



1  
2  
3  
4 Town of Cedar Point Board of Commissioners  
5 Regular Meeting  
6 March 28, 2023  
7

8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
9 meeting on Tuesday, March 28, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a  
10 quorum to be present and opened the meeting.  
11

12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Winberry, Town  
13 Manager Rief, Deputy Nakamura, and Town Clerk Calhoun  
14

15 The Invocation was presented by Pastor Jeff Duncan, Grace Church of Swansboro, followed by  
16 the Mayor leading the Pledge of Allegiance.  
17

18 The Agenda and Consent Agenda, consisting of the February 23, 2023 Agenda Work Session  
19 Meeting Minutes, the February 28, 2023 Regular Meeting Minutes, the March 3, 2023 Annual  
20 Retreat Minutes, and a Resolution in Support of a Multimodal Planning Grant Application was  
21 presented for Board consideration and approval. Commissioner Reilly made a **Motion** to  
22 approve the Consent Agenda as presented. The Motion carried 5-0.  
23

24 The Final Plat for Bridge Point Townhouses was the next Agenda Item. This matter was  
25 discussed at the March 23, 2023 Agenda Work Session. The fee in lieu of amount was yet to be  
26 determined. The bond letter was also included for Board consideration. Mr. Dan Rietz,  
27 developer of the project, asked for open space consideration of the extra parking added, and  
28 extension of the road for future connectivity to Magens Bay subdivision. He also stated he was  
29 willing to deed a portion of the parcel to the Town as public space. Commissioners Castellano  
30 and Reilly object to considering the parking area and extension to Magens Bay as open space.  
31 Mayor Hatsell reminded the Board that the developers were agreeable to all requests that the  
32 Board has asked of them. Commissioner Nash made a **Motion** to approve the final plot plan  
33 contingent upon Common Area # 2 being deeded to the Town, infrastructure improvements, and  
34 parking spaces at the Magens Bay extension in full satisfaction to the fee in lieu of requirements.  
35 Commissioner Reilly voted Nay, the Motion passed 4-0.  
36

37 The next agenda item concerned the RFP for sidewalk improvements.

38 There are 3 additional contractors interested in submitting bids, therefore, Mr. Rief recommends  
39 putting the RFP out for bid for a second time. Commissioner Reilly made a **Motion** to re-bid the  
40 sidewalk RFP. The Motion carried 5-0.

41  
42 Deputy Nakamura was unable to attend the meeting. Deputy Nakamura did relay that he was  
43 aware of the speeding complaints on Jones Street and will increase patrols. Mr. Rief will have  
44 the speed control trailer installed on Jones Street as well.

45  
46 Mr. Rief presented his Manager's Report reminding everyone of the Spring Cleanup on  
47 Thursday, March 30, the Budget Work Session on Friday, March 31, and the Easter Egg Hunt on  
48 Saturday, April 1. Town Hall will be the site once again for National Day of Prayer. This will  
49 be held at the Veterans Memorial at 6:30 AM. This event will be held in May, the date TBD.  
50 The Town received a plaque from FEMA to confirm the Town's CRS rating as a Class 7. This  
51 rating means that after April 1, 2023 any new or renewed flood insurance policies will see an  
52 additional 5% discount, totaling a 15% discount.

53  
54 The Mayor opened the floor to public comment, with Emily Kennerly, 106 Little Bay Drive,  
55 Marsh Harbour Community. She expressed concern about the removal of the stop signs at  
56 Sherwood Avenue and Marsh Island Drive and Little Bay Drive once the Town takes over all of  
57 Sherwood Avenue. Mayor Hatsell reassured her that safety is the Board's utmost concern, and  
58 the public will have an opportunity to participate in a public hearing when the Board is prepared  
59 to take over Sherwood Avenue. Mr. Rief stated that this matter will be on the April meeting  
60 schedule.

61  
62 There were no Board comments.

63  
64 There being no further business to discuss, the meeting was adjourned. Commissioner Bray  
65 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

66  
67 The meeting Adjourned at 7:22 PM.

68  
69  
70  
71  
72  
73  
74  
75  
76

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

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