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3 Board of Commissioners  
4 Regular Meeting – Remotely Conducted  
5 October 27, 2020  
6

7 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
8 meeting on Tuesday October 27, 2020 at 6:30 PM. This meeting was conducted remotely, using  
9 the Zoom Remote Meeting program. Mayor Hatsell determined a quorum to be present and  
10 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.  
16

17 Town Administrator Rief gave the Invocation, followed by the Mayor leading the Pledge of  
18 Allegiance.  
19

20 The Agenda and Consent Agenda were presented next for Board consideration and approval.  
21 The Consent Agenda consisted of the August 25, 2020 Regular Meeting Minutes, the September  
22 22, 2020 Regular Meeting Minutes, and a Proclamation for Domestic Violence Week.  
23 Commissioner Winberry made a **Motion** to approve the Agenda and Consent Agenda as  
24 presented. Motion carried 4-0.  
25

26 The Mayor opened the floor to public comment. There was none.  
27

28 The next item on the Agenda was a Rezone Request. A Public Hearing was held for the Request,  
29 RZ-2020-02 at the October 22, 2020 Agenda Work Session. Page Place RV Park and an  
30 adjacent parcel were incorrectly zoned. In addition to the Board approving the Rezone Request,  
31 an associated Consistency Statement must also be approved. There were no Board comments.  
32 Commissioner Castellano made a **Motion** to approve the Rezone Request RZ-2020-02 and its  
33 related Consistency Statement. The Motion carried unanimously, 4-0.  
34

35 Page Place Phase VI was the next Agenda Item for Board consideration. The Planning Board  
36 recommended approval at their October 6, 2020 meeting. There was no Board discussion.  
37 Commissioner Winberry made a **Motion** to approve the Phase VI Plan. The Motion carried  
38 4-0-.

39 Osprey Landing RV Park has submitted a proposed phasing plan. Mr. Stan Frye did not include  
40 this plan in the original site plan review. This matter was discussed at length at the October 22,  
41 2020 Agenda Work Session. There was no further Board discussion this evening.

42 Commissioner Bray made a **Motion** to approve the Phasing Plan, which will be in 3 phases. The  
43 Motion carried 4-0.

44

45 The next Agenda item concerned CARES Act Funding and computer upgrades. The allotted  
46 funding the Town will receive will cover the proposed computer upgrades. These upgrades will  
47 allow Town Staff to work remotely. This upgrade will also improve the security of the server  
48 and computers from hacking. A Budget Amendment is necessary to account for these  
49 transactions. Commissioner Castellano made a **Motion** to approve the Budget Amendment as  
50 well as the contract for computer upgrades with Computer Warriors and gives Mr. Rief the  
51 authority for him and Mayor to sign the contract for these upgrades.

52

53 A Resolution of Intent to change the form of government from Mayor Council to Manager  
54 Council and increase the number of Commissioners from four to five was next presented for  
55 Board consideration. A Public Hearing would be necessary and held at the November 19, 2020  
56 Agenda Work Session meeting. Commissioner Nash made a **Motion** to approve the Resolution  
57 of Intent changing the Town's form of government and increase the number of Commissioners  
58 from four to five. This would be conducted via Public Hearing at the November 19, 2020  
59 Agenda Work Session. The Motion carried unanimously, 4-0-.

60

61 Deputy Nakamura presented his report, pointing out that there is an uptick in speeding on  
62 Highway 24, and patrols have been increased accordingly.

63

64 Mr. Rief presented his Administrator Report, beginning with Halloween and Trick or Treating in  
65 Cedar Point. He presented a memo that will be published on the website and social media. The  
66 memo states that the Town does not endorse or prohibit Halloween activities, but proper social  
67 distancing should be respected, and large groups were discouraged.

68

69 Mr. Rief commended the Public Works Staff on a job well done for the annual Fall Cleanup. A  
70 total of 17 loads were hauled to the landfill.

71

72 The Town received their CRS rating letter, which notified the Town of the Community Rating of  
73 an 8, allowing residents in an A or B Zone to enjoy a 5% discount. This discount will be valid  
74 after April 1, 2021.

75

76 The CWMTF is now known as the NC Land and Water Fund. They are reviewing our requested  
77 edits to the easement language submitted earlier this summer. Festivals cannot be approved at  
78 their staff level, their Board must make that determination at their December 1, 2020 meeting. If  
79 the Town waits for their decision it will prolong receipt of the grant funding until probably after  
80 the first of the year. Mr. Rief polled the Board to see if this was the direction towards which they  
81 wished to proceed. The Board collectively agreed to wait to hear the NCLWF Board decision as  
82 to the Town being able to hold 2 festivals per year at the Park Property.

83

84 The search for a Building Inspector and Code Enforcement Officer continues. It's proven  
85 difficult to find someone. Mr. Rief proposed a Code Enforcement and Nuisance Abatement  
86 Officer, being hired as part-time. The Board collectively agreed and directed Mr. Rief to post the  
87 notice of employment appropriately.  
88

89 Town Clerk Calhoun announced that Toys for Tots boxes have been delivered and a list of the  
90 drop box locations has been published. The annual Coat Drive, Operation Bundle Up, will  
91 commence soon.  
92

93 The floor was open to Commissioner Comments: Commissioner Nash stated that the Town's  
94 UDO is a living document and the following edits should be considered: fencing setbacks,  
95 shielding of fences, box trucks available for rent allowed, by trailers need a Special Use Permit,  
96 storage of boats, RVs, etc should be looked at carefully. Mayor Hatsell commented that these  
97 edits are not a priority for Mr. Rief at this time.  
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99 Commissioner Bray mentioned Mr. Bill Holley, who picks up trash on his daily walk through the  
100 Town. A letter of recognition was suggested for Mr. Holley.  
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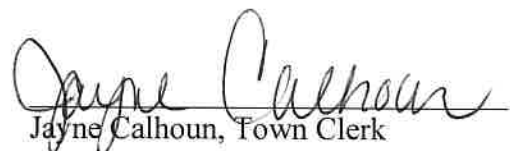
102 Mayor Hatsell directed Mr. Rief and Town Clerk Calhoun to send a letter of thanks to Emerald  
103 Isle for their assistance in the Fall Cleanup and requested the Halloween Safety Memo be pinned  
104 to the top of the Facebook page.  
105

106 Brad Rich, from the Carteret News Times, asked the Mayor his opinion on the change to the  
107 form of government and adding a fifth Commissioner. Mayor Hatsell stated the Town needs to  
108 look to the future.  
109

110 There being no further business, the meeting was adjourned. Commissioner Winberry made a  
111 **Motion** to adjourn the meeting. The Motion passed 4-0.  
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113 The meeting was adjourned at 7:26 PM.  
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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk