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Town of Cedar Point
Board of Commissioners Regular Meeting
June 27, 2017

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, June 27, 2017 at 6:30 PM. Mayor Hatsell determined a quorum to be present, and opened the meeting.

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

ABSENT: Commissioner Castellano

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

Mayor Hatsell asked that a Motion be made to excuse Commissioner Castellano from the meeting. Commissioner F. Winberry made a **Motion** to excuse Commissioner Castellano from the meeting. Motion carried unanimously.

The Agenda was presented to the Board for adoption. Commissioner F. Winberry made a **Motion** to adopt the Agenda as amended. Motion carried unanimously.

The Consent Agenda was next presented for Board consideration and approval. The Consent Agenda consisted of Financials, Minutes from the Agenda Work Session of May 18, 2017 and the Regular Meeting of May 23, 2017. Commissioner D. Winberry made a **Motion** to approve the Consent Agenda as presented. Motion passed unanimously.

Mr. Seaberg presented his findings from a meeting with the NCDOT concerning the speed limit reduction on Highway 24. The current DOT area representative felt that this would be a distinct possibility, citing the logic of having 35 mph for each town outside of Cedar Point limits. In return, the Town was asked for support of a Resolution in Support of Highway 24 Corridor Study. The Board, with little discussion, agreed this study would benefit the Town.

Commissioner F. Winberry made a **Motion** to adopt the Resolution in Support of a Highway 24 Corridor Study. Motion carried unanimously.

39 The Auditing contract was next presented for Board approval. An RFP was sent out to various
40 firms who specialize in Local Government audits, and only one responded. The Town's current
41 firm, Thompson, Price, Scott, Adams, PA, will continue as our auditing firm. Commissioner F.
42 Winberry made a **Motion** to approve and enter into the contract with Thompson, Price, Scott,
43 Adams, PA for the annual audit. Motion carried unanimously.
44

45 The 2017-2018 Phase I Debris Contract was presented for Board approval and consideration.
46 This year's bidder, and the only respondent, was Bogue Sound Septic and Grading, Inc.
47 Commissioner Meadows asked that the wording be changed from ... "during the period of July 1,
48 2017 to June 30, 2018 to ..." during the period of July 1, 2017 **through** June 30, 2018.
49 Commissioner F. Winberry made a **Motion** to approve the contract with the referenced changes.
50 Motion carried unanimously.
51

52 Mr. Seaberg gave his Administrator report, beginning with an amended Project Ordinance. The
53 weather has caused a slight delay to work on Bud's Lane and Cedardeen Court. Therefore, Mr.
54 Seaberg has extended the deadline for completion of work to July 31, 2017. Commissioner F.
55 Winberry made a **Motion** to approve the amendment to the Project Ordinance, Bud's Lane and
56 Cedardeen Court repaving and repairs, to extend the completion of work deadline to July 31,
57 2017. Motion carried unanimously.
58

59 The Planning Board met on June 6, 2017 and discussed a Conditional Use Permit from Mr. Paul
60 Musco. Mr. Musco wishes to open a brewery and bar in what was formerly Scallywag's. Since
61 the premises has been vacant and nonoperational for a period longer than 6 months, this
62 Condition Use Permit is required. The Planning Board voted 4-1 to recommend to the Board to
63 discuss and approve this application, provided the applicant adheres to the following rules set
64 forth in the Zoning Code: Buffer yard 'D' signed documentation that applicant agrees with noise
65 levels and hours of operation, and all servers of food and drink must be fully clothed.
66 Commissioner Meadows challenged the language surrounding employees must be fully clothed,
67 concerned that the definition of fully clothed may be different for some people than others. He
68 also expressed concern over noise. Mr. Whitford pointed out that the ordinance is very clear
69 about excessive noise after 11:00 PM, and the applicant should be made aware of this by signing
70 the aforementioned document.
71

72 A Public Hearing will be required to hear public comment and discussion for this Conditional
73 Use Permit. Commissioner F. Winberry made a **Motion** to schedule the date of the Public
74 Hearing for CUP-17-001 for Tuesday, July 25, 2017. Motion carried unanimously.
75

76 The Planning Board also discussed the new Mixed Use Zoning District (MXOD). The Planning
77 Board collectively agreed to table this item to their July 11, 2017 meeting.
78

79 There will also be a draft of the UDO up for discussion at the July Planning Board meeting.
80

81 The Board Room television is not operational, due to the HDMI ports in the TV not working.
82 Mr. Seaberg is researching audio visual solutions. A new TV that is comparable will cost
83 approximately \$500.
84

85 Deputy Nelson presented his report, advising residents to remain cautious about unknowingly
86 receiving counterfeit bills. There are \$100 bills still circulating the county that clearly state 'For
87 Motion Picture Use Only' on them. There have also been utility trailers and boat trailers being
88 stolen, and it's advised that owners purchase a tongue lock to prevent these types of theft.

89
90 The Town Attorney wished all a happy and safe Independence Day.

91
92 Commissioner F. Winberry presented an update on the ILA and the absorption of Stella Fire
93 Department. At this time, no cost will be borne by the Town for the merger.

94
95 Commissioner Meadows gave a brief report on CedarFest 2017. The trees have been trimmed to
96 accommodate the vehicles coming through and there is a possibility of an old fashioned
97 steamboat coming as a display.

98
99 Town Clerk Calhoun asked for volunteers for CedarFest. Interested people can call Town Hall
100 for further information.

101
102 The Mayor requested the weeds be pulled around the Memorial


103
104 Commissioner D. Winberry praised the Public Works team of Don Redfearn and Scott Quick,
105 and suggested an increase in Scott's pay. Commissioner D. Winberry made a **Motion** to
106 increase Public Works Maintenance Technician Scott Quick's pay to \$9.50 per hour. Motion
107 carried unanimously.

108
109 The Mayor opened the floor to Public Comments. Mr. Everett Long asked if the Phase I debris
110 removal included private subdivisions such as Crystal Shores, Magen's Bay and Marsh Harbour.
111 Mr. Seaberg indicated that the Board of Commissioners must approve it, but the cost of clearing
112 these areas (even though they are not overseen by the Town), can be absorbed by the Town.

113
114 Mr. Long also suggested expanding the notification of property owners for the Public Hearing
115 for the Conditional Use Permit.

116
117 There being no further business to discuss, the meeting was adjourned. Commissioner D.
118 Winberry made a **Motion** to adjourn the meeting. Motion carried unanimously.

119
120 The meeting adjourned at 7:42 PM.

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Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk