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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session Meeting
6 April 20, 2023
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on
9 Thursday, April 20, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be
10 present and opened the meeting.

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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Town Manager Rief,
13 and Town Clerk Calhoun

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15 ABSENT: Commissioner Winberry
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17 The first agenda item was a Public Hearing for a Text Amendment concerning garages being
18 considered as parking spaces, primarily at multi-family locations. Commissioner Reilly made a
19 **Motion** to open the Public Hearing. The Motion carried 4-0. Mr. Rief presented a brief
20 overview of the amendment, noting the language was vague as to how parking spaces were
21 counted. This amendment would make the language more concise. There was no Board
22 discussion or Public Comments. Commissioner Nash made a **Motion** to close the Public
23 Hearing. The Motion carried 4-0.
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25 A Public Hearing concerning the Town accepting the dedication of Sherwood Avenue was the
26 second item on the Agenda. Commissioner Castellano made a **Motion** to open the Public
27 Hearing. The Motion carried 4-0. Mr. Rief presented an overview of the dedication proposal,
28 beginning with the history of this portion of Sherwood Avenue. The developers of Marsh
29 Harbour have always kept that portion of Sherwood Avenue as *public*, with the HOA owning all
30 interior streets within the subdivision. Powell Bill funds would net the Town an additional 8,000
31 annually. Mr. Rief presented a list of recommendations should the Board take action to accept
32 Sherwood Avenue into the Town:

- 33 1. Construct a sidewalk and pedestrian bridge on south side of Sherwood between Little
34 Bay Drive and Marsh Island Drive.
35 2. Lighted crosswalks at Little Bay Drive and Marsh Island Drive.
36 3. Remove stop signs on Sherwood Avenue at Little Bay Drive and Marsh Island Drive,
37 retain the side street stop signs *after* sidewalk is installed. Include additional signage
38 prohibiting through traffic into the subdivision.

- 39 4. Remove HOA installed speed bump at the beginning of the subdivision.
- 40 5. Improve stream crossing (low spot on Sherwood) to better drain after rain events. An
- 41 engineer will have to examine this issue and design a plan.
- 42 6. Install a sidewalk between Old Highway 58 and Marsh Island Drive to connect with the
- 43 footpath along the Extra Space Storage building.
- 44 7. Install a lighted crosswalk from the gym building to Western Park; also install a more
- 45 welcoming entrance into Western Park.
- 46 8. Continues sidewalk from Little Bay Drive to Cedar Point Boulevard.
- 47 9. Reconfigure the 'wishing well' at Town Hall to accommodate the sidewalk coming
- 48 through.
- 49 10. Remove asphalt speed hump at the same time the repaving occurs on Sherwood.

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51
52 There were no Board Comments.

53
54 Mrs. Emily Kennerly, 106 Little Bay Drive, expressed concern with the removal of the stop signs
55 at both Little Bay Drive and Marsh Island Drive, noting safety issues for kids walking and biking
56 to the pool.

57
58 Mr. Tom Phillips, 308 Sherwood Avenue, is in favor of the Town taking Sherwood Avenue.

59
60 Mr. Andrew Britten, 310 Sherwood Avenue requested the speed bumps be retained due to
61 increased traffic through the neighborhood when Cedar Point Boulevard becomes congested,
62 especially in the summer.

63
64 Commissioner Reilly made a **Motion** to close the Public Hearing. The Motion carried 4-0.

65
66 The next Public Hearing concerned the Town accepting the streets in Crystal Shores subdivision.
67 Commissioner Reilly made a **Motion** to open the Public Hearing. The Motion carried 4-0. Mr.
68 Rief presented a brief overview of the proposal. 84% of the residents voted in favor of the Town
69 taking over the streets, including a recorded Resolution as well as the signed petition. The
70 anticipated Powell Bill revenue is \$11,500. The majority of the streets are in good condition
71 except for Shady Path which needs work. Mr. Rief recommends the following should the Board
72 accept the streets:

- 73 1. Streets signs will match the other signs throughout the Town (green blades).
- 74 2. Install a crosswalk at Shady Path to the pool.
- 75 3. Repair and resurface Shady Path.
- 76 4. Remove bulb out on Casey Court.

77
78 Mrs. Leila Goodwin, 420 Shoreline Drive, read a letter in favor of the Town's taking over the
79 streets. The letter also stated the HOA's intention to contribute \$16,200 towards the cost of
80 repairing and/or repaving Shady Path.

81
82 Barbara Pohlman, 103 Shady Path, is in favor of the Town taking over their streets.

83 Michael Castellano, 118 Casey Court, wanted to know if the repair and/or repave of Shady Path
84 would be an immediate action or if it could wait.
85

86 Tom Delmore, 106 Sunburst Circle, considers this a win-win and is appreciative of the efforts of
87 the Board and Town staff.
88

89 Commissioner Bray made a **Motion** to close the Public Hearing. The Motion carried 4-0.
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91 A copy of the draft budget for 2023-2024 was presented to the Board for discussion. Mr. Rief
92 added repaving of Dora and Emma Courts, and Commissioner Nash recognized that both the
93 restrooms at the park and improvements to the gym building (Phase I – Walls) were integrated
94 into the budget.
95

96 Mr. Rief then presented his Manager’s Report. Commissioner Nash has stepped down as Chair
97 of the CedarFest Committee, and Commissioner Reilly has taken the role as Chair.
98 Commissioner Nash was commended for his service.
99

100 Mr. Rief commended the Public Works staff on their use of the new dozer blade for the Ventrac
101 to push sand on the road at the park. This makes travelling easier and safer for vehicles.
102

103 May 4 is the National Day of Prayer, and the Town’s Veterans Memorial will be the site of
104 prayers for our military members. This will begin at 6:00 AM on Thursday, May 4th.
105

106 The League of Women Voters is hosting an election and candidate forum at the library in Cape
107 Carteret on Wednesday with Mr. Rief attending.
108

109 The Planning Board is still looking at the Land Use Plan update and will also be considering a
110 Commercial Site Plan for The Crosley Group’s corporate headquarters located on Old Highway
111 58. There was some board concerns with the aesthetics of the proposed building, so the
112 developers are preparing updated drawings and will return to the Planning Board’s May 2, 2023
113 meeting to present.
114

115 DERPO has placed us on a list for scoring and hopefully funding for the Super Street project.
116

117 LA Johnson’s health has minimized his need for an office at the gym building and it’s requested
118 that the lease be terminated. This will be an agenda item for Tuesday’s meeting.
119

120 There was no public comment.

121 There being no further business to discuss, the meeting was adjourned. Commissioner
122 Castellano made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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124 The meeting Adjourned at 8:00 PM.

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145 Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk