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2
3 Town of Cedar Point
4 Board of Commissioners Meeting
5 June 28, 2016
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7 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
8 meeting on Tuesday, June 28, 2016. Mayor Hatsell determined a quorum to be present, and
9 opened the meeting with a moment of silence followed by the Pledge of Allegiance.

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11 PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, F. Winberry, Town
12 Administrator Seaberg, Town Attorney Whitford, Deputy Battaglia, Town Clerk Calhoun and
13 public

14
15 ABSENT: Commissioner Meadows

16
17 Mayor Hatsell asked for a Motion to excuse Commissioner Meadows. Commissioner D.
18 Winberry made a **Motion** to excuse Commissioner Meadows from the meeting. Motion carried
19 unanimously.

20
21 Mayor Hatsell then presented the Agenda for Board consideration and adoption. Mayor Hatsell
22 added item 4a. Dolphin Bay Estates No Wake Zone to the Agenda. Commissioner D. Winberry
23 made a **Motion** to adopt the Agenda as amended. Motion carried unanimously.

24
25 The Consent Agenda was next presented for Board approval, consisting of Regular and Closed
26 Session Meeting Minutes from the May 24, 2016 meeting, financial statements and the contract
27 for the auditing firm of Thompson, Price, Scott Adams & Company, PA to conduct the 2015-
28 2016 audit. Commissioner D. Winberry made a **Motion** to approve the Consent Agenda as
29 presented. Motion carried unanimously.

30
31 Mr. Steve Taylor, a resident at 130 Dolphin Bay Estates, petitioned the Board for a No Wake
32 Zone due to commercial fishing boats using excessive speeds in the canal. Town Clerk Calhoun
33 indicated the process would begin with a Public Hearing and Resolution with the Board of
34 Commissioners, followed by an application to the NC Wildlife Resource Commission for No
35 Wake Zone designation. The Public Hearing will be scheduled for the next Board meeting, July
36 26, 2016. Commissioner F. Winberry made a **Motion** to schedule a Public Hearing on Tuesday,
37 July 26, 2016. Motion carried unanimously.

38 The contracts for Phase I and Phase II were presented for Board approval. These contracts were
39 discussed at length at the Work Session meeting. Bogue Sound Septic, Newport, NC was
40 awarded the Phase I contract, and 4 Points Recycling, Jacksonville, NC was awarded Phase II
41 contract. A&J Transport, Miami, FL was awarded the secondary Phase II contract.
42 Commissioner Castellano made a **Motion** to accept and approve both contracts as presented.
43 Motion carried unanimously.

44
45 The next Agenda item consisted of the presentation of the 2016-2017 Budget. Commissioner F.
46 Winberry made a **Motion** to go into public hearing. Motion carried unanimously.

47
48 Mr. Seaberg presented the amended Budget, which totaled \$608,939. There was no public
49 comment. Commissioner D. Winberry made a **Motion** to close the public hearing. Motion
50 carried unanimously.

51
52 Commissioner Castellano made a **Motion** to adopt the 2016-2017 Budget as presented. Motion
53 carried unanimously.

54
55 The Board then moved onto the next agenda item, a Public Hearing to discuss and hear public
56 comment regarding a Text Change (TEXT-16-002), to change the requirements for minimum
57 parking lot dimensions. Commissioner F. Winberry made a **Motion** to go into Public Hearing.
58 Motion carried unanimously.

59
60 This Text Change was discussed at the Work Session meeting. There were no comments from
61 the public. Commissioner D. Winberry made a **Motion** to close the Public Hearing. Motion
62 carried unanimously.

63
64 Commissioner D. Winberry made a **Motion** to approve the Text Change (TEXT-16-002) as
65 presented. Motion carried unanimously.

66
67 The Board then moved to the final Public Hearing, Text Change TEXT-16-001, Open Air
68 Markets. Commissioner D. Winberry made a **Motion** to go into Public Hearing. Motion carried
69 unanimously.

70
71 Mr. Seaberg presented a summary of the Text Change; this Text Change has been discussed at
72 several meetings, most recently discussed and updated at the Work Session. Discussion
73 surrounded dismantling of the tents nightly, to which Mary Miller, owner and operator of The
74 Market at Cedar Point, opposed. Mr. Seaberg stated that this stipulation would not be changed,
75 citing safety issues. The Board did agree to allow more than 2 signs or flags if they were placed
76 off the frontage or right of way.

77
78 Commissioner D. Winberry made a **Motion** to close the Public Hearing. Motion carried
79 unanimously.

80

81 Town Attorney Whitford then presented his suggested changes to the text, beginning with the
82 preamble, which eliminates grandfathering the current markets from the changes. The acreage
83 for a bona fide farm was increased from 3 acres to 10 acres, and aquaculture farms would be a
84 minimum of 5 acres.

85
86 Mayor Hatsell suggested the Board hold a Special Meeting, to give everyone a chance to look
87 over the Town Attorney's changes. This Special Meeting will be Monday, July 11, 2016 at 6:00
88 PM.

89
90 Commissioner Castellano made a **Motion** to table this Agenda item until the July 11, 2016
91 Special Meeting. Motion carried unanimously.

92
93 Mayor Hatsell opened the floor to Public Comments, and Mary Miller asked what the Town's
94 definition of a food truck would be; to which Mr. Seaberg answered anything certified through
95 Environmental Health.


96
97 Deputy Battaglia presented his monthly report, reminding the audience of the Do Not Call List.
98 There have been increased reports of scam callers, and phone numbers can be registered on the
99 Do Not Call registry to decrease these unwanted calls.

100
101 Mr. Seaberg presented his Planning Board report, stating the next Planning Board meeting would
102 be Tuesday, July 12, 2016, a week later, due to the Independence Day holiday.

103
104 There being no further business to discuss, the meeting was adjourned. Commissioner D.
105 Winberry made a **Motion** to adjourn the meeting. Motion carried unanimously.

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107 The meeting adjourned at 7:45 PM.

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119 Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk