



ORIENTAL TOWN BOARD MONTHLY MEETING

Tuesday, October 3, 2023, 8AM

507 Church Street, Oriental, NC

Mayor Pro Tempore David White officiating

1 The Town Board of Oriental Regular monthly meeting was held on Tuesday, October 3, 2023 was called to order at  
2 8:00 AM. Mayor Pro Tempore White 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 Pro Tempore White, Commissioner Overcash, Commissioner Winfrey, Commissioner Roe, and  
6 Commissioner Price. Town Manager Diane Miller, Administrative Director Tammy Cox, Officer Wichrowski,  
7 Mayor Belangia is absent. Mayor Pro Tempore begins with the Pledge of Allegiance.

8  
9 Approval of Agenda: Commissioner Overcash made a MOTION to accept the agenda. Commissioner Roe seconds.  
10 Discussion: Commissioner Overcash makes a MOTION to remove Minutes from Consent agenda. Commissioner  
11 Roe seconds. 5-0.

12  
13 Consent Agenda: Commissioner Roe makes a MOTION to amend the Minutes as follows: Commissioner Roe  
14 would like the Minutes to reflect that Mrs. Roe's statement (policies, procedures and precedence) was that the Tree  
15 Board should not take action without the consent of the Board. Complaint should have been directed to the  
16 Manager. Commissioner Overcash seconds. 5-0.

17  
18 Public Comment:

19 8:04 Danny Forman. 105 Gull Circle. Concerned about roads- no tax increase or bond to do that. We have not had  
20 paving in 25 years, no planning or savings. Why do we have patching material by the pallet? Engineering estimates  
21 on road precedence. Beach sand movement. Net House instead of paving? Why so many vehicles? Why are we  
22 maintaining our own vehicles? Why are we picking up limbs? Shrink government.

23  
24 Manager asks MPT if he wants her to respond. MPT says yes. Patch comes by pallet- one pallet binder, one patch.  
25 Net House paid by Occupancy tax, not town taxes. Beach was being dug out prior to widening, working with NCCF  
26 to get a fix. Vehicles are replacement of same vehicles- added one gator- used for mosquito spraying where trucks  
27 don't get. Limb pickup was to reduce burning and reduce green waste in ditchwork. At the discretion of the Board.

28 MPT notes we will have a discussion of roads later- finding a date today.

29 From the audience: should wait until new Board takes over.

30 DF: disagrees with engineering numbers. Manager says we paid \$15K for street assessment.

31  
32 8:10 AM Gregory Bohmert: Comprehensive Plan comments? We set Public Hearing for November- can comment at  
33 November meeting- can also comment at Planning Board Oct 18 on final draft.

34  
35 8:12 Eric Kindle as Fire Chief. 1118 Link Lane-discusses BikeMS ride issues. Appreciates participation, however,  
36 bicyclists did delay Fire Department response and ambulance response on Saturday of the ride. Letter not voted on  
37 by the department- from Asst Chief Wichrowski as the incident commander of the event. Letter had proponents and  
38 opponents. More than just delaying a trip, this was an emergency situation. Again an ambulance delayed for an  
39 injured firefighter. Communication with the organization produced the desired response.

40  
41 Manager notes that a message was sent to riders PRIOR to the incident, reminding them that they are considered  
42 legal vehicles and have to obey rules of the road. Also, on the NC STIP, a "modernization" (widening to include  
43 shoulders) is on the schedule to happen on the other side of the bridge, but that will not be immediate.

45 Julia Tingle Hwy 55. MS Bike ride participant, disappointed that they held up emergency vehicles. Hope that bikers  
46 continue to come through.

47  
48 Public Hearing: Markup available in our documents. Planning Board meets 10/18 at 3PM and a new draft will be  
49 produced for the Nov 14 Public Hearing. Manager encourages everyone to participate in Planning Board to make  
50 corrections there. Any public hearing notes that changes can be made at or after the Public Hearing.

51  
52 Property Acquisition: Manager notes the map- closed street recently borders the property in question- being  
53 donated/quitclaimed from defunct Dolphin Company- noted the safety issues of access to plant, tools, vehicles as  
54 WTP is designated critical infrastructure and the intersection of Duke/Tideland. This property gives us access to  
55 Hwy 55. To be used for storage/access. Needs to be cleared/fenced. Question from audience about taxes lost. Once  
56 Dolphin dissolved, noted as a hole on the GIS map. No loss of taxes to the Town. Asked about taxes to be paid-  
57 County contracts that service- there are no taxes due on a "hole" lot. Commissioner Overcash asks if we do not  
58 accept, can the other party quitclaim it? Absolutely. MOTION by Commissioner Overcash and second by  
59 Commissioner Winfrey to accept the land. Discussion. Commissioner Roe notes we have known about this for a  
60 long time, and we have been onboard with the acquisition. WTP needs to be attractive and not an eyesore on Hwy  
61 55. Make sure we have a plan (other than gravel access) that we have a plan for the end product. 5-0. MPT asks  
62 about opening closed session Minutes. Manager notes that we will put them on November agenda to open and  
63 release.

64  
65 Budget Amendment: To add both dredging projects to the budget as approved. Not from our funds- all restricted  
66 funds (grants), we simply administer. We have received the matching funds from both entities and have deposited.  
67 Likely the amount for Whittaker Creek will change- proposing a shift in the channel away from the hard shoal and  
68 into the deeper existing path. Also- some destruction happening on the private land that needs to be crossed with  
69 pipe. Also, amending GF appropriated to move cash from PW Capital Reserve into GF to spend from last month's  
70 permission to purchase replacement vehicle. Not a used vehicle available at the time of purchase- this is a brand  
71 new vehicle on the State Contract- 2024- \$37K. Commissioner Roe makes the MOTION to accept the budget  
72 amendment. Seconded by Commissioner Overcash. 5-0.

73  
74 Damage Assessment of TS Ophelia: Manager notes damage including several trees down, lots of limbs, a few dock  
75 boards and railing boards on various docks. Net House fared well, as did Public Restrooms. No indication from  
76 State or Fed that recovery money is or will be available. Manager showed several photos. Officer Blayney took  
77 home people who drove vehicle into flood waters. PW crew was out cutting trees off road at daylight- insured  
78 emergency vehicle access. Midyette St drained very well following drainage work. More surge and less rain than  
79 expected. Water Plant fared well. Extra kayak showed up at our kayak ramp if anyone lost one. Power out 7 hours.  
80 Whittaker Pointe lost a few boulders of the sill, overall good. HWAC report attached. Hodges St under water again  
81 and still- photos have been sent to USDA.

82  
83 Fisheries support: Forwarded from Pamlico County a resolution of support for commercial fisheries looking at  
84 additional restrictions being imposed. Board's choice if they will also or change and forward. Commissioner Roe  
85 believes that all our documents say we will support- we should send a resolution of support to the State.  
86 Commissioner Overcash makes a MOTION to send a resolution of support as written by Pamlico. Commissioner  
87 Roe seconds. 5-0.

88  
89 125<sup>th</sup> Anniversary celebration funding: Precedent says the Board has funded this celebration in the past- Mayor asks  
90 for additional funding. Commissioner Roe makes a MOTION to table the issue until January 2024 meeting.  
91 Commissioner Overcash seconds. 5-0.

92  
93 Roads Presentation: Board has talked ad nauseum about how to do it- next budget will determine the plan. Board  
94 asked Manager to schedule meeting at Old Theater- it costs \$300. Now asking to schedule HERE a discussion on  
95 roads/paving. Doesn't matter what the road looks like, matters what the subroad shape is. Commissioner Overcash

96 explains that this is simply discussion for input on how to move forward. Manager offers to attach the road  
97 assessment to the meeting documents following the meeting. MPT encourages residents to reach out to Board about  
98 their opinions. We are not alone- lots of other communities dealing with the same. Danny Forman insists we have  
99 not done paving for 25 years. MPT says there HAS been planning, COVID money, new houses, cars, etc-  
100 tremendous increase in revenue. Manager- we spent \$216K this year in paving, \$99K on South Ave- FEMA funded,  
101 \$200K on Maritime Rd from Golden Leaf grant money in past 5 years. Prior to this Manager, were paying ROW  
102 maintenance PW salaries from Powell Funds. We have a waiver to save 20 years worth of Powell funds. DF: paid  
103 for the first gator from Powell. MPT White asks Mr. Forman to come speak to the Manager directly. MPT White  
104 asks to set date. From audience: River Dunes overlaid all roads easily. Manager notes Bayboro did also, but our  
105 paver- the only respondent made it clear they would not do that due to the condition of the substrate. It would  
106 deteriorate within a few years back to how it was. Question about beach outfall. New reset is wider and all  
107 vegetation was removed. PW tells mgmt. that the maintenance is the same, just more visible. Date for Roads  
108 discussion: Tuesday, October 24, 2023 6:30PM at Town Hall.

109  
110 Sale of the Charger: Resolution to sell by sealed bid according to Statute. You are welcome to reject all bids. KBB  
111 says value is \$8K-\$11K- private party. All equipment has been removed, decals will be removed. Console was  
112 removed for police wiring- that is the only visible defect. We do not guarantee its mechanical condition. It is to be  
113 sold as is, where is with no guarantees or warranties. Manager notes we spent significant funds shortly before it was  
114 replaced to make it safe and reliable at the time. Commissioner Roe makes the MOTION that we sell the Charger  
115 and approve the resolution for that. Commissioner Overcash seconds. 5-0.

116  
117 Library- Sidney Phibbons: update on the trial period of mobile library and building progress. After trial, mobile unit  
118 will still come to Oriental, but only to the Piggly Wiggly- 73% of interactions happen there. March-September 323  
119 interactions at Piglet, 100 at Town Hall. Commissioner Overcash asks if they will stay a bit longer, since only one?  
120 MPT White asks if Billy has given permission- yes. Brief on construction of new library- Bonnie Capps.

121  
122 Police Report: Officer Wichrowski gives the report- sign vandalism case settled- petitions filed- they move through  
123 the system now- we hope for restitution, community service or both. Purged from juvenile records once adults.  
124 Cannot comment on ongoing investigation, can note no public danger.

125  
126 Manager's Report: Financials attached. Recommendation on owners who do not agree with drainage plan to clean  
127 up and move on. Juvenile petitions- one question was if these are expunged. Manager was assured that they were.  
128 October 25 will host County Leadership meeting. Opening spoils site cleanup bids tomorrow- if we receive 3.  
129 Manager's 360 degree evaluation for certification will be coming to the Board shortly. You do not have a request  
130 from BikeMS now- you will receive this in the Spring/Summer. No need for action today. Did speak with Paul-  
131 coordinator of event- again, concern is that they DID send out a reminder to obey the rules PRIOR to the incident.  
132 BikeMS did what they could- individual riders did not comply. Asst Chief Wichrowski offered additional  
133 explanation for BikeMS letter- need for it to be noted at the time of the incident, for recording purposes. There will  
134 be a grant opportunity from BoatUS to remove Abandoned and Derelict Vessels. We don't know how jurisdiction  
135 affects this. Water Certificates from Andrew and Daniel- continuing education. Bob Miller becoming part time  
136 resident- would like more members to the Tree Board and new Chair. He will make a solicitation for that and we  
137 will disseminate. Question from the audience about County Leadership meeting- referred to Tim Buck. MPT White  
138 asks about County permission to remove boats- we need to touch base with County. Question from MPT White  
139 about resident objecting to work- everybody else drains.

140  
141 Question at last meeting about grant filing- Manager goes through one current grant opportunity that looks good on  
142 its face- goes through all the steps- what was awarded the previous cycle, priorities- not clearing ditches- creating  
143 rain gardens, acquisition of repeatedly flooded properties and NOT allowing to rebuild there (places like Wit's End,  
144 the Bean- we don't want that). Qualifications-disadvantaged community- median income thresholds we cannot  
145 meet- not disadvantaged- New Bern concentrated project in an area with HUD and generational low income  
146 housing. Can only be used in those areas. Utility billing too high- we don't qualify. Cost shares are higher for those  
147 who do not have low income, repetitive loss. Our Whittaker Pointe project WOULD qualify for this- but, we've

148 done that. Money has been distributed for water and wastewater facilities that are in flood zones and failing. Also-  
149 requires mostly shovel ready- engineering already done. Manager notes the guideline package for priorities (a 623  
150 page document). On its face, these sound like great opportunities, but once you dig in, there are so many obstacles,  
151 or prerequisites that we do not have Just to clarify what all is required to “apply for a grant”.

152

153 Committee Reports: Tourism did not meet in September. Vicki notes that Parks and Recreation had a cleanup day  
154 Sept 26- a lot of things accomplished. Thanks to former Chair and her husband, Bonnie Crosser for big help. Also  
155 thanks to Commissioner Overcash for coming out to cut grass.

156

157 Commissioner Comments: Auxiliary Boards- all volunteers- do not publish agendas so that the public knows what’s  
158 going on- encourages those Boards to send those to the Manager. BikeMS- no excuse for the behavior- that being  
159 said, supports the MS work being done- hopefully a learning experience. Commissioner Roe commended Officer  
160 Wichrowski for responding to an emergency behind his residence when he could not reach 911 with his phone. Man  
161 fell into rocks and was seizing, called Town Hall- Bill and Eric showed up and then EMS- so there is a lot of things  
162 that go on that our folks do that we do not know about. They take a lot of flack for all kinds of things, but they are  
163 an asset to our community. Commissioner Roe ANNOUNCES \$5.5M from the State of North Carolina for Water  
164 Infrastructure- this is a game changer. Not a grant, a direct allocation. Thanks Senators Sanderson and Hanig and  
165 Representative Kidwell, and the local people who introduced him (Jennifer Roe and Dave Wickersham) to those  
166 Legislators. Could not have done without information from Tammy and Diane. Commissioner Price notes Senator  
167 Sanderson said he can’t do anything without information. Manager Miller and staff gathered information.  
168 Commissioner Price carried the information to the Legislators. Commissioner Roe stayed on the process until the  
169 budget was passed, including our allocation. Purposely did not tell Diane, wanted her to be surprised.  
170 Commissioner Price reminds OFPMF is this weekend, hazmat dropoff also. (Manager goes to get PW Director Cox)  
171 MPT White notes Manager eval on November 14. Also- our SUP process is backwards. Wants our attorney to look  
172 at our process and make it more like others’. Commissioner Roe agrees. Commissioner Price disagrees.  
173 Commissioner Overcash asks if it will mirror the State- it will mirror what MOST do, both are acceptable. Manager  
174 notes that Commissioner Price’s objection is rooted in the original construction of the GMO where it protects your  
175 right to do what you want on your property, and leave it to neighbors to prove that is dangerous/disadvantageous to  
176 them.

177

178 PW Director arrives. MPT White tells him to pack his bags. (laughter) He is told about \$5.5M for water system-  
179 “HOLY COW- thank you very much, I have chills!”

180

181 Manager notes certification for Andrew and Daniel in package- Commissioner Overcash notes that saves us a  
182 fortune in contracted licensed operators.

183

184 Next meeting scheduled: Town Board October 24, 6:30PM- Roads workshop.

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

186

187

188 \_\_\_\_\_  
David White, Mayor Pro Tempore

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

189

190

191 Approved , 2023

192



## ORIENTAL TOWN BOARD SPECIAL MEETING Minutes

Thursday, October 24, 2023 @ 6:30PM

507 Church Street, Oriental, NC

Mayor Sally Belangia Officiating

### **Approval of Agenda- Single Item: Roads and how to pay to pave them**

Mayor Belangia opens the meeting and encourages all who want to speak to sign in. Commissioner Winfrey is absent.

Manager introduces the meeting as the Board and Town meeting to gather input on paving. Notes all documents discussed today are attached online to our meeting notice. The Board worked tirelessly in the last budget cycle to find additional funds to do more paving. Awaiting the audit to see what sits in General Fund.

Background: Street assessment (2020) and ranking of streets does NOT take into account traffic amount/weight, nor associated drainage issues- simply the current visible condition.

Paved parts of 4 roads end of 22-23 (Neuse Dr, Gilgo, Ragan, patches).

Paved a good portion of White Farm/Dolphin and Maritime on the grant from Golden Leaf associated with Whittaker Pointe restoration (2021), and also paved South Ave (2020) with FEMA funds following Hurricane Florence. Additional settling on other roads happened long after the potential submission of damage was allowed.

Questions from audience clarifying which funds paid for which paving projects- answered. \$216,000- Windward, Ragan, Sea Vista, a few patches. Whittaker Pointe was \$200K- cost was less. South Ave was \$99K.

Costs: \$25K mobilization, plus substrate repair, which we don't know until it is milled. Nothing has come from General Fund other than Powell Reserved funds.

Damage on Neuse Drive, Hodges St, and Ragan did not show up immediately following Florence- heavy long debris removal from those.

Discussed some roads poorly rated and not paved due to few houses existing.

South Water St has terrible drainage issues, but the road itself is rated pretty well. It will require engineering to adjust grade of the road. Approaching Golden Leaf for that issue.

Still have a patch to do following construction on Dolphin.

Attached also is the rulebook for financing projects in NC- options- use fund balance, do a capital reserve, finance it through private financing or Bonds. Powell is a reserved fund- can be used for roads, ditches, sidewalks, etc- and nothing else. Bad algorithm weighted to metro areas, dependent on population and miles of roads. Our allocation is \$41-\$42K annually.

Describes financing- part of what revenue goes to is interest, but locked to the project. LGC must approve any financing over \$50K- and creating capital reserve- next Board can change that.

Ms. Crosser asks about others who were refused- Suez rep told us about another municipality who requested funding and was denied for water improvements for being on UAL.

Mr. Lambert asks what paths we have taken. Have used Powell reserved funds ONLY. Asks Board about their movement on paving. MPT White notes the assessment was first step. Discussed all options Manager described- none were palatable.

Manager shows photos of damage at River Dunes- repaired by layover- simply skimming over without fixing substrate. Where that was good, the skimming stuck. Onslow Paving- Commissioner Overcash would like to have them come in and assess how much of our roads can be done this way- SOME may be able to be done this way, while others would need more substantial improvement. 6 Miles- \$90,000. Expected 5-6 year lifespan. We will be meeting with representative to do an assessment.

Jim Kellenberger (JK) discusses issues with roads- longitudinal cracking on the joints and alligator cracking on various roads- photo from Ragan will require a full depth repair- that you just saw (presented by Commissioner Overcash) cannot be applied on this road.

D. Forman notes roads have not been paved in 20+ years. Truck traffic using roads not built for truck traffic. No easy answer. Depends on how deep you need to go. Take off pavement and fix ground underneath or you will have the same issue in a year.

D. Forman asks about River Dunes going to NCDOT standards- they are not (JK). You cannot turn over roads to NCDOT unless and until you bring the road up to standards.

Manager notes NCDOT will take core samples before choosing to accept the roads. Manager notes Ragan and Mildred likely (confirmed by JK) should be rebuilt to NCDOT standards to hold the heavy traffic they see. (Update on USDA and Golden Leaf applications- delayed with continuing resolutions at the Federal level.)

Question about mobilization- cost is flat- regardless of how many feet are being paved.

Question about S. Water St. Will it be taken to NCDOT standards? Engineers need to look, but if grant funded, likely NCDOT connector standards, not highway standards.

JK: Curb and gutter- automatic 6" difference to top of gutter- with shoulders we do not have that- easier to pave. Forced to build to the level of the gutter.

Question: Is Neuse St to NCDOT standard? Totally up to the Board.

Question about differences between those that need paving and which need substrate repair. NCDOT manual was used to do the street assessment without core samples. Generally speaking- this map meets criteria of ranking between roads. JK notes the weight of loaded trucks turning on the existing asphalt is destructive.

Bill Reid: Asks about last time property taxes were raised. \$.02 one raise in the last 10 years. D. Forman notes there has been a tremendous increase in taxes coming in. Commissioner Overcash notes we have taken in more. Manager notes that we have taken in more, but the Town pays more for everything also- shipping, materials, transportation, supplies, etc.

Danny Forman: Ragan Rd not paved in 30 years- 10 years ago not nearly as bad as is now. Increase in revenue has been tremendous- where is it going? Cupolas and windvanes? Need to

prioritize where we spend. DF thinks Occupancy Tax should put toward roads because visitors want good roads too.

Richard Lambert: As stated- Budget is \$1.2M- discretionary funds are considerably smaller. Patching potholes and not paving for 10 years. Citizens have been telling you where and how to pave. Totally ignored. New Board should take this up.

Jennifer Roe: We have not had a plan to move forward. Assessment cost- \$13K+/- . Need to establish a capital reserve for paving. Money in Occ Tax- can some portion be put toward roads? Trucks- used to take another route- and then were asked to go down South Ave to Mildred. Manager notes- they were asked to go that way because they could not navigate the others without digging out the edges for small turn radius.

Dennis Marlin: Municipal Bond experience in Colorado. GO debt, revenue bond- can be by sales tax, occupancy tax, etc. Manager likely knows how much of the sales tax comes from visitors- allows outsiders to pay for your infrastructure. Municipal debt is in demand- good debt- guaranteed return. Look at credit ratings and compensation by rate- 5-6% potentially. Coupons on other debt make it more expensive to buy other debt. Municipal Bonds are attractive for just that. A lot of towns are having charters pulled and state taking over. Manager notes that we have no record of debt – which is good and bad. In NC, Local Government Commission has to approve all debt. Commissioner Roe asks Mr. Marlin if he would be willing to guide us through this process? Perfect example of valuable resources to see if this makes sense. Asks Manager if there is a NC attorney that can look through these regs to see if/where there are any loopholes. Talking about assessments for a small county community with private roads. HOA rules in those cases, allow for assessments to drive on good roads.

Bob Slook: Thanks for the meeting- very informative. Asks about water system grants. Manager notes that if I have to take up road to fix the water system, of course, some of it will have to be removed to get to the system. Valves not working- some of those paved over- if I have to tear up the road to get to it, we'll have to fix the road. Suggests a reserve. Powell is not paying for it.

Carol Small: If we ignore small problems, they become much larger problems. We're there- 30 years of no paving has put us here. Want this Board or the next Board and fix the roads- budget for it.

Resident on Main St: most people who come to Oriental, come to walk around or bike around- you can't on some of those roads- Main, Water St.

Commissioner Price and Commissioner Overcash happy for suggestions and people attending. MPT White agrees. Commissioner Roe talks about Bay River doing same as River Dunes. Built fund balance some- starting a reserve is a great idea.

JK will contact NCDOT and see what their current position is on assisting us.

**Adjourn** Mayor Belangia adjourns meeting without objection Next meetings scheduled as Nov 14, 8AM



ORIENTAL TOWN BOARD MONTHLY MEETING  
Tuesday, November 14, 2023, 8AM  
507 Church Street, Oriental, NC  
Mayor Sally Belangia officiating

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2 order at 8:00 AM. Mayor Belangia determined a quorum to be present. The meeting was open to the public. All  
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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 several members of the Public. Mayor Belangia begins with the Pledge of Allegiance.

8  
9 Approval of Agenda: Commissioner Overcash made a MOTION to accept the agenda. Commissioner Winfrey  
10 seconds. Discussion: Commissioner Roe believes we did not have enough time to study the documents prior to the  
11 meeting, specifically, the audit was added late. Also Item #10 about an organizational meeting- rules say it must be  
12 held 1<sup>st</sup> meeting in December- wording is not right. Manager notes official organizational meeting will be December  
13 5. Would like an additional meeting to discuss. Also have questions about closed minutes. Make sure the intent of a  
14 workshop type meeting is not the official Organizational meeting. 5-0.

15  
16 Consent Agenda: Closed Minutes from land acquisition and October 3, 2023. MPT White makes a MOTION to  
17 approve the Consent Agenda. Commissioner Roe seconds. Discussion. Commissioner Roe notes that he would like  
18 to review the tapes because something does not agree with his recollection. Also Closed Minutes- would like to  
19 discuss. Manager steps in to note that Consent is consent without discussion. If you would like to remove and  
20 discuss, you do that, and then discuss the items as an additional regular agenda item. Also notes the Closed Session  
21 Minutes have been approved, today is to vote, as directed by MPT White at the previous meeting, all CS Minutes  
22 related to the acquisition. Commissioner Roe wants Minutes and Closed Session Minutes from April 5, 2022 from  
23 Consent. Manager asks for the amended motion. Commissioner Overcash asks if we can remove the items from the  
24 agenda. Commissioner Overcash rescinds the second. Manager steps in- floor has a motion with no second.  
25 Commissioner Roe makes a MOTION to remove the Minutes to be reviewed. And remove to move to the next  
26 meeting. Commissioner Overcash seconds. 5-0.

27  
28 Public Comment:

29 Jennifer Roe 502 South Ave: 8:11 on the Chapter E proposed amendment- needs clarification to denote that it is  
30 TOWN land adjacent.

31 David Szerlag: 8:14 202 Freemason St: Recent election- thanks retiring Commissioners. Thanks MPT White for his  
32 work on HWAC. On Comp Land Use Plan: pass this plan on to the new Board.

33 Yolanda Christiani: Jubilee run request on Dec 9 – 1 mile run- short run, just a safety issue- to Whittaker Marina.  
34 Asks for Police to be present. Commissioner Overcash Makes a MOTION to approve request. Commissioner  
35 Winfrey seconds. 5-0.

36  
37 2022-2023 Audit: Auditor Gregory Redman is present to explain the results of the audit. Document in your package.  
38 Audit was submitted on time. Approved yesterday. Looks at several pages. Unmodified opinion- no material  
39 findings. Pg. 14-GF-June 30, 2023 totals in the bank. No debt. \$598K in GF. Manager notes total is \$991K. Pg 16:  
40 Spent funds in economic development- fund appropriated. Pg. 19: Cash in bank. No debt. Water fund is improved.  
41 \$45K operating profit, including depreciation. Fund increased by \$60K. Manager notes you had budgeted to  
42 appropriate from WF into operating and we did not. PG. 21: increase in position net. Pg 34: capital assets increased.  
43 P.41: liabilities for pension- already set aside- sent to the state. P.45: GF: actual revenue exceeded budgeted. No  
44 department went over the budget- your Finance dept stayed on top and made amendments as required. P: 49- same



45 thing for Water Fund. P. 52: Property tax- collection rate 96.75%. Grant funds- next page: review compliance with  
46 statute on those. No findings. Commissioner Roe asks P 10 change from land to land improvements- projects are  
47 completed (WPR) shows up once complete- not as paid for. Commissioner Roe asks about buildings not changing-  
48 asks where it's showing. Included in improvements. P.45 Recycling fees. We are not recovering enough to cover  
49 the costs? Recovered what was budgeted, and then some. He and Commissioner Overcash had intended to use fund  
50 balance- looks like fund balance went down. Mgr notes that the Board appropriated fund balance through the year.  
51 Note the \$991,000. Some is restricted. Under the impression FB would go up. Pg 49. Water Plant: Budgeted \$90K  
52 +/- for salaries- and looks like allocated \$30K- Auditor will look at the detail and get back.

53

54 Public Hearing: You have the Final redlined plan posted following PB's Oct 18 meeting. Mgr notes this is a  
55 Comprehensive Land Use Plan- not the CAMA Plan, not the Town Comprehensive Plan (encompassing all phases  
56 of government), this is CLUP- guiding advisory for land use and development. In places, this is intentionally vague  
57 to give you interpretation space. CAMA Plan approved late summer. This is the second plan required to be updated.  
58 You can make the two combined, but you already had two, so updating two existing was easier. Both of these are  
59 supposed to be updated before 160D updates done to GMO. 160D review is underway by ECCOG. Totally up to the  
60 Board how to proceed. PB worked for months on this with input from survey, Boards, individuals. Some of that  
61 input was directly opposed to input from others. PB waded through all of that.

62

63 Chair of Planning Board- Allison DeWeese speaks to confusion on what the plan is and what it is not- explanation  
64 concerning 160D was added, and that it is a guiding document. Some language in there specifically aimed at gaining  
65 grants. Change log also posted- last page is change from previous meeting to last meeting. Planning Board  
66 unanimously approved the draft you have.

67

68 Mayor (SB) asks to open the Public Hearing. MPT White makes a MOTION to open the Public Hearing.  
69 Commissioner Overcash seconds. 5-0.

70 SB: You don't have to be sworn in.

71 Greg Bohmert 311 Midyette St 8:04AM- Good Morning. This Comprehensive Plan is a wonderful piece of work.  
72 And I can see, as reflected by all the hard work that all of you did to create this plan. But I think we need to look at  
73 it through different lenses. The first lens, as far as a "guiding document"- this thing is incredibly complex. I've been  
74 living here and watching our long range vision grow for close to 30 years. And, as it was stated, if this reflects that,  
75 it is more than is necessary to meet our minimum requirements. This is a quasi-judicial document, that while it can  
76 be changed, is not as easy to change as (inaudible). This thing, in my opinion, has the effect of soft zoning, because  
77 it's tied to our current zoning rules. If I brought something towards the Zoning Board or Planning Board, and it fell  
78 in that neither region, they would refer to this document- the map says we go this way. It's going to have weight on  
79 my- the decision they make on my application, so this detail, I think, mucked those things up, in my opinion.  
80 Second, is you're seeing a unification of a lot of regulations, laws, issues- I have some documents showing that  
81 CAMA is beginning to try and unify these rules. So this document, our Comprehensive Plan, can be used in ways  
82 that may impact the Town, that are currently obvious to us. I actually fear this plan a little bit because of its quasi-  
83 legal nature. If this is a guiding document, then I strongly encourage you to put some language in that keeps it only  
84 advisory. Like these items are non-enforceable. It's a quagmire- clear as mud, but I can easily see how this can  
85 boomerang around and actually hurt us, even though it is a document that has been created with the best of  
86 intentions. Thank you.

87 SB: Thank you. Jennifer Roe, 502 South Ave. 8:10AM

88 Jennifer Roe(JR): Thank you Madame Mayor, Commissioners. Thank you. I have a little more detail that this, the  
89 plan. I went through the plan, as best I could- I don't want to use my time up- complimenting the Board- I know  
90 how hard work it is. There's a few things I do have to add on to Mr. Bohmert's comments. There is a lot of items in  
91 here that references personnel. That concerns me- our training and our (inaudible) I really feel like these should be  
92 in personnel policy or ordinances. That should be hashed out by the Board in an open meeting to discuss those items  
93 and not add it into our comprehensive plan. That's my opinion. I also left the last meeting because I had business, so

94 I couldn't stay. I gave out the numbers for census and showing that American Community service is an estimate.  
95 There are seven pages of numbers. The estimates- and the census numbers are the numbers we have used in the past.  
96 Why we are avoiding that number and adding 7 pages of numbers- which is our comprehensive plan- our vision for  
97 the future- it's complex to me. Why we measure what we did originally, and that counts. (inaudible) We have listed  
98 the second group that worked on this comprehensive plan. The initial long range plan was worked on for two years+  
99 and that is gone. If you mention one group, you mention both, or not at all by name because you're singling out  
100 individuals. And I say that- I was on the original long range group. Next thing on this is we're listed various  
101 responsibilities under each item or each section- for Boards, for staff. Maybe have one thing at the end, it should be  
102 at the direction- because it should be at the direction of the elected Board, not necessarily our volunteer Boards-  
103 that's not saying that they don't do good, but the direction should come from the elected Board. In some places, the  
104 elected Board aren't even listed as responsible parties to carry this out. So those are items I think that, in this plan,  
105 which is very detailed, needs to be looked at. There's one section that we talk about the streets again- which is  
106 personal with me- we talk about one of the streets, but we talk about all of the streets this time. We reference  
107 recommendation (Quotes Harbor and Waterfront plan- to meet the Town's vision.) We have taken the original plan-  
108 some of the items that made up the original plan- very simplistic for the Town and we have taken that out of the  
109 document- if you look at the document redlines (thanks PB for doing redlines) If you look at those, it crossed out the  
110 original stuff that was really simple and made it very complex. I don't quite understand that, but I do agree with Mr.  
111 Bohmert, on a slippery slope we may be going down. I think it's a good document. It's ideal to have it, but we don't  
112 have to. If we do, it needs to be at the discretion of the existing Board, and all the responsible parties need to look at  
113 all of it and not adding personnel responsibility down the road. All of that is personnel, and should be reflected in  
114 our personnel Ordinance. My personal opinion is that it should not be something that is weaved into a  
115 comprehensive plan. We reference in several different areas, repeating ourselves about recycling service and green  
116 waste- and there are some challenges there. Here we go- here's one goal crossed out and made it more complex-  
117 (quotes from development of bike trails) We took that out and added in to expand Oriental park space...I don't  
118 understand what was wrong with the initial. But that's just my opinion. (Continues to quote from transportation)  
119 Our population fluctuates 50+/- over the years. North Carolina demographics, estimates, etc addressing various  
120 nationalities of the people that live in our community. How does that address our future plan moving forward?  
121 (inaudible) Thank you for your time. I would ask you to taking this back to the table- moving all these  
122 responsibilities either out of it, or to one place, and personnel matters should be removed to the Board.

123

124 David Szerlag(DS): 8:12: 202 Freemason. In listening to the other people's concerns, I'm a member of the Coastal  
125 Resources Advisory Committee- we met last week and some of this came up with concerns the DCM had about  
126 these types of documents. On kind of a mobile nature, one of the things that they were concerned about was what  
127 was going on as brought up by Mr. Bohmert and what is considered enforceable vs unenforceable. And the concerns  
128 that were raised at that meeting were that as time goes on, people will look at this document and they will use it,  
129 even though it is not meant specifically for zoning concern, or land use management concern, that the courts could  
130 look at this document and use this as weight to make decisions about Land Use or zoning issues. The upshot of what  
131 we heard from DCM was- and I hate to use all these clichés- but be careful what you ask for, because you might get  
132 it- especially where your land use is concerned, if you want it to be advisory, make sure you put in there that it is  
133 unenforceable and advisory in nature.

134

135 SB: Thank you so much.

136

137 Allison DeWeese(AD): Having been in meetings, I can actually explain some of the things that were brought up.  
138 And also address some of the concerns raised by Mr. Bohmert.(1) This is not a quasi-judicial at all. I'm afraid that  
139 the general opening statement was confused with the document being quasi-judicial, but instead, the proceedings of  
140 the meeting.

141 This plan is required by the State- (inaudible) by 160D-501. So, we have to have this plan, in one form or another.

142 This is a necessary piece of work (2) I would also like to point out- per the census numbers, at the top of the census,

143 there are indeed seven pages of numbers and that's because I reformatted it so that every chart was on a different  
144 page for readability. The numbers are from the census. I went through and made sure ours were, specifically. On  
145 population (A), there are two numbers for 2020 one states 880 for Oriental, the other has +/- for error 171- explained  
146 in there that the 2020 census was interrupted by Covid- the Census Bureau admitted they were having problems.  
147 (Explains the knowledge that we have more residents due to additional taps/water consumption). Specifically  
148 requiring more testing- over 1000 taps. There is, in the 3<sup>rd</sup> paragraph, cites census and city data as references. Also  
149 addressing the fact that we have racial demographics broken out because (inaudible) we have to look at them  
150 factoring into grants and applications. Additionally, Ms. Roe asked about making things more complex. Developing  
151 and establishing parking plans- to be discussed in public meetings- 20% participation is a statistically significant  
152 portion of the populations. That was why some things were taken out and some left in- the trails, specifically, the  
153 goal has fallen off for a number of reasons but the development of recreational spaces still remains a goal, not only  
154 from the survey, but also from some of the Boards. I believe Parks and Rec Board had mentioned that- expanding  
155 green spaces. That's why it seems that things have been made more complicated- many were clarifications  
156 surrounding goals. Any other questions?

157

158 JR: If this is not to be used for a future item- it still goes back to why all the numbers? In this document versus the  
159 old document- not about the accuracy, but we have not used those in the past. Some things, and I know how much  
160 work it takes, but this is to be in the future, so I'm still struggling.

161

162 AD: Which numbers?

163

164 JR: The census- we've always used the census. What does the listing of all of that have to do with the  
165 comprehensive plan which is supposed to be a plan to be used years in the future. That makes it seem to me like  
166 more of a legality (inaudible) versus a vision. The old one was very easy to understand and we still talk about them  
167 with the DOT, and others- and it still goes back to responsibility not to every Board- but to be directed by the  
168 Elected.

169

170 AD: As pointed out prior- it is not to take away from the Board- but adds the advisory Boards- everything does flow  
171 from the elected. This notes everybody who might be affected. The numbers add the racial and economic  
172 demographics that might lead to grants, language that, if included, helps us gain those. Additionally, because census  
173 shows we have more, we are spending more to serve those additional [potentially uncounted] residents. That's an  
174 obvious discrepancy- we can show- yes- this is what it was in 2020. Census Bureau itself notes that the count is not  
175 always accurate. This is more reflective of where we are.

176

177 SB: Allison thank you so much for explaining.

178

179 DS: I'd like to make one comment. To be clear, reflecting State concerns that this could come back to haunt you. If  
180 it appears to be enforceable, the courts could come back and look at this as some type of legislative history that  
181 could bind the town to a legislative position.

182

183 SB: Thank you, David.

184 SB: Alright, nope- that's it- we'll be here all day if we keep on. Any more discussion in the open session?

185

186 FR: I move we CLOSE the Public Hearing. Sandy Winfrey seconds.

187 SB: All those in favor say aye. 5-0.

188 Public Hearing closed. Discussion: Mayor thanks participants. Commissioner Overcash makes a MOTION to  
189 approve the Comprehensive Land Use Plan. MPT White seconds. Discussion: Commissioner Overcash- this is a  
190 fluid document that needs to get done- we should approve and then those with concerns to submit concerns in  
191 writing to the Planning Board to change it. Commissioner Roe thinks it should be sent back to Planning- don't have



192 the original survey- this gets away from the survey the Planning Board told us- we have something good and this  
193 document moves away from this goal- the responsible parties- it's all over the place- inconsistent. Because of that, it  
194 can lead to the perception that others can act without Board approval. There is a lot of focus on natural,  
195 environmental, pathways. We are absolutely vulnerable to all of those things. We went back to the long range plan  
196 with the Sailcraft rezoning- may have some unintended consequences. Also- concerns about property rights. More  
197 time to smooth out some of these things. I am not supportive of this plan. The Planning Board has been very open  
198 to discussion. MPT White notes that PB worked for 6 months on this- how did we get to one of the Planning  
199 Liaison does not approve of a plan that the PB approved unanimously. Frank made a good point that this was  
200 referenced in the rezoning. PB did not take into account any of the surrounding property owners' opinions.  
201 Attorney noted that did not set a precedent. Statement DOES need to be added that it is not enforceable. This is the  
202 4<sup>th</sup> time we have rejected it- disservice to PB. Commissioner Overcash is also in favor of keeping the town the way  
203 it is- the GMO does that. I-4. Motion does not pass. Manager asks for direction to the Planning Board for revision.  
204 Chair DeWeese also asks for direction. MPT White suggests a statement that notes it cannot be used in any zoning  
205 decisions. Property owners rights at forefront of the issue. Hard to sell these properties without keeping them what  
206 they are- developers will come after your GMO for revisions and adjustments to height limitations, etc.

207  
208 Sale of vehicle Resolution : adjusted dates on disposition of Charger (took longer to strip the vehicle than  
209 anticipated.) Commissioner Roe makes a MOTION to accept the amended resolution. MPT White seconds. 5-0.

210  
211 Fisheries Resolution : Draft resolution from the County at last meeting. This is your version to be sent to the  
212 Governor and General Assembly. Commissioner Roe makes a MOTION to accept the resolution. Commissioner  
213 Overcash seconds. 5-0.

214  
215 125<sup>th</sup> Anniversary request: Golf Cart Parade- Saturday March 2<sup>nd</sup>- street closures and our assistance for that.  
216 Commissioner Roe makes a MOTION that we have a Golf Cart Parade for the 125<sup>th</sup> Anniversary. MPT White  
217 seconds. Commissioner Overcash; Make sure all merchants affected are aware. 5-0.

218  
219 Special Olympics Request: Citizens using our facilities vs. Organizations using our facilities. Croakerfest, OFPMF  
220 name us as "also insured". Organizations need to name us. Legal advice says we must protect us and remove  
221 liability.

222  
223 Organizational discussion: Proposed additional workshop special meeting to discuss appointment to liaison spots-  
224 deciding those things that will be made official in their Dec 5<sup>th</sup> meeting. Once you get to Dec 5<sup>th</sup>- you're all on the  
225 same page. Totally up to the Board- Manager needs 48 hours to notice the meeting. MPT White objects to another  
226 meeting- it should be done on the 5<sup>th</sup>. Auxiliary Boards have reached out with their preferences for appointments.  
227 Commissioner Roe: there used to be a pre- meeting meeting- when we had agenda meetings. Commends MPT  
228 White for his work as MPT. Last election cycle, the election of MPT did not go as expected. Worthwhile to talk  
229 about that beforehand. Commissioner Overcash talks about agenda meeting- we used to have those- have moved to  
230 one with quarterly. Commissioner Price has no objection. Mayor mentioned the 20<sup>th</sup>. Commissioner-Elect  
231 Litzenberger would like to have the additional meeting to get the process understood. She has sent out an electronic  
232 version to try and find common timing. Jennifer Roe did have one at the Mayor's office prior to Organizational  
233 meeting. Commissioner-Elect Crosser is for it so that we can discuss assignments and schedules prior to the Board  
234 meeting. Agreed- November 20<sup>th</sup>- 5PM. Can submit topics of the Organizational meeting that pertain to the one-  
235 item agenda.

236  
237 Request to set Public Hearing SUP for Art Instruction in an R-1. Commissioner Roe noted we had asked the PB and  
238 attorney to look at our process. Still not done. Discussing business in residential area. Neighbors should have say in  
239 it. Our process requires objectors to make a dent in the ability to deny a permit. MPT White notes we have 60 days  
240 from the Public Hearing to make a call. We are the only ones who put the burden on adjacent property owners.

241 Board MUST approve the SUP unless there is evidence presented against. SUP also moves WITH the property. Is  
242 the SUP restricted to art instruction? YES. Commissioner Roe: We are facing a change- with more absentee owners,  
243 etc. Attorney answer delayed because you have some Board members that are more pro-property rights and want it  
244 to remain as is. Chair DeWeese has requested that the applicant come to PB and explain intent. Board chooses not to  
245 set a Public Hearing until the PB has heard from the applicant.

246  
247 Chapter E revision proposal: Mrs. Roe had suggested revision to this by clarifying the adjacent property in question  
248 is town-owned adjacent property. No reservations, changes to recreational fishing guides access to TD 1. MPT  
249 White makes a MOTION that the revision to Chapter E be passed as amended. Commissioner Winfrey seconds.  
250 MPT suggests this be done as a trial in the first year- not a time for cruisers. Width (Beam) is an issue at TD 1-  
251 beam should be added. Restrict beam at TD 1 when overnight is allowed. Mgr pulls up Chapter E. In Article III,  
252 Section 3, ADD restrict vessels with beam up to 21 ft. We need signage on TD 1. 5-0.

253  
254 Appointments: Parks and Rec requests that Kimberly Langson be appointed to their number and the Tree Board asks  
255 that Janet Chinae be appointed to the number. John Deaton was appointed Chair of the Tree Board to take over in  
256 the new year. Commissioner Overcash makes the MOTION to appoint. Commissioner Price seconds. 5-0.

257  
258 State Award: Oriental awarded \$5.5M to improve/rehabilitate the Water System as requested earlier this year.  
259 Documentation was not forwarded to us- link forwarded by County. Going through the process of filing for that  
260 funding. Dep Finance, ORC and Manager must be together to file. We received last Thursday. Awaiting the process  
261 from the State. We have enlisted assistance to catalogue exact needs- have spoken with Engineering firm who is  
262 familiar with our system. Once we do the things we KNOW we need to do, there may be additional requirements to  
263 bring to new standard- once replace lines, will need more hydrants. We'll need hydraulic studies that tell us what  
264 our pressure is- we may need additional facilities to boost pressure to Dolphin Point. Looping will help, but likely  
265 not enough. Complaints coming in for Pamlico Water- we are at the end of their lines. We put 600,000 gallons of  
266 water on the ground to make it drinkable. There is a difference between acceptable to the state and drinkable-  
267 Pamlico County has targeted improvements to Kershaw Plant to get there. We need permits from PWSS and  
268 NCDEQ (ORC notes issues.)

269  
270 Police Report: One officer out sick, one off shift. Manager notes nothing unusual. Also notes we had requested  
271 restitution and community service for the juveniles who did damage to mailboxes and street signs- Court diverted to  
272 another program. Miles missing from Vehicle 2- should be 621. No alarming trends. Residents checks and business  
273 checks are ongoing- we know who is here and who is away.

274  
275 Manager's Report: Financials attached. Both for YTD and final from 22-23. Certificates from training. 807 Broad is  
276 requesting rezoning- Planning Board will go through that process- you will see it shortly, once Planning Board  
277 reviews. ½ R-3 and ½ MU. Looking to go to MU. Mayor and New Board went to Wilmington for UAL training  
278 last Friday. Good news on Water Dept to get us off UAL list. Christmas Volunteer appreciation celebration Friday,  
279 Dec 1- you should have received in email- please RSVP. FEMA saga on our 16<sup>th</sup> program manager- we requested  
280 April 2020 and heard nothing since. Heard this week they want \$25K back. Sent a new letter referencing previous  
281 letter, asking for funds for dump truck, police vehicle, and development at new land. Federal government seems to  
282 make it up as they go along. Met with NCCF- concerning potential living shoreline options at small boat ramp,  
283 beach, and potential for a joint venture on currently available land on Midyette St. EPA mandated, unfunded  
284 requirement to have complete inventory of piping from meter to home- after years of "you can't go on private  
285 property" now you must.

286  
287 Committee Reports: Jim Blackerby- HWAC: cruiser season right now. Daily checks- we keep an eye on the docks-  
288 we have a lot of loose boards and nothing to screw new into- we'll need stringers and decking. Recommend we

289 proceed with calling in diver. Boat house complete. Celebration planned for Spirit of Christmas weekend- details  
290 coming. Thanks Commissioner White for service to HWAC.

291

292 Commissioner Comments: Commissioner Overcash- tourism- questions parade time. Parade scheduled for IPM.  
293 Marsha: Light up Oriental has no organizers. Anyone who would like to help/take it over, please contact Marsha.  
294 Winners announced at Tree Lighting. Commissioner Roe thanks Mgr for update on finding State money. Proposed  
295 re-activating water advisory board to assist in the project. Pamlico County water had been raked on social media for  
296 their water. They received \$5M, and need twice that to fix all. Questioned if Oriental is a safe town- we are- come  
297 and ask the Police- they will tell you that- we are unique. Harbor and Waterfronts are what brings many here. Fixed  
298 dock- one of the pilings just snapped off. Encourages HWAC to not wait too long to have those things checked.  
299 Manager notes we had several replaced on fishing pier after Florence and several more on TD 1 following the  
300 USCG accident. Had bolts on cement slats on fishing pier tightened this year. Enjoyed meeting in Wilmington- how  
301 we could do better. Some impractical for small town- but Tammy noted it's better when we are all in the same room  
302 hearing the same things. Noted incident where Commissioner-Elect was offended by comments made. Went back to  
303 Tourism and asked if he had offended them. Manager called attorney for guidance. We need to talk about problems  
304 we have.

305

306 MPT White makes a MOTION to go into closed session **Closed Session for personnel matters according to**  
307 **N.C.G.S. 143-318.11 (a) (6) for the Manager's merit evaluation.** Commissioner Roe seconds. 5-0.

308

309 Board returns from closed session at 10:31AM

310

311 Commissioner Winfrey makes the MOTION to adjourn. Commissioner Overcash seconds. 5-0.

312

313 Next meeting scheduled: Town Board November 20, 5PM- pre-Organizational meeting

314 Meeting **ADJOURNED** at 10:32 AM by MOTION of Commissioner Winfrey, second by Commissioner Overcash.  
315 5-0.

316

317

318 \_\_\_\_\_  
Sally Belangia , Mayor

319

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

320

321 Approved , 2023

322



## ORIENTAL TOWN BOARD SPECIAL MEETING Minutes

Thursday, November 20, 2023 @ 5:00PM

507 Church Street, Oriental, NC

Mayor SB Belangia Officiating

### Single Agenda Item: Pre-Organizational Meeting for Elected Officials.

Mayor Belangia opens the meeting. Present are Mayor Belangia (SB), Mayor Pro Tempore White(DW), Commissioners Overcash(CO), Price(AP), and Roe(FR), Commissioners-Elect BC(BC) and Litzenberger(BL), DM Miller(DM), Admin Director/Cox(TC), members of the public/press.

Mayor Belangia notes this is to help us be more organized and ready for the meeting on the 5<sup>th</sup>.

AP notes that Cherry Point likely needs this updated list. We do get communication from them and invitations to different events. AP has a contact to forward that to once things are settled.

DM introduces the meeting as the Board and Town meeting to discuss assignments, schedules, procedures for the Dec 5 official Organizational meeting and assignments.

Background: DM notes procedures used in the past, where those went sideways in 2021, encouraged the Board to wait for instruction from the Mayor on procedure for electing Mayor Pro Tempore. Asked all to check the contact sheet and make corrections and return to her. Several needed corrections.

Tree Board- AP notes Tree Board and Parks and Rec are working Boards. John Deaton will take over in December- planning what needs trimming- and what needs to be planted. Rotating trimming by sector- respond to resident requests. They work sometimes several times a month.

BC discusses Parks and Recreation (former chair)- working group does the lighter work, PW does the heavy stuff. They do occasionally work on the weekends because some of the members work. Several workdays per year for bigger projects.

HWAC- also a working Board- do the maintenance and inspections for waterfront facilities. PW cleans the facilities, but HWAC does other physical work- several workdays every year.

Water Advisory Board: Instituted to get things under control with violations and issues in the plant. Largely abandoned as plant was upgraded. Old Board was focused on the plant. The Board itself recommended disbandment of the Board. The reconstitution will be to guide the distribution of \$5.5M to fix the distribution issues. One member remaining- Harry Corbett- has not been able to participate due to absence.

Board of Adjustment does not have a liaison- quasi-judicial. If applicant disagrees with DM's Land Use decision, they can take it to the Board of Adjustment, then to Superior Court. CO notes Joe Valinoti has been their Chair for years.

Tourism: FR is currently representative- meets Tuesday at 5PM- advertising, Our State, radio ads, event coordination, support festivals and draw in visitors. Do not give money to those, just assist. Marsha and Suzanne are most active. Looking for what we can do as dynamic of Town changes. Some comment about members having to be business owners. DM will look into it.



Check Signing: CO notes he and SB are already doing that and will continue. Commissioner – Elect BC says we are not making decisions today- Mayor agrees.

AP reviews bank statements and goes to ECCOG. AP says he has not done a great job with that and they have had significant turnover there recently. Current Director is very good, keeps in touch, attends our meetings, offers resources. Question about how many counties are involved. Also not every municipality belongs- nominal annual fee for us to have their resources- they do a lot of our GIS. BL asks if the ECCOG finds us auditors. DM notes that goes through the office of the State Treasurer. Is there one auditor for all of ECCOG? No- each individually contracted- some specialize in larger communities, some smaller.

Mayor Pro Tempore- David White currently- takes place of Mayor when absent- also does the MOTIONS to go into closed sessions and summarizes SUP motions. DM notes conversation concerning election and who should. Last election, the Mayor did not have the opportunity to explain the process. Urges members to allow the Mayor to explain. There are two legal methods- Motion-Second-vote, if that passes, you're done, if not, take another nomination and start over. The other method is to open the floor to nominations [and cast ballots]. DM did NOT describe the process properly in the meeting. Mayor prefers motion/second/vote. Either way, she will give direction on process.

Police Dept- we don't do that- that is not our form of government- In a Mayor/Council form, each Commissioner functions as department head. In Manager/Council form, the Manager works for the Board, and the staff works for the Manager. HR, departments, etc- are under the DM's duties as listed in Statutes. HR is particularly restrictive. The HR listed is the Commissioner that organizes the DM's evaluation- DW had HR in his background, so took that duty.

Financial: Mayor notes same as Police and other departments. DM notes we have several checks and balances to make sure the same hands are not doing tasks that allow for fraud. TC explains the path for incoming mail and payments and outgoing checks and journal entries. We are in a good position WRT the audit with no findings and adequate separation of duties-those incidents in both Bayboro and Bay River point out the need to have those separations in place. AP has caught one check in opening statements cashed off our accounts was from another account. Tammy notes she is not allowed to open statements- AP does and returns to us initialed. Different Commissioners sign checks. Everyone in the office touches everything in a different step. Checks and Balances are effective. BC asks about why we would not have a financial liaison, when even the class we went to recommends checking balances especially in an enterprise fund. DM notes the Board receives a detailed expense report monthly and any other information- detailed GL can be pulled upon request. The bills paid to both Bay River (contract) and

GFL(contract) are all in those statements. Credit Card statement- is it reviewed? Two others review and check every invoice- writes the line it should be charged to- and then Tammy gathers those lines, DM checks costs and lines, and then Board member reviews- making sure we have all receipts and POs where required. BC notes we have had in the past. DM and Tammy- not since we have been here in this form of government. BC recommends we put in place a financial – especially given the water funds coming in. BL asks what would that do? Control, second set of eyes...review of General Ledger related to statement and credit cards. BL asks why you want that. But that's not really the form of government we're in. BC states it is not precluded. DM notes the General Statutes note the responsibilities of Manager and Finance Officer. BC believes an independent review is called for. BL: asks if we are allowed to ask for the General Ledger and other items. TC–Yes- we've been asked in the past, have always given that information on request. Can we also see the statement? If you ask for it, we'll copy anything for you. BL: So we

could get those documents at any time. YES. TC explains gas tax vs regular tax- we get all back. DM suggests that those who have questions concerning the legality of a financial liaison should contact our attorney. CO can ask at any time for those documents. BC states she would like it to be on the record to have a liaison for Finance. BC states we have an HR liaison. DM notes your HR liaison is the person who coordinates her evaluation. They do not have anything to do with staff HR other than the Manager. BL thanks all for going through the explanations.

Communication protocol: Proposed 100 hours prior to meetings. DM notes that you can set that time at any interval you choose- only concern is setting a deadline and then continually adding items up until the day of. Generally, DM throws any new items into Mgr report- it is updated on Monday. This month Auditor report came in Friday. If you want to set a date for cutoff- AP says if we set a date, there needs to be a cutoff for the time we have to have things in to you (DM). Issue is that we have things show up that are time-sensitive. DM has worked in a previous municipality that had a hard line and neither the Mayor, nor the Manager, nor the act of God was getting past that clerk's deadline. CO: if something comes up in Commissioner Comments- can it still be voted on? Absolutely. Or the Board can move it forward to the next meeting. HOWEVER, if you do it on either of those items, you may have a public out there that did not read through those two item attachments that is not aware of a vote coming. That might be an issue. FR notes that he would prefer that if something comes in late, we just table it to the next meeting. For example- the Chapter E revisions we had last week- should have tabled rather than fixing then and there. We tend to try to solve too much on the spot. We generally do not have a lot of emergencies we have to deal with immediately. Asks for DW opinion. DW notes it can usually be pushed off. FR: Why don't we try to snap a line in the sand and try to meet deadlines. AP: Town of Denton has a procedure that deadline- if something came up, the Town Manager had to notify all commissioners and decide. FR: If it's an emergency, give the Mayor the ability to direct the Manager to add it. Discussed sending such a notice to all for such a request- DM notes not everybody sees it- every time. We used to have an agenda meeting where the agenda was set and moved that to a quarterly workshop instead- a lot of work gets done in those workshops. SB: it is important for us all to have it and read it before the meeting. BC notes items could be added by vote of a super majority. DM: What day if meetings are left to Tuesday- what day would be a cutoff for information to the Manager? **Thursday noon (info input) for Thursday COB publication.** DM notes might not have all of the attachments by then, but at least have an agenda.

Additional conversation from FR asking for direction on what can be sent to all vs what needs to be one on one. DM notes anything concerning logistics or any submission can be sent out- no discussion about those items can happen in "reply to all". Anything to be added to agenda can be sent to all. Opinions about the item can NOT be discussed as a group in email.

Back page was drainage and roads- we had the roads discussion- AP: how do we move forward from the meeting. CO goes to give an update and the Manager stops that discussion as not on the agenda. That should be on the agenda for the next meeting.

Mayor Belangia appreciates the meeting, and good for the new Commissioners to ask good questions about procedure and process. Mentioned that she had received ten (10) emails concerning appointing BL to HWAC as their liaison. FR: Mr. Blackerby also spoke to others about that appointment. SB notes if you do not want to be on a committee, you should not. DM notes that previously, existing re-elected Commissioners get to elect to remain on their assignments or choose another. New Members pick from what is left. Mayor appoints to those committees. Seniority determines in the past. FR: struggles with seniority- one maybe, shouldn't have more than 2 senior members on any committee. Should pick on seniority. CO: asks for

HWAC and Planning. BC asks if us as a Board can decide their own destiny, independent of seniority. CO asks about precedent in choosing MPT. BC: We can look at that as a Board and decide. AP says he's good with what he has- Tree Board, Parks and Rec and Water Advisory, Bank statement, ECCOG. BC would like the Water Advisory, pursue Financial Liaison and get with attorney, check signing, Parks and Rec. FR: on Financial items, should pull names from a hat- the thing we went to- we have a CPA here, we should use that. Might need to change those involved in financials for security and protection aspects. He is happy with Tourism and Planning. BL asks for HWAC and Water Advisory- she had done government contracting/construction for several years and is familiar with those processes. FR: does not see a problem in Finance- just reacting to school we went to. I have no reason to suspect anything is wrong. FR: the two day school- the breakout groups don't fit us- we're smaller than most. HR: FR thinks CO has the most history and should take that over. DW notes the Town Manager had never been appraised prior to DM, and none of the employees had either. Another thing is the tendency to want to direct employees- you can't- if Diane has tasked them to do something and you take them off, they get in trouble for not completing what was assigned. Take concerns to Diane. DM notes- a simple text about something that needs attention- DM issues work order, order gets tracked.

SB: asks about MPT; talked about how to elect and who to elect. FR: check signing and opening statements should be rotated. Discussed election of MPT- highest vote getter. AP is the highest voted. Agrees to serve if elected. DM: Pleads that the Board await the Mayor's direction for election of MPT.

Schedule: some discussion about changing time of meeting. FR: likes it in the AM. BL: would like it in the evening- and has heard from those who work and can't make it. SB: also wants it at night- hard for working people to attend. DM: If you change to evenings, what time is good? Was 7PM. No argument for staff- we're on salary. BC: 50/50- non-exempt staff has no overtime. FR: would like to hear from press. CO: will go with whatever- could also go with 6 month trial for a different time and see if it works. FR: asks Allison what people have said to her- both sides- get it done and over- and working people at night- maybe 6PM, because 7PM start gets you into later times too. DW: If we're late, people would leave. Those making presentations prefer mornings. CO: we have more people in the mornings, but is that the goal? BL: younger, remote workers moving in. BL and SB like the 6PM trial for 6 months. FR and BC: asks press to publicize this and have that conversation. DM: They can email us or you (Towndock.net). TC notes either way, it takes us over- DM and TC are exempt- if we're in the AM, the others come in early to make sure we're open and ready.

Motion to adjourn: CO Makes the MOTION. FR Seconds. 3-0.