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**Town of Cedar Point**  
**Regular Meeting**  
*Tuesday, September 28, 2021*

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**Board Members**

Scott Hatsell, Mayor | Pam Castellano, Mayor Pro Tem |  
Gary Bray, Commissioner | John Nash, Commissioner | Frankie Winberry, Commissioner |

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**I. Call to Order/Invocation/Pledge**      Mayor Scott Hatsell

**Mayor's Remarks**

**II. Agenda and Consent Agenda**

The Town Clerk respectfully submits to the Board, the Regular Agenda and the below consent items, which are considered to be of general agreement and of little or no controversy. These items may be voted on as a single group without Board discussion or if so desired, the Board may request to remove any item(s) from the consent agenda and placed for consideration separately.

**Consent Items:**

- a. June 17, 2021 Agenda Work Session Minutes
- b. August 19, 2021 Agenda Work Session Minutes
- c. August 24, 2021 Regular Meeting Minutes
- d. Proclamation for Red Ribbon Week
- e. Proclamation for Domestic Violence Month

**III. Paving Project Discussion**

**IV. Public Comment**

**V. Deputy Report**

**VI. Items Moved from Consent Agenda**

**VII. Manager's Report/Comments**

## **VIII. Board Comments**

## **IX. Adjournment**

The next regularly scheduled meeting will be held on Tuesday, October 26, 2021 at 6:30 PM.

## **Tab 2 Consent Agenda**



Town of Cedar Point Board of Commissioners  
Agenda Work Session  
June 17, 2021

The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday, June 17, 2021 at 6:30 PM.

PRESENT: Mayor Hatsell, Commissioners Bray, Nash, Town Manager Rief

ABSENT: Commissioners Winberry and Castellano

Mayor Hatsell then asked for a Motion to open the Public Hearing for Text Amendments to the UDO to incorporate the updated NCGS 160D requirements.

Commissioner Bray made a **Motion** to open the Public Hearing. The Motion carried unanimously.

Mr. Rief provided a brief overview of the 160D changes, noting that the Board received a copy of the check list of recommended updates. Some of the other recommended changes included changing 'Administrator' to 'Manager,' adding another column to the Table of Permitted Uses entitled "Additional Standards," and relocated some sections for ease of finding, corrected several typos and grammatical errors, and lastly added language to clarify some sections.

Mr. Rief has a running list of Text Amendments and edits to the UDO, and these will be presented to the Board at future meetings.

There was no Board discussion.

Commissioner Bray made a **Motion** to close the Public Hearing. The Motion carried 2-0.

Mr. Rief presented his Manager Report and comments, beginning with discussion concerning two Budget Amendments. One amendment will move the donation for the pier rebuild into a separate line item which will allow this money to roll over annually. The second amendment will be for the \$60,000 the County had set aside for the park property acquisition. This money will be set aside for park improvements. Both Budget Amendments will be on the Consent Agenda Tuesday evening.

39 The NCDOT is conducting a Highway 24 Resiliency Project and has made an offer to the Town  
40 for some of our Right of Way property. At this time, it is unclear if this project will ever come to  
41 fruition, or if the project will prevent future sidewalk erosion from storm surge and over wash.  
42 The Auditors have submitted their opinion and report for the 2020-2021 Audit. Our records did  
43 not match exactly with what the auditors had in their records, particularly under the headings of  
44 Public Safety and Debt Service. The Budget has been changed for the 2021-2022 fiscal year to  
45 match the auditor's records. Mr. Rief wrote a letter to the LGC confirming that the Town took  
46 action to remedy the discrepancies.

47  
48 There being no further business to discuss, the meeting was adjourned. Commissioner Bray  
49 made a **Motion** to adjourn the meeting. The Motion carried 2-0.

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51 The meeting adjourned at 7:16 PM.

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Scott Hatsell, Mayor

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Jayne Calhoun, Town Clerk



Town of Cedar Point Board of Commissioners  
Agenda Work Session  
August 19, 2021

The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday, August 19, 2021 at 6:30 PM. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash and Winberry, and Town Manager Rief

Commissioner Castellano made a **Motion** to go into Public Hearing. The Motion carried 4-0.

The purpose of this Public Hearing was to hear and discuss comments concerning an Annexation Petition (AN-2021-01), 150 Boat Landing Drive.

Town Clerk Calhoun presented the Board with a Certificate of Sufficiency which found all was in order with the petition. This property is contiguous.

There was no public comment.

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

There were no Board comments.

Commissioner Winberry made a **Motion** to approve Annexation Petition AN-2021-01 to annex 150 Boat Landing Drive into the Town limits. The Motion carried unanimously, 4-0.

A second Annexation request was next presented for Board consideration.

Commissioner Nash made a **Motion** to open the Public Hearing. The Motion carried 4-0.

The purpose of this Public Hearing was to hear and discuss comments concerning an Annexation Petition (AN-2021-02), 280 Hidden Bay Drive.

37 Town Clerk Calhoun presented the Board with a Certificate of Sufficiency. This parcel is not  
38 contiguous and therefore included additional standards unique to a non-contiguous annexation  
39 petition.

40  
41 There were no public comments.

42  
43 Commissioner Winberry made a **Motion** to close the Public Hearing. The Motion carried 4-0.

44  
45 There were no Board Comments.

46  
47 Commissioner Castellano made a **Motion** to approve Annexation Petition AN-2021-02, 280  
48 Hidden Bay Drive. The Motion carried, 4-0.

49  
50 Both Annexation ordinances will be included on the Consent Agenda at Tuesday evening's  
51 meeting.

52  
53 The next Agenda Item concerned Board consideration and discussion of road repairs. Currently  
54 the Town has \$151,320 in Powell Bill funds. The following streets were earmarked for repaving  
55 and patching:

56  
57 Sherwood Avenue  
58 Sunset Drive (waterfront portion)  
59 Mary Catherine Court (to include drainpipe repair)  
60 Tammy Page Court  
61 Franklin Court  
62 Jones Street

63  
64 The timeline once Board approval is obtained is to publish an RFP due back by September 20,  
65 2021. Mayor Hatsell directed Mr. Rief to send out RFPs for paving and patching.

66  
67 Mr. Rief then presented his Manager's Report. The 2020 Census numbers have been released,  
68 reflecting an increase of 485 residents to the Town. Flipper's Cove may be purchased by a  
69 developer who will complete the subdivision project.

70  
71 In Code Enforcement news, the Town has also received several complaints concerning the  
72 former location of Cedar Point Tavern. The deadline for having the property cleaned up is  
73 August 23, 2021. Mr. Rief provided the Board with photos of this location to illustrate the  
74 amount of cleanup necessary to bring this area into compliance. If cleanup does not commence,  
75 court proceedings and/or the Town cleaning up the area will be next.

76  
77 Commissioner Winberry pointed out that if the Town pursues Code Enforcement actions on one  
78 property, then we have to pursue all properties in the Town in violation. He pointed out the  
79 Captain Sam's/Life Saving Station location as one of the other areas needing to be cleaned up.

80



81 Mr. Rief explained the difference between nuisance abatement and condemnation. Nuisance  
82 abatement can be handled by the Town, but the condemnation process must involve the County.  
83

84 The dilapidated building at Boro Girl Boutique has been torn down. 119 Cedar Point Boulevard  
85 has a house that is decayed and unsafe. This structure is slated for condemnation by the County.  
86 There are several structures on Hazel Willis Lane that are also unsafe and decaying. The process  
87 is as follows: The County condemns the property; the owner has 30 days to mitigate the  
88 property either by repairs or demolition; County Inspector can hold a hearing after 60 days has  
89 passed; the Town may then demolish the structure and bill the property owner. The Town, in  
90 lieu of court costs for these proceedings, may accept the property as a donation and incur the  
91 expense of demolishing the structures. Mr. Rief will contact the County to begin the  
92 condemnation process.  
93

94 The auditors have completed this year's annual audit. This year and next year will be more  
95 involved than past years due to the large grant awards the Town has received.  
96

97 Mr. Rief has been looking into annexations of properties located in the ETJ. Currently they are  
98 taken on a case-by-case basis. Other options include a mass mailing to all ETJ residents  
99 outlining services and a breakdown of the Town taxes; involuntary annexation which could be a  
100 year to a year and half process. The Board agreed that a mass mailing would be appropriate, and  
101 that would give property owners the choice of coming into Town limits or remaining in the ETJ.  
102 Commissioner Winberry is against involuntary annexation and believes we should not force  
103 property owners to come into Town limits.  
104

105 An easement request will be given to the Board Tuesday evening for consideration. 119 Sunset  
106 Drive is wanting to rebuild their dock and the only way they can do so is by encroaching on our  
107 right of way.  
108

109 The Planning Board met on Tuesday, September 14 and the only Agenda item for discussion was  
110 a text amendment to the UDO concerning multi-family dwellings. The current language is  
111 unclear; the Planning Board will discuss the proposed changes at their October 5, 2021 meeting.  
112

113 The new pier at the Park has seen many people fishing under the pavilion and using the benches  
114 as cutting boards on which to cut bait. Signs will be posted that fishing is allowed only on the  
115 pier and not under the pavilion. Quotes have been received for the building of the picnic shelter  
116 starting with \$15,058. It was re-quoted with a figure of \$12,000 and \$3500 for the concrete. The  
117 Board's consensus was affirmative in moving forward with the construction of the shelter. The  
118 Board will also consider a Budget Amendment to pull this money from the Park Improvement  
119 budget.

120 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry  
121 made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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123 The meeting adjourned at 7:38 PM.

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Scott Hatsell, Mayor Jayne Calhoun, Town Clerk

DRAFT



Town of Cedar Point Board of Commissioners  
Regular Meeting  
August 24, 2021

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, August 24, 2021 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Castellano, Nash, Winberry, Town Manager Rief and public

ABSENT: Commissioner Bray

Commissioner Winberry made a **Motion** to excuse Commissioner Bray. The Motion carried 3-0.

Reverend Uriel Flores, First Baptist Church, Swansboro, provided the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and the Consent Agenda consisting of the July 27, 2021 Regular Meeting Minutes, a Budget Amendment for the ARPA Grant Project – Hazard Pay, a Budget Amendment for the Park Improvement Project – Pier and Picnic Shelter, and Annexation Ordinances AN 2021-01 and AN-2021-02 was presented for Board consideration and approval. Commissioner Castellano made a **Motion** to approve the Agenda and Consent Agenda as presented. The Motion carried 3-0.

The next agenda item concerned an Easement Request from Jeff and Eva Pruitt, Sunset Drive. The Pruitts wish to rebuild their storm damaged dock and must encroach on the Town's 50-foot right of way to do so. There was no Board discussion.

Commissioner Winberry made a **Motion** to approve the Easement Request as presented. The Motion carried 3-0.

There was no Public Comment.

37 Deputy Nakamura was unable to attend tonight’s meeting, however, he did ask Mr. Rief to  
38 convey to the Board and residents that the County will be going door to door conducting the tax  
39 reassessment for 2024. These County employees will be driving County vehicles, wearing a ID  
40 badges and vests.

41  
42 Mr. Rief provided his Manager’s Report, beginning with the cleanup of the Walmart property off  
43 of Old Highway 58. The fence was removed as was vegetative overgrowth and trash.  
44 Discussions continue with Walmart to secure the building that is still on site.

45  
46 The new Public Works pickup truck has come in and will be picked up Friday afternoon.

47  
48 The DERPO met to discuss some of the NCDOT projects slated for our area. Due to budget  
49 constraints, many of these projects have been postponed.

50  
51 There were no Board comments.

52  
53 There being no further business to discuss, the meeting was adjourned.

54  
55 Commissioner Castellano made a **Motion** to adjourn the meeting. The Motion carried 3-0. The  
56 meeting adjourned at 6:50 PM.

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Scott Hatsell, Mayor

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Jayne Calhoun, Town Clerk



## ***RED RIBBON WEEK PROCLAMATION***

**Whereas**, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

**Whereas**, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

**Whereas**, governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

**Whereas**, the red ribbon has been chosen as a symbol commemorating the work of Enrique "Kiki" Camarena, a Drug Enforcement Administration agent who was murdered in the line of duty, and represents the belief that one person can make a difference; and

**Whereas**, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

**Whereas**, October 22-28 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment;

**Now, Therefore,** I Scott Hatsell, Mayor, do hereby proclaim October 22-28 as ***RED RIBBON WEEK*** in Cedar Point, North Carolina, and urge all citizens to join me in this special observance.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Scott Hatsell, Mayor

\_\_\_\_\_  
Jayne Calhoun, Town Clerk



**TOWN OF CEDAR POINT, NORTH CAROLINA  
A PROCLAMATION DECLARING OCTOBER AS  
DOMESTIC VIOLENCE AWARENESS MONTH – 2021**

**WHEREAS**, domestic violence, which can include physical, mental, sexual, emotional and financial abuse, is a means of intimidation and violence to influence and control a partner involved in an intimate relationship; and

**WHEREAS**, 3 in 10 women and 1 in 10 men in our country have experienced rape, physical violence, and/or stalking by an intimate partner and reported at least one impact related to these or other violent behavior in their relationship; and

**WHEREAS**, in a 24-hour survey period in 2014, local domestic violence programs in North Carolina responded to approximately 637 calls on their domestic violence crisis lines (equal to 26 calls per hour) and,

**WHEREAS**, according to a 2017 census, 106 domestic violence victims could not be helped in a 24-hour period in North Carolina because local domestic violence programs, despite enormous effort, lacked sufficient resources; and

**WHEREAS**, girls and young women between the ages of 16 and 24 experience the highest rate of intimate partner violence with 43 percent of dating college women experiencing violent and abusive dating behaviors; and

**WHEREAS**, lesbian, gay, bisexual, and transgender individuals, who experience domestic violence at comparable or higher rates than people in heterosexual relationships, also need resources and protection; and

**WHEREAS**, immigrants who experience domestic violence face additional barriers to seeking services due to immigration status, fear of reporting, language access, and availability of support services; and

**WHEREAS**, the Town of Cedar Point recognizes the significant impact domestic violence has on North Carolina individuals, families, children, schools, and workplaces; and

**WHEREAS**, by working together, we can raise awareness and break the cycle of violence in order to build communities that are safe for everyone;

**NOW, THEREFORE**, I, Scott Hatsell, Mayor of the Town of Cedar Point, do hereby proclaim October 2021 as “**DOMESTIC VIOLENCE AWARENESS MONTH**” in Cedar Point, North Carolina, and commend its observance to all citizens.

Signed this the \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Scott Hatsell, Mayor

\_\_\_\_\_  
Jayne Calhoun, Town Clerk

(SEAL)



## **Tab 5 Deputy Report**

# Cedar Point Reported Calls

14 Aug 2021 through 13 Sept 2021

Nature of Call	Quantity
Domestic/Disturbance	9
911 Hang up	81
Alarm	15
Trespassing	5
Call By Phone	31
Vehicle Unlocks	0
Theft	3
Medical Calls	41
Fraud	2
Traffic Stop	93
Assist Motorists	8
Suspicious Persons	6
Follow Up/Admin	21
Animal Complaint	0
Harassment/Threats	5
Psychiatric	8
Damage to Property	3
Warrants	9
Drugs	3
Runaways	1
Burglary	1
Death	0
<b>TOTAL:</b>	<b>345</b>

