



Town of Cedar Point Board of Commissioners
Regular Meeting
April 23, 2024

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

PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, Winberry, Town Manager Rief, and Town Clerk Calhoun

ABSENT: Commissioner Reilly

There was a Moment of Silence observed, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the March 26, 2024 Regular meeting minutes and a contract extension from GFL, were presented for Board consideration and approval. Commissioner Winberry made a **Motion** to approve the Agenda and the Consent Agenda as presented. The Motion passed 4-0.

Commissioner Castellano arrived at 6:40 PM.

The next agenda item concerned a Commercial Site Plan (CSP-2024-01) submitted by Mr. Charles Coates, Cedar Point Boatworks, and Heather's Boat Detailing, 1095 Cedar Point Boulevard. Mr. Coates is proposing a large building to accommodate the boat detailing and repair. Once the new building is complete, the existing building will be torn down. The existing fence will be removed and replaced with a new one. Currently, there are two curb cuts at the entrance, NCDOT will require one to be removed. The front of the property will still be used for display and storage of boats for sale and repair/detailing. The landscaping plan corresponds with the UDO street yard requirements. At their April 2, 2024 meeting, the Planning Board unanimously recommended approval of this Commercial Site Plan. Mr. Rief noted that this property was within the Central Business Overlay District. Commissioner Bray made a **Motion** to approve the Commercial Site Plan CSP-2024-01 as presented. The Motion carried 4-0.

39 Mr. Rief then presented the proposed 2024-2025 Budget, noting that most of the material had
40 been covered at the April 5, 2024 Budget Work Session. Mr. Rief stated that the technology line
41 item was increased to \$30,500 to accommodate ARC GIS software updates, computer upgrades,
42 website upgrades, and renewal with Computer Warriors for Tech Support. The Town has
43 applied for a \$16,000 technology grant.
44

45 The Solid Waste contract with GFL has been extended for another 3 years with no increase in
46 fees.
47

48 Mr. Rief then gave the Board an overview of the Powell Bill funds. Proposed road repairs for
49 the new budget cycle include Ash Street and Sherwood Avenue from Town Hall to Cedar Point
50 Boulevard. The completion of Fir Street is contingent upon NCDOT involvement.
51

52 In the Parks and Recreation budget, there is \$225,000, with upfitting the gym building and
53 restrooms at the park slated for the 2024-2025 budget cycle.
54

55 Crosswalks at the gym building to Western Park and the intersections to Marsh Harbour are also
56 proposed. Additional streetlights were also proposed along Masonic Avenue.
57

58 More requests for use of the gym building have been received. A basketball team and a baseball
59 team have expressed interest in using the building for practices.
60

61 Deputy Nakamura was unable to attend the meeting.
62

63 Mr. Rief presented his Manager's Report, beginning with trespassers at the park. The cameras
64 have caught vehicles in the park after dark on several evenings. Deputy Nakamura will increase
65 patrols in the park. Mr. Rief also proposed additional signage prohibiting speeding and reckless
66 driving, trespassing, and dogs off-leash.
67

68 Cameron Pittner is pursuing his Eagle Scout designation and is proposing the installation of
69 walking bridges at the park. Mr. Pittner will be presenting his project proposal to the board next
70 month.
71

72 Several trees are diseased at the roots and will need to be cut down. Mr. Rief stated that there are
73 trees around Town Hall and Public Works Shop as well as at the park. Mr. Rief is also going to
74 contact the County Extension office to conduct soil sampling around these trees.
75

76 The Town never received a tax bill for the taxes due on the gym building, which resulted in them
77 remaining unpaid. The County has sent a new bill and has agreed to waive the penalties and
78 interest.
79

80 Mr. Rief updated the Board on updating the gym building to accommodate recreation teams
81 using it for their practices. The softball team is using the building currently on Wednesdays and
82 other days if the weather is inclement. The team has a batting net that can be folded up after use,
83 but the soft-sided insulation on the walls has incurred damage from softballs hitting it. Mr. Rief
84 proposes installing plywood on the walls to protect the insulation from this type of damage.

85 A basketball team has also expressed interest in using the gym and has indicated that they have
86 portable goals and can tape court lines on the floor. In addition to wrapping the walls with
87 plywood, Mr. Rief also recommended fencing around the septic area to prevent cars from
88 parking over it, and a locked thermostat that can only be controlled by Town staff. The parking
89 lot also needs restriping. The Board authorized Mr. Rief to work with the basketball team.
90

91 Onslow Paving and Grading has begun work on repaving Bluff Road, they will be paving all of
92 Bluff Road.
93

94 Manny is interested in pursuing his welding certificate, and the classes are seated. The classes
95 are only offered during business hours, which would result in Manny being out of the office
96 twice a week. There may be a need to make him part-time and hire an additional Public Works
97 employee.
98

99 There was no Public Comment.
100

101 Mayor Hatsell directed Town Clerk Calhoun to spotlight the park rules via the Trail Talk
102 Tuesday feature on the Town's Facebook page.
103

104 There being no further business to discuss, the meeting was adjourned. Commissioner
105 Castellano made a **Motion** to adjourn the meeting. The Motion carried 4-0.
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107 The meeting Adjourned at 7:39 PM
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125 Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk