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Town of Cedar Point
Regular Meeting
Tuesday, September 24, 2024

Board Members

Scott Hatsell, Mayor | Gary Bray, Mayor Pro Tem | Pam Castellano, Commissioner |
John Nash, Commissioner | Frankie Winberry, Commissioner

- I. Call to Order/Invocation/Pledge** Mayor Scott Hatsell
*Invocation provided Pastor David Harper, Cedar Point Pentecostal Holiness Church,
followed by the Pledge of Allegiance*

Mayor's Remarks

II. Agenda and Consent Agenda

The Town Clerk respectfully submits to the Board, the Regular Agenda and the below consent items, which are considered to be of general agreement and of little or no controversy. These items may be voted on as a single group without Board discussion or if so desired, the Board may request to remove any item(s) from the consent agenda and placed for consideration separately.

Consent Items:

- a. August 27, 2024 Regular Meeting Minutes

III. Swearing In of Commissioner Jerry Riggs

IV. Deputy & WCFD Reports

V. Manager's Report/Comments

VI. Town Clerk Report

VII. Public Comment

VIII. Board Comments

IX. Adjournment

The next regularly scheduled meeting will be held on Tuesday, October 22, 2024 at 6:30 PM.

Tab 2 Consent Agenda



Town of Cedar Point Board of Commissioners
Regular Meeting
August 27, 2024

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, August 27, 2024, at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, Winberry, and Town Manager Rief

A Moment of Silence was observed, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the July 23, 2024 Regular Meeting Minutes, were presented for Board approval. Mayor Hatsell moved Item III to the end of the agenda and replaced it with Cameron Pittner's Eagle Scout Project. Commissioner Castellano made a Motion to approve the Agenda and Consent Agenda as presented. The Motion passed 4-0.

Cameron Pittner presented his Eagle Scout project, a walking bridge on the Yellow Trail at the park. He expected to begin the project in December or February, weather permitting, at approximately \$500. Commissioner Bray made a **Motion** to accept the Eagle Scout project as presented. The Motion carried 4-0.

The next item on the agenda was a public hearing to consider a rezone request. Rezone Request RZ-2024-02 requests to rezone a parcel at 1204 Cedar Point Boulevard, also known as Bogue Sound RV Park. The rezone would enable recreational amenities to be located at the front portion of the property. These amenities include pickleball courts, a dog park, a fire pit, and a picnic shelter. Mr. Rief presented an application overview, with the applicant's representative, Kimley-Horne, attending via Zoom. This parcel is currently zoned B3, this particular use would require a B3 Conditional rezone. The applicant intends to reserve the 200-foot front portion of the parcel for future use. Commissioner Winberry made a **Motion** to open the public hearing. The Motion carried 4-0. Ashton Smith, spokesperson for Kimley Horne, reiterated the applicant's intention to leave the front 200 feet of the parcel open for commercial development; however, there are no plans to develop this portion now.

39 Mr. Rief pulled up the Land Use Plan to discuss compatibility with the rezone request. Mr. Rief
40 pointed out that conflicting provisions in the Land Use Plan apply to this type of development.
41 Two consistency statements regarding how the Board will vote have been prepared.

42
43 Mayor Hatsell opened the floor to public comment. Mr. Josh Reilly asked if any other space
44 could be used for these amenities. Ashton explained that CAMA had many restrictions if they
45 tried to develop near water. Mr. Reilly asked what the potential use was for the reserved 200-foot
46 portion of the parcel. Ashton replied that the owners were not obligated to develop that parcel.
47 Mr. Rief compared this parcel's size to that of the UPS store, which has a similar footprint.

48
49 Mayor Hatsell opened the floor to Board comment. Commissioner Nash asked the applicant if
50 any conversations were had with CAMA concerning options at the waterfront portion of the
51 property instead of the front portion. Ashton stated they would be permitted to begin the
52 development with a dog park, but any further land disturbance would trigger an archeological
53 dig. Mayor Hatsell stated that the Land Use Plan clearly states this area has always been
54 commercial. He also pointed out that Native Americans were everywhere in this area thousands
55 of years ago. Commissioner Nash pointed out that no state permit applications have been
56 submitted, and this rezone, if approved, would devalue the property. He does not see a
57 compelling reason to approve the request.

58
59 Ashton stated that the 200' portion would remain vacant forever if necessary; the owners are
60 trying to utilize the space for recreational opportunities for park residents. Jay Amin of Real
61 Projectives, assisting Kimley Horne, stated that the market would dictate what type of
62 commercial entity might go into that parcel. But leaving it undeveloped still doesn't contribute to
63 the town in terms of tax dollars.

64
65 Commissioner Winberry understands the issues at the waterfront but does not want to see a
66 pickleball court as you come into the town.

67
68 Commissioner Castellano does not feel the use is compatible with the Land Use Plan.

69
70 Jerry Stephenson, the park's property manager, stated that they are working hard to improve the
71 property and offer amenities to residents.

72
73 Commissioner Castellano made a **Motion** to close the Public Hearing. The Motion passed
74 unanimously.

75
76 Commissioner Nash made a **Motion** to deny the rezone request RZ-2024-02 with the appropriate
77 consistency statement. The Motion carried 4-0.

78
79 The next agenda item concerned a Public Hearing for a Text Amendment (TA-2024-02) to the
80 Unified Development Ordinance (UDO) to exempt government signs in the right of way.
81 Commissioner Winberry made a **Motion** to open the public hearing. The Motion passed 4-0. Mr.
82 Rief provided an overview of the proposed amendment language allowing signs to be placed in
83 the public right of way by or for a public body, federal, state, county, or local government.

84 These signs would be for the benefit of government speech, and no signage would be allowed
85 unless pursuant to the ordinance. The town wishes to replace the sign at Sherwood Avenue and
86 Cedar Point Boulevard with a digital sign.

87
88 There were no public comments.

89
90 There were no board comments.

91
92 Commissioner Bray made a **Motion** to close the Public Hearing. The Motion passed
93 unanimously.

94
95 Commissioner Castellano made a **Motion** to approve Text Amendment TA-2024-02. The
96 Motion carried 4-0.

97
98 The Regional Hazard Mitigation Plan was the next item discussed. Mr. Rief stated that this plan
99 must be updated every five years, and part of the process is providing information to the Board
100 regarding its update.

101
102 The next agenda item concerned an appointment for the vacant Commissioner seat.
103 Commissioner Castellano nominated Phil Davis. Other candidates interested were Durwood
104 Hudson, Tom Delmore, and Jerry Riggs. Commissioner Nash believes that serving on the
105 Planning Board is a great springboard to becoming a commissioner. Phil would be an excellent
106 addition to the Planning Board. Commissioner Nash nominated Jerry Riggs to fill the vacant
107 seat. Commissioner Castellano voted Nay. The Motion passed 3-1.

108
109 With Mr. Riggs being nominated to the Board of Commissioners, there will be a vacancy on the
110 Planning Board. Commissioner Castellano made a **Motion** to appoint Phil Davis to fill Mr.
111 Rigg's seat on the Planning Board. The Motion carried unanimously.

112
113 Mr. Riggs wants to be sworn in at the September 23, 2024 meeting.

114
115 Deputy Nakamura reminded everyone that school had started. He stated that 3 buses travel
116 through Carteret County, where he provides an escort. The Sheriff's Department now provides an
117 SRO for White Oak Elementary School.

118
119 Mr. Rief provided his Manager's Report, beginning with brush clearing at Sunset Drive. This
120 will improve drivers' visibility.

121
122 The search for a Public Works Supervisor is ongoing; a candidate has been selected. However,
123 the background check and drug screen results are still pending.

124
125 Mr. Rief has further investigated the town's participation in the FMA grant through FEMA and
126 has discovered that the town does not have the resources or staff to support the pursuit of the
127 grant. The Board agreed that the interest was insufficient to merit the time and expense cost.

128 An estimate has been received to update the audiovisual equipment in the board room. The
129 estimate includes two cameras connecting to the computer, monitors, and television and enabling
130 a remote attendance feature. The estimate is approximately \$1700. The Board directed Mr. Rief
131 to pursue the upgrade.

132
133 The Bike and Pedestrian Plan is about to wrap up, and a draft should be made available soon.

134
135 CedarFest is October 19, 2024, and unfortunately, the USMC 2 MAW Band cannot perform at
136 this year's festival.

137
138 The Board of Adjustment has a vacancy, and a member will be needed to fill the seat. This can
139 be discussed at the September meeting.

140
141 There being no further business to discuss, the meeting was adjourned. Commissioner Bray
142 made a Motion to adjourn the meeting, which was carried 4-0.

143
144 The meeting Adjourned at 9:00 PM

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154 _____
Scott Hatsell, Mayor

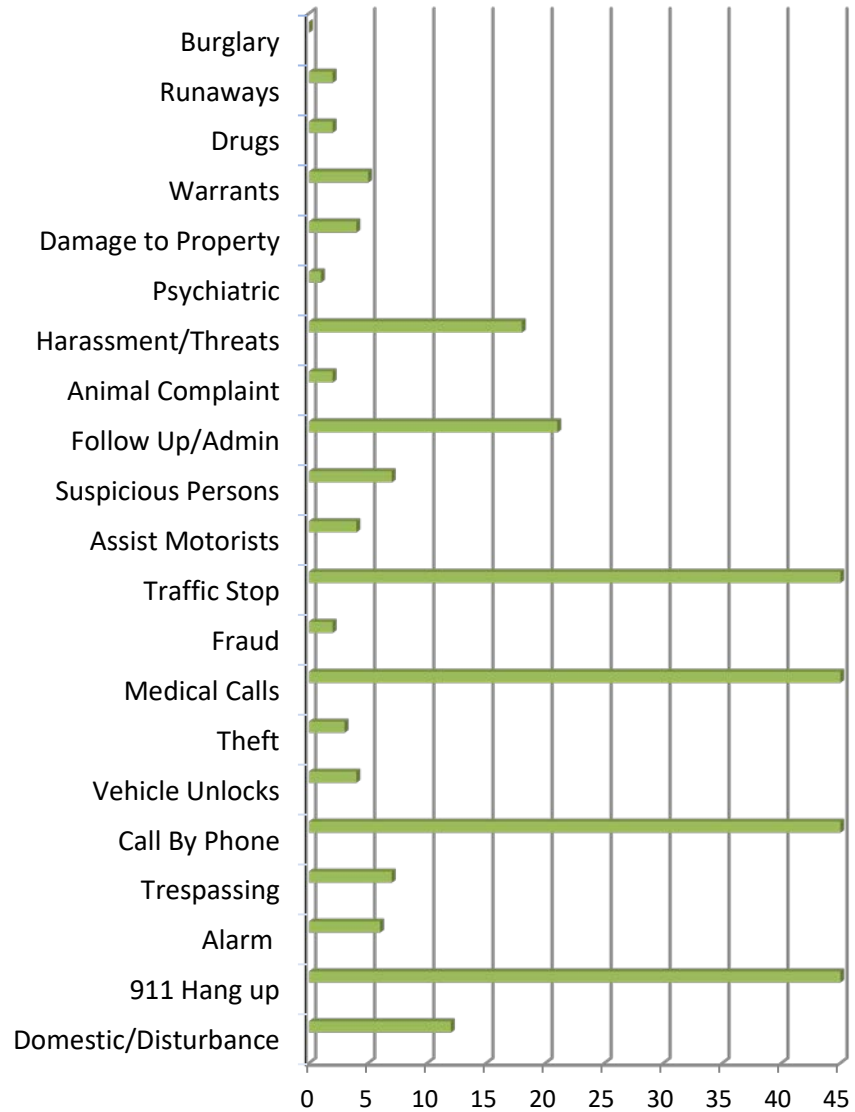
Jayne Calhoun, Town Clerk

Tab 5 Deputy & WCFD Reports

Cedar Point Reported Calls

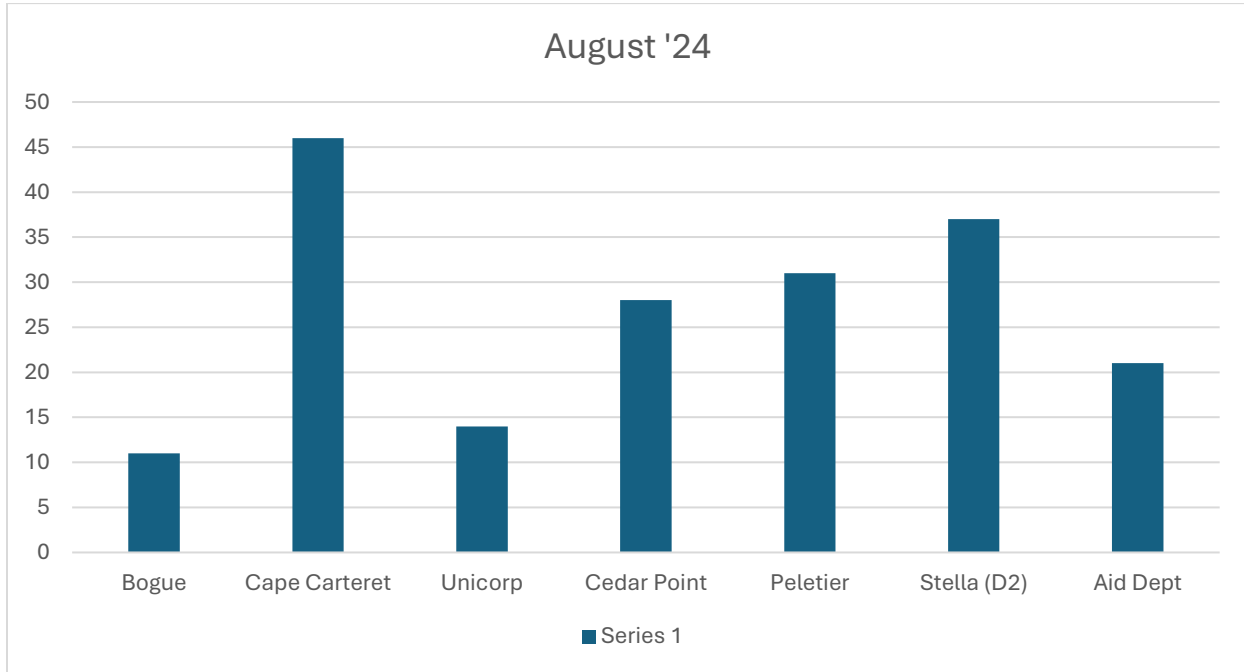
AUG 14 - SEPT 13 2024

Nature of Call	Quantity
Domestic/Disturbance	12
911 Hang up	51
Alarm	6
Trespassing	7
Call By Phone	83
Vehicle Unlocks	4
Theft	3
Medical Calls	86
Fraud	2
Traffic Stop	65
Assist Motorists	4
Suspicious Persons	7
Follow Up/Admin	21
Animal Complaint	2
Harassment/Threats	18
Psychiatric	1
Damage to Property	4
Warrants	5
Drugs	2
Runaways	2
Burglary	0
Death	1
TOTAL:	386



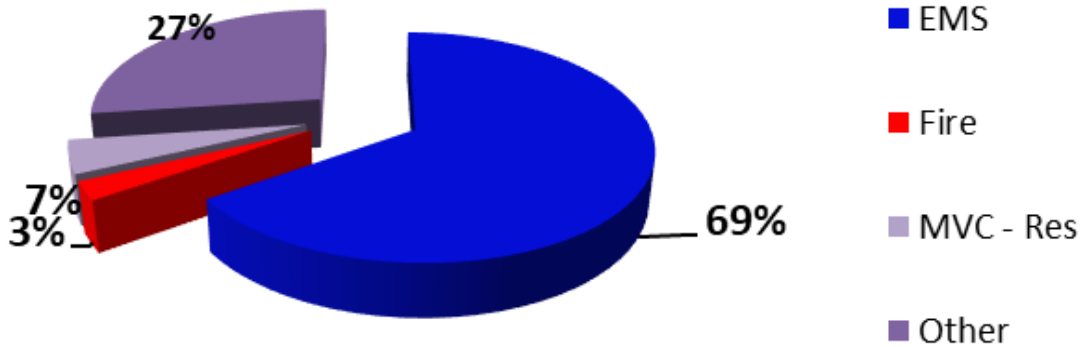
Western Carteret Fire and EMS Call Volume Report August 2024

The month of August 2024 ended with 188 calls for service. This resulted in a 12.6% increase from August of 2023. Currently the calls for service volume are 9% above 2023 this time last year.



Community	EMS	Fire	MVC-Resc	Other	TOTAL
Bogue	7	-	-	4	11
Cape Carteret	30	1	3	12	46
Carteret Co. (uninc.)	9	-	2	3	14
Cedar Point	24	-	1	3	28
Peletier	19	-	1	11	31
Stella (District 2)	28	-	1	8	37
Mutual/Auto Aid	6	4	1	10	21
TOTAL:	123	5	9	51	188
	EMS	Fire	MVC - Res	Other	
	65.4%	2.7%	4.8%	27.1%	

WCFD August 2024 Incident Call/Volume Percentages



2024	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
EMS	111	126	131	96	119	99	110	123					915
Fire	21	19	25	28	21	6	7	5					132
MVC-Res	8	4	10	14	12	10	16	9					83
Other	23	18	19	26	21	55	46	51					259
Total	163	167	185	164	173	170	179	188					1389

2023	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
EMS	105	100	96	93	101	129	164	120	132	106	110	112	1368
Fire	14	17	8	19	19	20	36	27	25	22	26	8	241
MVC-Res	2	2	7	18	11	8	11	4	9	7	12	8	99
Other	21	8	21	28	16	16	17	16	20	20	26	30	239
Total	142	127	132	158	147	173	228	167	186	155	174	158	1947

**WESTERN CARTERET FIRE EMS
FIRE MARSHAL MONTHLY REPORT**

2024 FIRE MARSHAL MONTHLY REPORT - Bob Penrod	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
INSPECTIONS													
Inspections in Bogue	5	4	2	2	9	4	6	4					36
Inspections in Cape Carteret	2	8	16	4	10	5	3	10					58
Inspections in Cedar Point	30	10	16	16	10	8	14	7					111
Inspections in Peletier	2	11	5	4	6	3	4	2					37
TOTAL INSPECTIONS COMPLETED	39	33	39	26	35	20	27	23	0	0	0	0	242
Notice of Violation issued	2	5	3	6	8	12	11	5					52
Number of Failed Inspections	2	5	3	4	8	2	4	3					31
Number of Inspection not compliant after reinspections	1	1	1	2	2	2	2	3					14
SMOKE DETECTORS													
A total number of smoke detectors were installed.	6	2	9	6	2	6	11	10					52
A total number of smoke detectors were checked.	8	2	14	0	3	8	25	26					86
Total number of smoke detectors found not working.	4	0	6	0	0	4	6	8					28
Total number of CO Detectors installed	0	1	1	2	0	1	1	3					9
Total number of fire extinguishers given out	0	0	0	0	0	0	9	7					16
TOTAL	18	5	30	8	5	19	52	54	0	0	0	0	191
PLAN REVIEW													
Total number of plans reviews for new construction	1	1	1	1	1	1	2	0					8
Total number of plan reviews for renovations	1	1	2	0	0	2	0	1					7
Total number of plan reviews for new development	0	2	0	1	1	0	0	0					4
TOTAL	2	4	3	2	2	3	2	1	0	0	0	0	19
Total number of Commercial Knox Box installations	1	4	1	0	3	1	4	3					17
Total number of Knox Home Box Installations	0	0	0	0	1	0	0	0					1
Total number of Knox Box information sheets provided	2	1	3	1	1	2	0	0					10
The total number of Knox Box contents was updated.	6	3	12	4	6	3	8	6					48
TOTAL	9	8	16	5	11	6	12	9	0	0	0	0	76
FIRE PREVENTION – NUMBER IN ATTENDANCE													
Pre K through 12 th Grade	0	0	0	0	0	800	12	15					827
Adults	0	0	125	6	0	50	4	3					188
Children under 17	0	6	300	22	0	6	8	5					347
Static Display	0	0	1	0	0	1	0	2					4
Safe Kids/FLSE Programs	0	1	1	0	0	24	0	0					26
Total number of times the Fire Safety House was used	0	1	1	0	0	1	0	1					4
TOTAL	0	8	428	28	0	882	24	26	0	0	0	0	1396

FIRE MARSHAL BOB PENROD

**WESTERN CARTERET FIRE EMS
FIRE MARSHAL MONTHLY REPORT**

COMPLAINTS/CONCERNS													
Bogue	0	2	0	1	0	0	0	0					3
Cape Carteret	1	3	1	2	0	0	0	0					7
Cedar Point	0	0	0	0	0	0	0	0					0
Peletier	1	2	1	2	0	0	0	1					7
Stella/Carteret County	0	0	0	1	0	0	0	0					1
TOTAL	2	7	2	6	0	0	0	1	0	0	0	0	18
INVESTIGATIONS													
	0	1	0	0	2	0	0	0					
FIRE PROTECTION SYSTEMS CHECKOUT													
Fire Alarm System(s)/Plan Review	2	1	0	1	0	2	1	0					7
Sprinkler System(s)/Plan Review	0	0	0	1	0	1	1	0					3
Hood System(s)	1	0	0	0	1	1	0	0					
TOTAL	3	1	0	2	1	4	2	0					13
Non-Compliant Fire Alarm System	0	4	0	1	2	0	1	0					8
Non-Compliant Sprinkler System	0	2	0	0	1	1	1	0					5
Non-Compliant Hood System	0	6	0	2	1	0	0	0					13
TOTAL	0	12	0	3	4	1	2	0	0	0	0	0	22
TRAINING HOURS													
Total number of training hours for Code Enforcement	12	6	4	2	3	4	13	8					52
Total number of Fire Investigator hours	12	11	2	2	0	4	4	0					35
Total number of general training hours	20	8	8	6	10	8	4	5					87
TOTAL	44	25	14	10	13	16	21	13	0	0	0	0	156
MISC MEETINGS													
Meetings (BOC, Planning Board, Fireworks, Fire Marshal, Etc.)	3	1	3	3	2	3	2	1					18
CONFERENCE													
NC Fire Chiefs Association	2	0	0	0	0	0	0	0	0	0	0	0	2
Other Fire Service Events	0	0	1	3	0	1	0	0					5
RESEARCH (HOURS)													
NC Fire Code - NFPA - Ordinances - Etc.	8	6	2	14	2	14	16	6					68

Jan 9-30 Received my NC Fire Marshal 101 Certification. - July Inspector McCormack received her Fire Marshal 101 Certification.

Jan 31-Feb 2 Attended the NC Association of Fire Chief Conference (Concord, NC).

FIRE MARSHAL BOB PENROD