



Board of Commissioners Agenda Work Session
Remotely Conducted
November 19, 2020

The town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday, November 19, 2020 at 6:30 PM. This meeting was conducted remotely via Zoom Meeting Software. Mayor Hatsell determined a quorum to be present and opened the meeting. Town Administrator Rief gave the Invocation and led the Pledge of Allegiance.

PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Winberry and Nash, Town Administrator Rief, Town Clerk Calhoun and public

There was no Public Comment.

A Public Hearing for a Rezone Request was the first item on the agenda. This request was to rezone 4.3 acres located at 325 Cedar Point Boulevard to R-15. The parcel is currently split zoned B-2 and R-15. Commissioner Nash made a **Motion** to go into Public Hearing. The Motion carried 4-0.

Mr. Rief provided an overview of the application, noting that the applicants, Keith and Carla Buckhold as well as Jonathan McDaniel, PE were in attendance for any questions. Recent flood map changes have resulted in this property being in a flood plain, AE12. Adhering to these new rules would make it difficult for a commercial entity to build on this property. Therefore, the applicants are requesting this parcel to be rezoned residential.

The Board will not vote on this matter until the Tuesday, November 24, 2020 regular meeting. Mr. and Mrs. Buckhold stated that they are anxious to build something on the lot, and this direction would be the right way to go to achieve something attractive.

Commissioner Winberry made a **Motion** to close the Public Hearing. The Motion carried 4-0. Board discussion followed: Commissioner Bray felt that the best use for the property is if it were zoned residential.

Mr. Rief pointed out that the Planning Board made a favorable recommendation at their November meeting.

37 The next agenda item concerned a Cedar Point resident, Ms. Helen Taylor. Ms. Taylor resides in
38 Page Place and has brought to the Town's attention 10 years of tax payments to include solid
39 waste fees. Page Place contracts for their trash removal service privately, and Ms. Taylor should
40 not have been billed for the service. She is requested reimbursement for some or all of these
41 monies paid. Mr. Rief recommended implementing a policy for this type of issue so that in the
42 future the town will have a standard response. This policy would cover how far back
43 consideration for repayment would go, and if there would be a cap to the amount paid out.

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45 Board discussion included limiting the time frame of repayment to three to five years. Action
46 will be taken on this matter at the Tuesday night regular meeting.

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48 A Public Hearing concerning amending the Town Charter was presented next. Commissioner
49 Winberry made a **Motion** to go into Public Hearing. The Motion carried 4-0.

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51 The Board must decide on a date when the transition will take place from Mayor Council to
52 Manager Council; Mr. Rief must be sworn in publicly as well. It was determined that the
53 December 15 meeting will be the swearing in of Mr. Rief and the change to the form of
54 government. The fifth Commissioner will be added to the ballot at the 2021 election cycle.

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56 Commissioner Bray made a **Motion** to close the Public Hearing. The Motion carried
57 unanimously.

58
59 Mr. Rief presented his Administrator Report beginning with commending the Town Public
60 Works Staff Don Redfearn and Tyler Merkel on their job well done getting the Christmas lights
61 up. The grants process is continuing to move forward for the Park Property grants. Eagle Scout
62 Candidate Joshua Pittner will be installing his bird houses at the park this week. The Town
63 entered into a contract with Computer Warriors for upgrades that will be funded with CARES
64 Act money, expected sometime next month. The Town also received the State payment of
65 Hurricane Dorian reimbursement funds. The Town had anticipated a reduction in Sales Tax
66 payments however, it was quite the opposite, seeing a significant increase in funds received.
67 Repairs to Tammy Page Court will begin soon, with half of the cost being paid by one of the
68 residents on Tammy Page Court. NCDOT will hire a contractor to facilitate repairs at the
69 sidewalk washout and install a drainpipe. There will also be patching of the depressed areas
70 throughout Cedar Point and through Cape Carteret.

71
72 Planning Board news: Chairman Jennifer Heironimus has resigned from the Board as she has
73 moved outside of Town limits. Josh Reilly was nominated as the new Chair.

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75 There being no further business to discuss, the meeting was adjourned. Mayor Hatsell adjourned
76 the meeting at 7:20 PM.

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Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk