



Board of Commissioners
Agenda Work Session Meeting – Remotely Conducted
June 18, 2020

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Thursday June 18, 2020 at 6:30 PM. This meeting was conducted remotely, using the Zoom Remote Meeting program. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Castellano, Bray, Nash and Winberry, Town Administrator Rief, Town Clerk Calhoun and members of the public. Of note: Mr. Rief and Ms. Calhoun were physically present; all other attendees were remotely attending the meeting.

The Mayor opened the floor to public comment, beginning with Paul Garavaglia. Mr. Garavaglia expressed concern over the excessive rainfall received. He stated that the Town should exceed stormwater requirements with new business from the standard 1.5 inches to 6-8 inches. He also stated that the standing water encouraged mosquitoes to multiply.

Town Clerk also read written, online comments in reference to the May 19, 2020 Public Hearing for Rezone Request RZ-20-001.

Mr. Rob Tanzola, 129 Magens Way, Cedar Point: Expressed concern over traffic issues and the entrance to Magens Bay being continuously blocked by traffic congestion. Mr. Tanzola also requested that this Public Hearing be postponed until such time that the public can attend the Board meetings in person to provide their comments.

Mr. Matthew Michalowicz, 228 Royal Oaks Court, Cedar Point: Expressed concern over property values being affected in Magens Bay, traffic and school congestion, and also requested a buffering plan to separate Magens Bay and the proposed subdivision.

Doug and Jennifer Pittner, 220 Royal Oaks Court, Cedar Point: Mr. and Mrs. Pittner are in support of the proposed rezone to residential but disagrees with the density of an R-10 zoning. They foresee increased traffic and overcrowding of schools with this number of homes. They also requested a dense vegetative buffer between the Magens Bay subdivision and the new proposed subdivision.

38 Scott Hayford, 110 Shady Path, Cedar Point: Suggest the Town review the challenges in
39 Pensacola, Florida with the military bases, development and increased traffic issues. Also
40 pointed out overcrowding issues in the local schools.

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42 John Zimmerman, 105 Magens Court West, Cedar Point: Requested the developers consider an
43 access road from Magens Bay through this proposed development to the traffic light at
44 Bojangles.

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46 A Public Hearing concerning the 2020-2021 Budget was the next item on the Agenda.
47 Commissioner Nash made a **Motion** to open the Public Hearing. The Motion carried
48 unanimously, 4-0.

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50 Mr. Rief presented a brief overview of the proposed budget, noting that the pandemic has made
51 an impact on the local economy. He proposed a 2.5 cent tax increase, pointing out that Cedar
52 Point remains the third lowest town in the State for taxes. Mr. Rief proposed the hiring of a full-
53 time Building Inspector and Code Enforcement Officer with a salary of \$37,000 and a 2% COLA
54 increase for Town staff. He also pointed out that no money would be withdrawn from the
55 savings to balance the budget.

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57 Mayor Hatsell opened the floor to public comments.

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59 Mr. Paul Garavaglia stated that he had no idea we were short making the park loan payment and
60 was confused over the term tip fees in the Solid Waste portion of the budget. He also felt the 2%
61 COLA pay increase for Town Staff was unreasonable, as was the proposed 2.5 cent tax increase
62 with no benefits to show from the increase. He went on to say that he believes no money should
63 be moved around at all within the budget and the Town should strive to get more businesses to
64 come to Town. This pandemic should serve as the Town's recession.

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66 Mr. Rief addressed the tipping fee question stating it referred to the cost associated with dumping
67 the trash at the landfill by our solid waste contractor.

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69 Mr. Douglas Pittner supports the tax increase and is supportive of the Town's management.

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71 There were no further Public Comments.

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73 Commissioner Bray made a **Motion** to close the Public Hearing. The Motion carried 4-0.

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75 Board discussion followed:

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77 Commissioner Castellano commended Mr. Rief on a job well done on the budget, adding that
78 many people do not understand how much time and effort goes into the process.

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80 Commissioner Bray praised Mr. Rief's work on the budget.

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82 Commissioner Nash felt it was an excellent presentation.

83 Commissioner Winberry also felt the budget was well crafted and stated that the Town has
84 gotten by in the past with low taxes, and he has not received any complaints concerning the
85 services the Town offers.

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87 Mayor Hatsell commended Mr. Rief on his efforts with the Budget and reassured everyone that
88 the grants coming in will impact the loan amount. The Town looks pretty good after all the rain
89 compared to the surrounding Towns. If the Town required the stormwater requirements to
90 exceed the State standard, new businesses and developments would all have to have retention
91 ponds.

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93 The Budget will be voted on at the Tuesday, June 23, 2020 Regularly scheduled Board of
94 Commissioners meeting.

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96 Mr. Rief presented his Administrator comments, beginning with his thanks to the Board and
97 Town staff for their graciousness at the passing of his father.

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99 Mr. Rief and Public Works staff continue to assess the park property daily. Due to the excessive
100 rainfall, areas remain unsafe and closed to the public.

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102 Mr. Rief is continuing to compile the required items for the Clean Water Management Trust
103 Fund grant, including ironing out the location of the conservation easement. An application was
104 also submitted to ACT's Quality of Life for Military Families grant.

105
106 The Town measured 6.17" of rain in Tuesday night's storm. There were many areas in town that
107 experienced flooding. Cedar Point Villas, Waterway RV Par, Bluff Road and areas around Bell
108 and Ash Streets all reported high water. Bell and Ash Streets will require some maintenance to
109 mitigate future flooding.

110
111 The new flood plain ordinance and maps go into effect June 19, 2020.


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113 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry
114 made a **Motion** to adjourn the meeting. The Motion carried unanimously.

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116 The meeting adjourned at 7:50 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk