



Town of Cedar Point
Board of Commissioners Regular Meeting
February 25, 2020

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6 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
7 meeting on Tuesday, February 25, 2020 at 6:30 PM. Mayor Hatsell determined a quorum to be
8 present and opened the meeting.
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10 PRESENT: Mayor Hatsell, Commissioners Castellano, Bray, Nash, and Winberry, Town
11 Administrator David Rief, Deputy Nakamura, Town Clerk Jayne Calhoun, and public
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13 The Invocation was provided by Tim Winters, Emmanuel Baptist Church, followed by the
14 Mayor leading everyone in the Pledge of Allegiance.
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16 The Agenda and Consent Agenda were presented for Board consideration and approval. The
17 Consent Agenda consisted of the January 28, 2020 Regular Meeting Minutes, the Financial
18 Dashboard, Set Public Hearing Date for UDO Text Amendments, Mutual Aid Agreement, and
19 the resignation of Planning Board Member John Zimmerman was added by Mayor Hatsell.
20 Commissioner Winberry made a **Motion** to approve the Agenda and Consent Agenda with
21 change as presented. The Motion carried 4-0.
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23 Mr. Greg Adams, of Thompson, Price, Scott, Adams & Company, P.A., presented the 2018-2019
24 Audit report. There were no discrepancies and Mr. Adams was pleased to present a clean
25 opinion to the Board. Commissioner Castellano made a **Motion** to approve the 2018-2019 Audit
26 as presented. The Motion carried 4-0.
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28 The next Agenda item was a Public Hearing to hear and discuss a Text Amendment to the
29 Unified Development Ordinance. This Text Amendment (2020-01) concerned updates to
30 Section 3.10, Special Use Permits. Mr. Rief presented a brief overview of the recommended
31 changes, which involved removing the Planning Board from the process of reviewing the Special
32 Use application. Mr. Rief also advised striking the text concerning modification of the SUP by
33 the Administrator. In Section B8, the Standards are redundant; remove the requirement of
34 noticing via Certified Mail; and the timeline was also amended, allowing for 10-25 days' notice
35 to adjoining property owners.
36

37 There were no public comments concerning the Text Amendment.
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39 Commissioner Bray made a **Motion** to close the Public Hearing. The Motion carried 4-0.

40 There was no Board discussion.

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42 Commissioner Castellano made a **Motion** to approve Text Amendment 2020-01. The Motion
43 carried 4-0.

44

45 Mayor Hatsell opened the floor to Public Comment. Dianna Mazza questioned the Town's
46 financial status, believing the books to be in the red. Mr. Rief assured her that at times, it does
47 appear the financials are in the red, but we are sound financially.

48

49 Paul Garavaglia commented on businesses leaving the Town and going to adjacent towns is a
50 problem. There should be a moratorium issued by the Town on businesses going into the Central
51 Business Overlay District until such time as that area is appropriately delineated.

52

53 Deputy Nakamura presented his monthly report. The tire ruts at the park were not caused by joy
54 riders, Deputy believes it was simply a car trying to turn around in the wet grass. The speed
55 limit continues to be monitored on Highway 24, and there has been a significant decrease in
56 accidents due to the speed limit change.

57

58 Mr. Rief presented his Administrator Report next. NCDOT's R58 project is still ongoing. The
59 main objective for this project is to get as much beach traffic as possible off Highway 24. This
60 project is already funded, the Town's desired changes may affect DOT funding and push the
61 project timeline back.

62

63 The Highway 24 Corridor Study is affording several projects for Towns in the county. Mr. Rief
64 will meet with the Down East RPO group to provide our recommendations for some of the
65 projects. These recommendations are as follows: create a turnaround at the end of VFW Road,
66 create an entrance into Fir Street off Highway 24, Bike and Pedestrian multi-use path that would
67 tie into the Town's park as well as the Croatan State Park, widen VFW Road.

68

69 Mr. Rief is also looking into making the Town sidewalks ADA compliant. Town streets and
70 sidewalks will be discussed further in the upcoming budget work sessions.

71

72 New development is coming to Town; Walston's Hardware is closing however the building will
73 be occupied by a storage unit business. The board can expect an application for a Special Use
74 Permit at their March meeting. The Shellfish 2000 building appears to be going under heavy
75 renovation, it is not known yet if a new business will be going in at this location. The RV Park
76 on VFW Road has broken ground and their sign has been erected.

77

78 The draft budget will be presented to the Board on March 20, 2020.

79

80 Ethics training for Board members will be conducted by Mr. Rief here at Town Hall. Also, a
81 budget webinar from the School of Government will be hosted at Town Hall. Mr. Rief proposed
82 inviting the local municipalities to attend this webinar.

83

84 Mayor Hatsell opened the floor to Board comments. Commissioner Winberry stated he would
85 reserve his comments until the March Budget Work Session.

86 Commissioner Nash spoke of the Parks and Rec Group meeting, the Park Master Plan, and also
87 the immediate plans for trash cans and pet waste centers at the Park. He also stated he was very
88 optimistic about the Town. Long term businesses have reaffirmed their commitment by
89 expanding and remodeling their business locations.

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91 Mayor Hatsell expressed his optimism with the Town's growth as well, pointing out that the
92 Highway 24 corridor has always been commercial. He was very encouraged by the tax
93 revaluation which means more revenue for the Town.

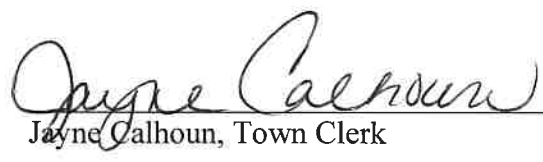
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95 There being no further business to discuss, the meeting was adjourned. Commissioner Bray
96 made a **Motion** to adjourn the meeting. The Motion passed 4-0.

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98 The meeting adjourned at 7:27 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk