



1
2
3
4 Town of Cedar Point Board of Commissioners
5 Regular Meeting
6 January 23, 2024
7

8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
9 meeting on Tuesday, January 23, 2024, at 6:30 PM at Town Hall. Mayor Hatsell determined a
10 quorum to be present and opened the meeting.
11

12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano (via Zoom), Nash,
13 Winberry, Town Manager Rief, and Town Clerk Calhoun
14

15 Mr. Rief provided the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.
16

17 The Agenda and Consent Agenda, consisting of the December 19, 2023, Regular Meeting
18 Minutes was presented for Board consideration and approval. Town Clerk Calhoun noted an
19 error in the Minutes and requested they be removed from the Consent Agenda and presented at
20 the February 27, 2024, Regular Meeting. Commissioner Bray made a **Motion** to approve the
21 Agenda and the removal of the December 19, 2023 Minutes from the Consent Agenda. The
22 Motion carried 5-0.
23

24 The annual audit presentation was given by Austin Eubanks of Thompson, Price, Scott, and
25 Adams, PA. He pointed out one derogatory remark concerning the loan the Town entered for the
26 gym building. Mr. Rief prepared a letter to the LGC and read this to the Board; the letter stated
27 that the site visit auditors directed Mr. Rief to enter the loan money into the Town's budget a
28 specific way, but this resulted in a derogatory comment to the LGC. Commissioner Winberry
29 made a **Motion** to approve the 2022-2023 Budget and the Town response letter to the LGC. The
30 Motion carried 5-0.
31

32 An RFP for the next round of road resurfacing was the next agenda item presented. Bluff Road,
33 Emma Court, and Dora Court are included in the RFP, which will have a deadline of 5:00 PM
34 February 20, 2024. Commissioner Bray made a **Motion** to approve the RFP for road resurfacing
35 on Bluff Road and Emma and Dora Courts. The Motion passed 5-0.
36

37 Deputy Nakamura was unable to attend this evening's meeting.

38 Mr. Rief presented his Manager's report, beginning with the offering of a Rural Planning Office
39 class for the SPOT101 program. The class is being conducted by the ECC and will be held in
40 New Bern on Tuesday, February 13, 2024. The Ethics Class is a required course for all elected
41 officials to take and there are several course options available.

42
43 The Annual Retreat has been scheduled for February 9, 2024 at The Islander in Emerald Isle.

44
45 The Planning Board will review a rezoning request at their February 6, 2024 meeting. This is a
46 request to rezone a parcel at 130 Fir Street from B-1 Business to R-15M Residential.

47
48 Justin Mercer of the NC Land and Water Trust Fund (awarded the Town the \$1 million grant)
49 visited the park property and noted a few discrepancies such as old pilings and a pile of gravel,
50 which have been removed. Other than these two items, Mr. Mercer was very pleased with the
51 appearance and maintenance of the park.

52
53 CP's Grill building has been sold to Cedar Point Property Holdings. Mr. Rief will phone the
54 new owner to determine what their plans are for the building.

55
56 A proposal was secured from AT&T for internet at the gym building for a monthly cost of \$75
57 and a one-time setup fee of \$459. This internet service would allow for 26 connections. Mr.
58 Rief also requested a quote for the same service from T-Mobile.

59
60 Mayor Hatsell opened the floor to public comment. Bart and Missy Arthur, 221 Hill Street,
61 petitioned the Board to allow the installation of a concrete parking pad that would be in the
62 Town right of way. This parking pad will be 18'x30' and will be installed adjacent to an already
63 existing concrete pad. If approved, this would require an encroachment agreement with the
64 Town. Dr. Arthur presented the board with aerial photos of other properties with similar
65 concrete parking pads, as well as photos of their home on Hill Street. The Arthurs expressed
66 concern that the earth remained soft, and it was difficult to walk through to the house.
67 Commissioner Reilly made a **Motion** to allow Mr. Rief and Town Attorney Whitford to work up
68 an encroachment agreement. The Motion passed 5-0.

69
70 Mayor Hatsell encouraged the Board to have goals at the Retreat and suggestions for the use of
71 the gym building.

72
73 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly
74 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

75
76 The meeting Adjourned at 7:40 PM

77
78
79
80
81 
82 _____
83 Scott Hatsell, Mayor

81 
82 _____
83 Jayne Calhoun, Town Clerk