



Town of Cedar Point Board of Commissioners
Regular Meeting
April 25, 2023

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, April 25, 2023 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, Nash, Winberry, Town Manager Rief, Deputy Nakamura, and Town Clerk Calhoun

ABSENT: Commissioner Castellano

The Invocation was presented by Pastor David Harper, Cedar Point Pentecostal Holiness Church, followed by the Mayor leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the March 23, 2023 Agenda Work Session Meeting Minutes, the March 28, 2023 Regular Meeting Minutes, and the March 31, 2023 Budget Work Session Minutes was presented for Board consideration and approval. Commissioner Reilly made a **Motion** to approve the Consent Agenda as presented. The Motion carried 4-0.

A Text Amendment to the UDO concerning the consideration of garages as parking spaces (which was discussed at Public Hearing at the April 20, 2023 Agenda Work Session), was presented next for Board action. A Consistency Statement was also included. Commissioner Reilly made a **Motion** to approve the Text Amendment with its associated Consistency Statement. The Motion carried 4-0.

The potential acceptance of a street dedication for Sherwood Avenue (which was discussed at Public Hearing at the April 20, 2023 Agenda Work Session), was presented for Board action and consideration. Should the Board approve the dedication, a Resolution would be included in the Motion. Commissioner Bray made a **Motion** to approve the dedication of Sherwood Avenue to the Town with the accompanying Resolution. Commissioner Reilly voted Nay. The Motion carried 3-1.

37 A second acceptance of streets was presented for Board consideration and action. This
38 dedication concerned the streets within Crystal Shores subdivision (which was discussed at
39 Public Hearing at the April 20, 2023 Agenda Work Session). Shady Path is a concern due to its
40 poor condition. The HOA has agreed to subsidize repairs up to \$16,200. Commissioner Reilly
41 expressed concern with the HOA funding a portion of repairs for the Crystal Shores streets but
42 not involving the Marsh Harbour developers for repairs to Sherwood Avenue. Commissioner
43 Reilly made a **Motion** to approve the acceptance of the Crystal Shores streets ‘as-is’ and approve
44 the accompanying resolution with no conditions. The Motion carried 4-0.

45
46 Mr. Rief presented the bids received for the sidewalk repairs along Cedar Point Boulevard. This
47 project was rebid, and the result was one bid from Eastern Earthscapes at \$15,725.
48 Commissioner Winberry made a **Motion** to approve and move forward with contracting. The
49 Motion carried 4-0.

50
51 Office space at the gym building was leased out to the previous owner, Mr. L.A. Johnson. Mr.
52 Johnson’s health issues have made the office space unnecessary, and a request has been made to
53 terminate the lease agreement. Commissioner Bray made a **Motion** to terminate the lease
54 effective April 30, 2023.

55
56 Deputy Nakamura presented his monthly report noting that with the warmer weather, traffic is
57 picking up.

58
59 Mr. Rief presented his Manager’s Report, reminding everyone about the drop-in meeting for the
60 Comprehensive Plan update. The meeting will be held on Wednesday, April 26, 2023 from 4:00
61 PM to 8:00 PM.

62
63 Mayor Hatsell opened the floor to public comment. Mr. Michael Castellano, 118 Casey Court,
64 thanked the Board for their acceptance of Crystal Shores streets.

65
66 Mr. Bill Hardy expressed an interest in hosting a job fair at the VFW in Cedar Point.
67 Commissioner Reilly will assist in getting the information out and businesses to join.

68
69 Ms. Emily Kennerly has many questions concerning the Town taking over Sherwood Avenue.

70
71 Mr. Bryan Siegel’s main concern with the Town taking over Sherwood Avenue is the slow
72 response time from law enforcement.

73
74 Ms. Carmela Burns, 103 Little Bay Drive, expressed concern regarding drivers running through
75 the stop sign while the school bus was stopped letting children off and asked that the speed
76 humps not be removed.

77
78 Chad Hamrick, Sweet Grass Trail, invited everyone to stop by the VFW on VFW Road.

79
80 The Mayor opened the floor to Board comments.

81 Commissioner Nash felt that accepting the streets in Crystal Shores as well as Sherwood Avenue
82 was a positive for the Town. He also inquired about the expected delivery of the digital sign.
83 Mr. Rief indicated that the sign was expected around June 1, 2023.

84
85 Commissioner Bray requested Mr. Rief to consider presenting a Text Amendment that would
86 relax the limitation on signs for Town sponsored events such as CedarFest. Currently, the UDO
87 allows up to 8 signs. Commissioner Bray is requested that this limitation be lifted and no limits
88 placed on Town sponsored event signs.

89
90 Mayor Hatsell reminded everyone of the Public Drop-In meeting on April 26, 2023 for the
91 Comprehensive Plan Update from 4:30 PM to 8:00 PM.

92
93 Mr. Rief reminded everyone of the National Day of Prayer, Thursday, May 4, 2023. The prayer
94 for our military will be held at the Town's Veteran's Memorial at 6:00 AM.

95
96 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly
97 made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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99 The meeting Adjourned at 7:25 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk