



Town of Cedar Point Board of Commissioners  
Regular Meeting  
March 26, 2024

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, March 26, 2024, at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Winberry, Town Manager Rief, Deputy Nakamura, Fire Marshal Penrod and Town Clerk Calhoun

Jeff Duncan, Grace Church of Swansboro, provided the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the February 27, 2023 Regular Meeting Minutes, and the February 27, 2024 Closed Session Minutes, were presented for Board consideration and approval. Commissioner Reilly made a **Motion** to approve the Agenda and the Consent Agenda. The Motion passed 5-0.

The next agenda item was a Final Plat for Phase II of Bridge Point Town Homes. There are currently 8 units platted for Phase I, those are under construction. The Planning Board reviewed this plat at their March 5, 2024 meeting and unanimously approved it. Each of the units will have its own parking spots, 2 per unit, with additional parking spaces available for overflow parking. The fee in lieu amount is \$42,263, and a bond will be required for the septic. There was no board discussion. Commissioner Winberry made a **Motion** to approve the Final Plat for Phase II of Bridge Point Town Homes. The Motion carried unanimously, 5-0.

An engagement contract with Thompson, Price, Scott, and Adams for the 2023-2024 Audit was presented for Board consideration. The current estimated cost for the audit is \$9500. Commissioner Bray made a **Motion** to approve the engagement contract for this year's audit services. The Motion carried 5-0.

The next agenda item concerns a budget amendment. The Town received more ad valorem revenue than was budgeted for, and there were increases in the line items for code enforcement, park maintenance, legal fees, and the SRO share for White Oak Elementary.

39 Commissioner Castellano made a **Motion** to approve the Budget Amendment. The Motion  
40 carried unanimously, 5-0.

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42 The NCDOT Disaster Related Debris Removal Agreement was next presented. This agreement  
43 grants the Town authority and responsibility for the cleanup of DOT streets and roads after a  
44 storm. The DOT streets and roads are Cedar Lane, Old Highway 58, VFW Road, Hidden Bay  
45 Drive, Waterfront Drive, Boat Landing Drive, Circle Drive, White Oak Street, Longleaf Drive,  
46 and a portion of Highway 58 (which could be split with Cape Carteret). Commissioner Reilly  
47 made a **Motion** to approve the NCDOT DRDR Agreement. The Motion carried 5-0.

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49 Deputy Nakamura presented his report, pointing out that warmer weather can mean an uptick in  
50 traffic and crime. Fire Marshal Bob Penrod announced the retirement of Chief Kevin Hunter.  
51 Chief Hunter will retire in June and his replacement will be announced soon.

52

53 Mr. Rief presented his Manager's Report, beginning with Magens Bay showing interest in  
54 connecting Royal Oaks Court to Bridge Point Town Homes street. The process is in its early  
55 stages, with the HOA looking for BOC approval first, before moving forward to put the matter  
56 before the entire HOA for a vote.

57

58 The kayak launch was damaged during the last windstorm and the manufacturer, Accu Dock,  
59 agreed to send replacement brackets. These replacement parts are an upgrade and are stronger  
60 than the original brackets. A fifth piling will be added for extra stability and support. The  
61 launch is closed until these repairs can be facilitated.

62

63 If the Gola property at 119 Cedar Point Boulevard is gifted to the Town, there is no  
64 responsibility on the Town's part for the back taxes owed. The lien will remain on the property  
65 for 10 years but will not be enforced. An RFP will be put out for bids on the demolition of the  
66 house.

67

68 Paving will begin on Emma and Dora Courts and Bluff Road paving will commence after these  
69 two streets are complete. Letters advising residents of this road work have been sent out.

70

71 Cape Carteret does not have the staffing in their police department to provide a School Resource  
72 Officer at White Oak Elementary School. Town Manager Frank Rush is hopeful that the County  
73 or Emerald Isle can assist with this issue.

74

75 Cameron Pittner is an Eagle Scout candidate and is proposing footbridges at the park. He will  
76 come before the Board to give his presentation of his project.

77

78 Cameras have been installed at the park and a Wi-Fi hotspot is being provided through T-Mobile  
79 for \$101 per month for 3 GB.

80

81 GFL will extend our contract with them for another 3 years, the cost will not be increased. Mr.  
82 Rief and the Town staff shared concerns about service issues and hydraulic fluid spills with the  
83 regional manager. The trucks will be replaced with natural gas-powered trucks which may result  
84 in fewer maintenance issues.

85 Extra Space Storage is now open, with availability on the first floor only. The second and third  
86 floors will be open soon.

87  
88 The Town's current website provider is changing their platform resulting in a significant cost  
89 increase. Town staff is researching other companies and their costs for website upgrades and  
90 maintenance. The results will be discussed at the upcoming Budget Work Session.

91  
92 The NCDOT is willing to open Fir Street to Highway 24. They are asking for a letter of support  
93 from the Town and property owners along Fir Street. The Board is in support of the paving  
94 being finished and an opening to Highway 24 provided. Mr. Rief will draft the letter of support.

95  
96 Mr. Rief proposed the purchase of a snow broom accessory for the new Ventrac. This  
97 implement would facilitate brushing the rocks back into the roadway at the park, but also be used  
98 for street sweeping. The state government purchase price is around \$6200, and this purchase can  
99 be made during the current fiscal year if the Town holds off on the proposed vehicle purchases.  
100 Since Butler Trieu has increased their quarterly sweeps from \$1,000 to \$3,000, this accessory  
101 would be a wise investment. The Board agreed that the town should purchase this Ventrac  
102 accessory.

103  
104 The first meeting for the West Carteret Regional Bike and Pedestrian Plan will be held at 4:00 at  
105 Cape Carteret Town Hall this week. Community representatives for Cedar Point are Brian  
106 Siegel and TJ Williams.

107  
108 Two residents must be appointed as Town representatives for the Hazard Mitigation Committee,  
109 this Committee meets every five years to update the Hazard Mitigation Plan. Commissioner  
110 Winberry agreed to fill one of the slots and stated he may know of one other resident who could  
111 fill the second slot.

112  
113 Mr. Rief was approached by two separate entities wishing to use the gym building. Mr. Curtis  
114 Haney, manager for the Carteret County Girls Softball League has asked to use both outside and  
115 inside of the gym, noting that he'd like permission to install a batting net inside the gym that can  
116 be taken down when not in use. Mr. Mike D'Andrea of Grace Church has asked for the use of  
117 the inside of the gym for Sunday church services. This use would be temporary until their new  
118 church is built on Old Highway 58. The church has asked to use the cinder block garage to store  
119 their stage and chairs. Commissioner Winberry pointed out cleaning services would be needed  
120 for restrooms, and there would be an increase in the electric and water bills. Mr. Rief will meet  
121 with representatives from both entities concerning a possible usage fee.

122  
123 Town Clerk Calhoun reminded everyone about the upcoming Easter Egg Hunt on Saturday,  
124 March 30th from 1:00 PM to 3:00 PM here at Town Hall.

125  
126 Mayor Hatsell opened the floor to public comment. Ms. Vivienne Sieker, 400 Marsh Island  
127 Drive, had questions concerning the auditor's fees and how they were calculated.

128

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

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132 The meeting Adjourned at 7:40 PM

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk