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4 Town of Cedar Point Board of Commissioners
5 Regular Meeting
6 February 27, 2024
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8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
9 meeting on Tuesday, February 27, 2024, at 6:30 PM at Town Hall. Mayor Hatsell determined a
10 quorum to be present and opened the meeting.
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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Winberry, Town
13 Manager Rief, and Town Clerk Calhoun
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15 Mike D’Andrea, Grace Church of Swansboro, provided the Invocation, followed by Mayor
16 Hatsell leading the Pledge of Allegiance.
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18 The Agenda and Consent Agenda, consisting of the corrected December 19, 2023, Regular
19 Meeting Minutes, the January 18, 2024 Agenda Work Session Minutes, the January 23, 2024
20 Regular Meeting Minutes, the January 25, 2024 Special Meeting Minutes and the 2024 Budget
21 Calendar, were presented for Board consideration and approval. Mayor Hatsell added Agenda
22 Item 10a Closed Session per NCGS 143-318.11(a)(3) Attorney-Client Privilege. Commissioner
23 Castellano made a **Motion** to approve the Agenda and the Consent Agenda with the added item
24 10a Closed Session. The Motion passed 5-0.
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26 The next agenda item was a Public Hearing to hear and discuss public comments concerning a
27 rezoning request for a parcel located at 130 Fir Street to be rezoned from B1 Business District to
28 R15M Residential District. Mr. Rief presented a brief overview of the application, and Mr.
29 Ronnie Ragan was in attendance on behalf of the applicant, Mr. Huck Venters. Mr. Rief pointed
30 out that the Planning Board unanimously recommended approval of the request at their February
31 13, 2024 meeting. Commissioner Reilly made a **Motion** to open the Public Hearing. The
32 Motion carried 5-0. Mr. Ragan stated there was no opposition from the neighbors, and Mr.
33 Venters is planning on retaining the existing Quonset hut for use as storage for an RV.
34 Commissioner Nash made a **Motion** to close the public hearing. The Motion carried 5-0. There
35 were no public comments. Commissioner Bray made a **Motion** to approve the rezoning request
36 RZ-2024-01 with the associated Consistency Statement. The Motion passed unanimously, 5-0.

37 Bid results for the RFP for repaving Emma Court, Dora Court, and Bluff Road were received and
38 tabulated. The winning bidder was Onslow Paving and Grading coming in at \$123,686. Powell
39 Bill funds will be used towards this expense. Commissioner Winberry made a **Motion** to accept
40 the bid from Onslow Paving and Grading. The Motion carried 5-0.

41
42 The next agenda item was a Budget Amendment for Board consideration and approval. The
43 balance left from the ARPA money will be moved back into the General Fund as reimbursement
44 to the Town for the 2023 salaries. This will close out the Town's ARPA project. Commissioner
45 Reilly made a **Motion** to approve the Budget Amendment moving the ARPA fund balance to the
46 General Fund. The Motion passed 5-0.

47
48 Deputy Nakamura was unable to attend the meeting.

49
50 Mr. Rief presented his Manager's Report, beginning with the encroachment agreement for Dr.
51 Bart Arthur on Hill Street to allow a parking pad in the Town's right-of-way. Dr. Arthur
52 contacted Mr. Rief and rescinded the request for the encroachment agreement, stating that he was
53 planning on installing a driveway instead.

54
55 Bogue Sound Septic had the winning bid for the septic repairs at Town Hall, coming in at \$1600.

56
57 Cape Carteret Garden Club has requested the use of the rain garden at Town Hall to hold a plant
58 sale in April. The Board agreed to allow them to hold their plant sale here.

59
60 The old Ventrac needs repairs totaling \$1900 for small repairs, and \$5500 for the new motor.
61 The purchase of a new one is approximately \$30,000, so Mr. Rief recommended making the
62 repairs.

63
64 Mr. Rief has been recertified for condemnation inspections and will begin with 119 Cedar Point
65 Boulevard. The owner cannot afford to demolish the structure and owes \$6600 in back taxes.
66 The Town can demolish what's left of the house and bill the owner. If the owner does not pay
67 the Town for demolition, the property can be foreclosed upon. Mr. Rief stated that the owner is
68 willing to donate the property and polled the board regarding the Town bearing the cost of the
69 demolition. Mr. Rief is planning on reaching out to the County to inquire about having the tax
70 burden waived in place of the demolition of the structure. The Board agreed with Mr. Rief and
71 directed him to begin the process of having the structure demolished.

72
73 Town Clerk Calhoun briefed the Board on the Easter Egg Hunt, scheduled for Saturday, March
74 23, 2024 from 1:00 PM to 3:00 PM at Town Hall.

75
76 Mayor Hatsell opened the floor to public comment. Ms. Marianne Waldrop is filling the
77 vacancy on the Carteret County Board of Commissioners left by Jimmy Farrington. As our area
78 representative, she wanted to introduce herself to the Board and offer any assistance the Town
79 may need.

80
81 Mayor Hatsell opened the floor to Board comments.

82 Commissioner Reilly expressed his concern over the banners on the fence at Performance East,
83 the camper and golf cart for sale in the front lot of the Salty Air Market, and the Hey Dude boat
84 business parking boats outside of the allowable parking area. Amplified music was also a
85 concern, and Mayor Hatsell felt that the Board should come up with a plan to address these
86 issues. Commissioner Reilly felt that the Code Enforcement language should have more teeth in
87 it to keep Cedar Point aesthetically pleasing and in line with the UDO.


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89 The Board went into Closed Session at 8:05 PM.

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91 The Board returned to Open Session at 8:37 PM.

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93 There being no further business to discuss, the meeting was adjourned. Commissioner Bray
94 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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96 The meeting Adjourned at 8:38 PM

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114 Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk