



Town of Cedar Point  
Board of Commissioners Regular Meeting  
June 25, 2019

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, June 25, 2019 at 6:30 PM. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Nash, and F. Winberry, Town Administrator Seaberg, Town Attorney Whitford, Deputy Nakamura, Town Clerk Calhoun, and public

Pastor Jeff Duncan of Grace Church provided the Invocation, followed by the Mayor leading everyone in the Pledge of Allegiance.

The Agenda was presented for Board consideration and adoption. Commissioner Castellano made a **Motion** to adopt the Agenda as presented. The Motion carried 4-0.

The Consent Agenda, consisting of the Financials, Zoning Permit Report and the Code Enforcement Officer Report, were next presented for Board approval. Commissioner Nash made a **Motion** to approve the Consent Agenda as presented. The Motion carried 4-0.

Town Administrator Seaberg presented a Budget Amendment Ordinance allowing for Hurricane Florence expenses. A copy of this ordinance can be found attached to these Minutes. Commissioner Castellano made a **Motion** to adopt the Budget Amendment Ordinance as presented. Motion carried 4-0.

A Public Hearing to Hear and Discuss Public Comments Concerning the adoption of the 2019-2020 Budget was the next agenda item. Commissioner Nash made a **Motion** to go into Public Hearing. The Motion passed unanimously.

36 Mr. Seaberg presented a brief summary of the draft budget, noting that Staff and the Board have  
37 been working on this since March of this year. It does include the .03 tax increase as well as an  
38 increase in the solid waste fee from \$135 per residence to \$150.

39  
40 Mayor Hatsell opened the floor to public comment.

41  
42 Dianna Mazza asked the Board if the tax rate would be reduced if grant money was received to  
43 draw down the park property loan amount. Mr. Seaberg stated that NCGS prohibits the  
44 amending of an already approved tax rate mid fiscal year. Next year, when discussions begin  
45 concerning the 2020-2021 Budget, the tax rate can and will be re-examined.

46  
47 There were no further public comments.

48  
49 Commissioner F. Winberry made a **Motion** to close the Public Hearing. Motion carried 4-0.

50  
51 There was no Board discussion.

52  
53 Commissioner Castellano made a **Motion** to adopt the 2019-2020 Budget. Motion carried 4-0.

54  
55 A second Public Hearing concerning the adoption of the Unified Development Ordinance was  
56 the next agenda item. Commissioner Nash made a **Motion** to go into Public Hearing. Motion  
57 carried 4-0.

58  
59 Mr. Seaberg presented a brief summary of the most recent edits made by Town Attorney  
60 Whitford. These edits were discussed in detail at the June 20, 2019 Agenda Work Session  
61 Meeting, including the matter of requiring public access at any commercial development.

62  
63 Commissioner Nash noted that the public access was still noted in the Mixed Use Development  
64 District. Mr. Whitford stated that this was merely a suggestion, and, should the developer  
65 choose to include public access in the plans, credits would be given for other items such as  
66 additional parking. The word *required* would be deleted regarding the public access notation in  
67 the UDO.

68  
69 Mayor Hatsell opened the floor to public comment.

70  
71 Dianna Mazza expressed concern over these changes that were made, noting that residents would  
72 have difficulty comprehending this document. She also stated that the document was not readily  
73 available to the public, and ‘Cliff Notes’ should be published for easier interpretation of this  
74 document. She also was worried that with this new document residents would be unable to build  
75 a Caretaker’s Apartment over their garage as she had done at her resident.

76  
77 Mr. Seaberg pointed out that this has been a 2-year work in progress, and many meetings have  
78 been held between the Board of Commissioners and the Planning Board. The UDO is simply a  
79 consolidated version of the current Zoning Ordinance, and it will be easier to understand and  
80 read for those people interested in developing or building in Cedar Point.

81 He also stated that any residents interested in adding an efficiency apartment may do so through  
82 the same process as Mrs. Mazza, by securing a Special Use Permit.

83  
84 Commissioner F. Winberry made a **Motion** to close the Public Hearing. Motion carried 4-0.

85  
86 Town Attorney Whitford presented an Ordinance repealing the current Zoning Ordinance and  
87 replacing it with the UDO. He also added text to page 3 of the Ordinance and noted as item a1.  
88 The text reads, *The Town's current zoning map*.

89  
90 Commissioner Nash made a **Motion** to adopt the Ordinance repealing the current Zoning  
91 Ordinance and adopting the Unified Development Ordinance as well as including the additional  
92 text change to the Ordinance adding item a1. Motion carried 4-0.

93  
94 The Phase II Debris Removal Contracts were next presented for Board consideration and  
95 approval. This contract was put out for bids, and the Town received 3. The winning bid was  
96 awarded to Custom Tree Care, our contractor for Florence debris removal last year. The  
97 secondary contract was awarded to DRC Emergency Services. In the event Custom Tree Care is  
98 unable to fulfill their contract obligations, DRC will step in as primary contractor.

99  
100 Commissioner F. Winberry made a **Motion** to approve the Phase II Debris Removal Contracts as  
101 presented. The Motion carried 4-0.

102  
103 Deputy Nakamura presented his report. He was very busy over the weekend with wrecks on  
104 Highway 24. Speeding is a factor in these wrecks, so he is trying to keep visible on 24 as well as  
105 calling in Highway Patrol officers to periodically patrol this stretch of 24. He also mentioned  
106 that since the kids are out of school, shenanigans are on the rise. He will be visiting with the  
107 parents of these kids and making them aware of their activities.

108  
109 The Mayor opened the floor to public comments. Ms. Pat Konarski wanted to know the impact,  
110 if any, from the I-42 proposed bypass. Mr. Seaberg stated that it would be at least 10 years  
111 before any construction commenced, and this area of Carteret County was being watchful, to  
112 avoid a repeat of what happened in the Wilmington area.

113  
114 Mayor Hatsell asked if the Commissioners had any comments.

115  
116 Commissioner F. Winberry praised Town Staff on their efforts on the budget and UDO.

117  
118 Commissioner Nash presented a Park Property update. Grants continue to be pursued and noted  
119 that if the Town is awarded these monies, that it would not only be earmarked to draw down the  
120 loan amount, but also to put towards improvements on the property. Park cleanup is underway,  
121 and Public Works has successfully created an interim parking lot and marked foot paths. No  
122 date has been set for the opening, but Commissioner Nash is optimistic that early fall may be the  
123 opening time frame. A Master Plan for the property is in the works, which will help prioritize  
124 the different projects. CedarFest will be revisited, and an early June date is tentatively projected  
125 for 2020.

126 Town Clerk Calhoun presented her report, announcing that the surplus inventory has been  
127 published on GovDeals Auction website, with bidding already occurring on many of the items.  
128 She also was happy to announce that the Town has been awarded the Pelican Award from the  
129 Coastal Federation for the Park Property. This award will be formally presented at their annual  
130 awards banquet in August.

131  
132 Mr. Seaberg had no report

133  
134 Mr. Whitford had no report.

135  
136 Mayor Hatsell directed Mr. Seaberg to compile a list of the Board of Adjustment applicants so  
137 two alternate members may be appointed at the July meeting. He also wants to make sure the  
138 speed trailer is placed prominently on Highway 24, in hopes this effort will slow drivers down.  
139 He would also like the draft policy for streets and roads to be presented for Board consideration  
140 at the July meeting.

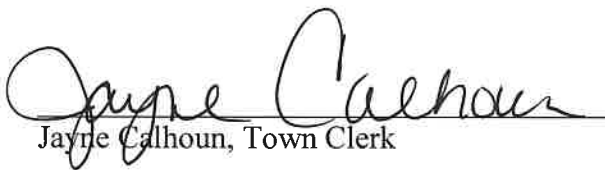
141  
142 There being no further business to discuss, the meeting was adjourned.

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144 Commissioner F. Winberry made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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146 The meeting adjourned at 7:37 PM

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk