
467 contract. We need a separate contract. Commissioner Price asks who pays for it- We do, then we file with FEMA.
468 Commissioner Overcash makes a MOTION to sign the Letter of Intent. Commissioner Roe seconds. MPT White-
469 when a Florence situation, you can't just go hire anybody- they have to be FEMA approved- we piggy backed on the
470 County- we lost contractors who went to a larger area. Amazing the process that they pay people to follow the trucks
471 around during pickup. Commissioner Overcash asks about FEMA approved staging- the Rec Site has been approved
472 as staging for now. 5-0.

473

474 Dredging Grant agreements- we were the administrative entity for both Whittaker Creek and Pierce Creek dredging
475 in the past, and the money from the state grant is required to be run through the books of a governmental entity.
476 We're already set up for that, unless you have reservations. Commissioner Roe asks about item #2- obligation for
477 balance of the funding. We will have the deposit in our accounts before they begin. We are not committing Town
478 funds to this project. Also- workload of the Town- how much more work is this? Commissioner Roe asks Dep
479 Finance Director Cox about extra effort. Dep Finance Officer Cox notes these checks get cut with all the rest. He
480 also asks if we can charge for this service. Manager notes entirely possible. HWAC member/Friends of Whittaker
481 Creek Dan Allen notes it is all in public waters, nothing around docks or up into the creeks. Those entities are
482 drafting all the documents. MPT White makes a MOTION to approve. Commissioner Overcash seconds. 5-0.

483
 484 Police Report: Officer Wichrowski presents the report. Hit and Run captured and prosecuting. Officer Wichrowski
 485 notes that people are very kind and thank our officers- there is a relationship with residents. Asked about arrests
 486 listing- Wichrowski notes there is not a pattern or concern for residents. Asks about arrests- have to go to the
 487 County- process them, come back and do report. Yes.

488
 489 Manager's Report: Financials attached. Contractor for drainage on another job- will get back to it. Notes the outfalls
 490 will become a problem because we have very few deeded easements- so without the easement, if we do not have
 491 owner agreement, we can't fill those. Closed July 3 to close/open books. July 4 holiday. Mulch is in- hope to get
 492 that out before July 4th, and hoping to get electric working. Letters to Legislators attached- mostly concerning
 493 zoning. USDA update- still going down the road- PIFR released, HWAC working on evaluating the potential
 494 solutions- one is to do nothing, one is to remove the road and make it just walkway- the other three are what we are
 495 concentrating on. Raising the road, replacing the seawall, increasing the culvert, etc. Mosquito spraying starts this
 496 Thursday. No-Spray list- call or email us to get on that list (we have several beekeepers.) CRSWMA rates are up
 497 \$2/ton, BRMSD is also raising their rates- including development costs and deposits. Dog Park tags re-set on July 1.
 498

499 Committee Reports: Planning- Julie notes PB is working on the Comprehensive Plan and still taking any comments,
 500 watching the NCGA and the zoning laws that are floating. After Comp Plan, we will work on our 160A to 160D
 501 conversions. Thanks the Board- notes they get the "big picture." Carla-Tourism- not much new. Bonnie- Parks and
 502 Rec- events coming up- burying doubloons at Rec Park 29 June. On June 30, can bring those to Town Hall and trade
 503 for candy and treats- in connection with Arts Council. P&R will manage the kids' park at CroakerFest. Looking for
 504 assistance and volunteers. If we don't, we end up having to pay attendants.
 505

506 Commissioner Comments: Commissioner Price notes he had about dogs in Town that are loose and how polarizing
 507 the topic was. Can put it on a workshop agenda- we've had two incidents this year. Would like to add this to
 508 September agenda for the workshop. Discussed process for declaring dangerous dogs that have to be restricted to
 509 property and/or muzzled. High compliments for Animal Control Officer Berkley Hill and our officers in these
 510 events.
 511

512 Next meeting scheduled: Town Board Budget Session June 29, 2023, 8AM.
 513 Meeting **ADJOURNED** at 10:08 AM by MOTION of Commissioner Winfrey, second by Commissioner Roe. 5-0.
 514

515
 516 _____
 517 Sally Belangia, Mayor
 518 _____
 Diane H. Miller, Town Manager/Clerk

Approved _____ , 2023