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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session Meeting
6 May 16, 2019
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on
9 Thursday, May 16, 2019 at 6:30 PM. Mayor Hatsell determined a quorum to be present and
10 opened the meeting.

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12 PRESENT: Mayor Hatsell, Commissioners D. Winberry, Nash and F. Winberry, Town
13 Administrator Seaberg and public

14
15 ABSENT: Commissioner Castellano
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17 Mr. Sam Meadows spoke to the Board regarding the naming of the newly acquired park
18 property. He suggested that the property be named the John and Lois Jones Park, based on their
19 generosity to the Town. Mayor Hatsell assured Mr. Meadows this would be taken into
20 consideration when the time comes to give the park a name.
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22 Mr. Seaberg presented the draft 2019-2020 Budget. He pointed out that there have been very
23 few tax increases, holding steady at 6.25 since 2012. He is optimistic that between the voter
24 approved tax increase and the grant possibilities, the debt will be paid down efficiently. \$81,000
25 will be pulled from the unassigned fund balance to balance the budget.
26

27 Mr. Seaberg continued through the revenue line items. He noted that there will be an increase in
28 Solid Waste Fees, increasing the annual rate from \$135 to \$150 annually. \$835,000 is the total
29 estimated for revenues.
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31 Mayor Hatsell asked Mr. Seaberg about the \$55,868 shortfall, and if the Town would recuperate
32 the shortfall, for example on the electricity sales tax. This tax alone projects a \$19,000 shortfall.
33 If the property tax revaluation is to the town detriment, there will be a .02 shortfall. This is
34 something that must be considered.
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36 Commissioners Nash questioned the usage of the fund balance monies to balance the budget.
37 Mr. Seaberg explained the forecasting method when calculating and creating the budget.

38 There may not be a necessity for this fund balance usage. Discussion continued concerning the
39 riprap at the damaged sidewalk, and the very high quotes received by the Town to repair this.
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41 There was no further discussion regarding revenues; Mr. Seaberg moved on to the Expenses.
42 The Solid Waste contractor has proved unsatisfactory with their service, and a better way of
43 collecting the trash needs to be examined. Mayor suggested that all residents have the same type
44 of cans, ensuring a more efficient collection.
45

46 Mayor Hatsell pointed out that the draft budget will be on the Agenda at the regular meeting
47 Tuesday, May 21, 2019. This will not be a discussion item, rather, the date for the Public
48 Hearing will be set to present this budget for public comment. Mayor Hatsell encouraged the
49 Board to come forward with any concerns prior to the June 25, 2019 public hearing date.
50

51 There will be two Public Hearings at Tuesday night's meeting. The first concerns a Text Change
52 request (TEXT-19-001) to allow pot bellied pigs as pets. The Planning Board recommended and
53 approved this request, with stipulations such as a Special Use Permit and a limit to how many of
54 these animals per household. Mr. Meadows pointed out that there may be deed restrictions
55 preventing the ownership of any livestock. Mr. Seaberg stated that the Town does not consider
56 or become involved with deed restrictions; that is a matter of the courts. Commissioner Nash
57 does not approve of this change and will be presenting alternative language for the Board to
58 consider. His first issue is zoning, and the second part of the issue is the allowance of other
59 livestock in Town for special events or activities such as a live Nativity scene, goat yoga, or
60 pony rides at Town sponsored festivals. This Text Change only speaks to pigs or hogs as pets,
61 and Commissioner Nash would like this to encompass other animals considered to be livestock
62 for the reasons outlined. Commissioner Nash agrees that both types of issues, pigs as pets as
63 well as special events with livestock should be approved via a Special Use Permit. Mr. Seaberg
64 will present a draft of the ordinance with the new language speaking towards these issues.
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66 The next public hearing will involve an Open-Air Market Conditional Use Permit request. The
67 Market at Cedar Point is proposing a farmer's market type atmosphere. The checklist is not
68 complete concerning the minimum standards and conditions that were set forth by the Planning
69 Board. However, these items are being identified and will be completed. All vendors will be
70 required to secure an Itinerant Merchant permit from the Town prior to operating a vendor booth
71 at the market. There is also a condition regarding signs and flags.
72

73 The final matter discussed is the Surplus Inventory List. The Board must approve the disposal of
74 these items no longer needed or used. There was no Board discussion.
75

76 The speed trailer will be making an appearance once again, most likely on Highway 24 to start.
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78 There being no further business to discuss, the meeting was adjourned.
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80 Commissioner F. Winberry made a **Motion** to adjourn the meeting. Motion carried
81 unanimously.

82 The above Motion was suspended as the Board reconvened to discuss Fir Street Paving. Phase II
83 will not be considered until Powell Bill funds are replenished. The Town currently has
84 \$80,351.84 in Powell Bill funds; approximately \$250,000 is needed for Phase II.
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86 Commissioner Nash made a **Motion** to adjourn the meeting.
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88 The meeting adjourned at 8:00 PM
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Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk