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3 Board of Commissioners
4 Regular Meeting – Remotely Conducted
5 September 22, 2020
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7 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
8 meeting on Tuesday September 22, 2020 at 6:30 PM. This meeting was conducted remotely,
9 using the Zoom Remote Meeting program. Mayor Hatsell determined a quorum to be present
10 and opened the meeting.

11
12 PRESENT: Mayor Hatsell, Commissioners Bray, Nash, Castellano and Winberry, Town
13 Administrator Rief, Town Attorney Whitford, Town Clerk Calhoun and members of the public.
14 Of note: Mr. Rief and Ms. Calhoun were physically present; all other attendees were remotely
15 attending the meeting.

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17 Town Administrator Rief gave the Invocation, followed by the Mayor leading the Pledge of
18 Allegiance.

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20 The Agenda and Consent Agenda were presented next for Board consideration and approval.
21 The Consent Agenda consisted of a Holiday Lights Hold Harmless Agreement for Carteret
22 Craven Electric. Commissioner Castellano made a **Motion** to approve the Agenda and Consent
23 Agenda as presented. Motion carried 4-0.

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25 The Mayor opened the floor to public comment. There was none.

26
27 The next item on the Agenda was a Commercial Site Plan Review; the E.A. Guthrie Shopping
28 Center Plan. Mayor Hatsell gave the floor to Mr. Allan Bell, representative for the applicant.
29 Mr. Bell offered to answer any questions or concerns the Board may have.

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31 The Planning Board at their September meeting recommended forwarding to the BOC for
32 approval.

33
34 Commissioner Nash is very supportive of this project, but prefers signage not be on Bell Street.
35 No sign is planned, however, Mr. Bell inserted one into the drawing as an illustrative purpose.
36 Mr. Rief pointed out that there is a proposed buffer, and the applicants are aware of buffer
37 requirements.

38
39 The adjoining property owner, Mr. Matt Hawkins, will wait to erect their fence until after the
40 building goes up.

41 Commissioner Nash made a **Motion** to approve the Commercial Site Plan as presented. The
42 Motion carried 4-0.

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44 The next Agenda item was a proposed conservation easement agreement between the Town and
45 the CWMTF. This agreement limits the use of the park property to only certain uses. Tonight's
46 work is contingent upon CWMTF's approval of our submission, or, if the Board so wishes, grant
47 authority to make these changes to Mr. Rief and Town Attorney Whitford. This language is
48 permanent, and outlines approved uses as follows: conservation and passive recreation. The
49 Town can add language and should include language to allow connection to the Tideland Trail
50 and lessen restrictions to vehicles to allow parking near the water, and the allowance of festivals
51 twice a year.

52
53 Commissioner Castellano asked if there was a possibility for restrooms to be added in the future;
54 Mr. Rief said yes, this is possible, in the 7 acres at the front of the property. This location
55 already has septic available.

56
57 Commissioner Nash made a **Motion** to grant Mr. Rief and Mr. Whitford the authority to edit and
58 provide additional text to the easement agreement with CWMTF. Motion carried 4-0.

59
60 Deputy Nakamura was unavailable to attend the meeting, however, he gave a report for the
61 Town Clerk to read. He urged citizens to make sure they lock their car doors, even in their
62 driveways, and do not leave valuables visible inside their vehicles.

63
64 Mr. Rief provided his Administrator Report.

65
66 He announced that the new trash cans are being delivered this week. Commissioner Winberry
67 asked what residents should do with their old trash cans. Mr. Rief explained there is a sticker
68 process in place. Residents would come to Town Hall to pick up a brightly colored sticker to
69 stick on their old cans. This alerts the trash company that they are authorized to remove the
70 stickered cans from the resident's address. The stickered cans should be placed alongside the
71 new cans, and residents are urged to put trash in their new cans.

72
73 Mr. Rief then introduced newest staff member Sherrie Hancock. Sherrie was hired on September
74 21, 2020 and will be the Town's Administrative Assistant. She will sit at the front desk and
75 answer phones and greet customers.

76
77 Mr. Rief presented a proposal to repair the pier at the park. He believes it could be extended;
78 however, an engineer should be retained to declare it structurally sound and safe. Mayor Hatsell
79 does not see any benefit to extending an already unsightly pier. He would rather fix it
80 completely than piecemeal it.

81
82 Commissioner Nash stated that if the Town could secure grant funding, he would be willing to
83 agree to put off repair and wait for that funding to come.

84
85 Mr. Rief wanted to spend \$2,000 to \$3,000 to achieve another 40 feet. It was agreed to table this
86 matter until the October meeting.

87 Development is booming for homesites in the Town and surrounding area. There is interest in
88 the Walmart parcel; no firm buyers yet, but an appraisal has been done on the property.

89
90 Town Clerk Calhoun spoke of the Little Library located outside of Town Hall. Patrons can
91 borrow a book and are only asked to replace the borrowed book with another. Mayor Hatsell
92 directed Ms. Calhoun to post about the Little Library on the own website.

93
94 Board Comments followed:

95
96 Commissioner Bray stated that a gazebo would be a nice addition to the park.

97
98 Commissioner Winberry commended Mr. Rief on getting the easement agreement language
99 together.

100
101 Commissioner Nash suggested it is time for the Town to change its form of government.
102 Currently operating as a Mayor Council form of government, Cedar Point is the last municipality
103 in the County that is operating in this manner. At the October meeting, Commissioner Nash will
104 be presenting a Resolution of Intent for Board consideration to facilitate this change.
105 Commissioner Nash also expressed a desire to add a fifth commissioner to the Board. This
106 Commissioner seat will be up for election at the November 2021 election cycle.

107
108 Mayor Hatsell reminded everyone to please fill out their 2020 Census forms. Carteret County is
109 still reporting a low response. Census numbers dictate funding for our Town and citizens.
110 Commissioner Nash stated that a census taker that came to his home said the response is higher
111 than reported, which is good news.

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113 There being no further business, the meeting was adjourned. Commissioner Bray made a
114 **Motion** to adjourn the meeting. The Motion passed 4-0.

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116 The meeting was adjourned at 7:30 PM.

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Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk