



Board of Commissioners Regular Meeting  
Remotely Conducted  
January 26, 2021

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, January 26, 2021 at 6:30 PM. This meeting was conducted remotely, using Zoom Meeting Software. Mayor Hatsell determined a quorum was present and opened the meeting. Mr. Rief presented the Invocation followed by the Pledge of Allegiance.

PRESENT: Mayor Hatsell, Commissioners Castellano, Bray, Winberry and Nash, Town Manager Rief, Town Attorney Whitford, Town Clerk Calhoun and public.

The Agenda and Consent Agenda, consisting of the November 19, 2020 Agenda Work Session Minutes, the November 24, 2020 Regular Meeting Minutes, the December 10, 2020 Agenda Work Session Minutes, and the December 15, 2020 Regular Meeting Minutes was presented for Board consideration and approval. Commissioner Winberry made a **Motion** to approve the Agenda and the Consent Agenda as presented. The Motion carried 4-0.

The Mayor opened the floor to Public Comment. Public Works Director Don Redfearn thanked Mr. John White, Carteret Heating and Cooling in Cedar Point, for the use of his machinery to cut signs for the park property.

Ms. Kaitlin DeGrasse was sworn in as Code Enforcement Officer. Her grandmother, Kathleen Conway and her sister, Vivian Conway were present.

A PUD Amendment request was the next agenda item for consideration and approval. A hearing for this request was conducted at the January 21, 2021 Agenda Work Session. The applicants were present for any questions. There were no questions or board discussion.

Commissioner Castellano made a **Motion** to approve the proposed amendment to the Village at Magen's Bay Planned Unit Development approval with the following further amendments: 1) that the open space within the lots identified as Portion of Tract 2, and Phases 5 and 6, not be less than 10% or the minimum allowed under the Town's UDO, whichever is greater; and 2) that interconnectivity with parcels located outside of the PUD will be discouraged to the extent they might increase the volume of traffic upon the private roads located within the PUD. The Motion carried unanimously, 3-0 (*Commissioner Nash recused*).

39 Deputy Nakamura presented his monthly report. Cedar Point has kept him busy, and the  
40 Highway Patrol continues to assist with speeding on Highway 24.

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42 Mr. Rief presented his Manager's report. The NCL&WT grant process is drawing to a close.  
43 Minor updates on the plat map and adding the State to the Title Policy are the remaining edits  
44 needed. The language also gives the Town the ability to host two events per year on the  
45 property. Trail cameras will also be installed to curtail unsavory activities after hours.

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47 Mr. Rief commended Public Works Director Don Redfearn and Maintenance Tech Tyler Merkel  
48 on their removal of the Christmas lights for the season.

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50 David introduced Tamra Bullard, Administrative Assistant to the Board. She began at the end of  
51 December, 2020.

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53 Mr. Rief requested authority from the Board to begin construction of an office space within the  
54 shop for the Public Works staff. This space would consist of an 8'x16' space and the work  
55 would be performed in house by Public Works staff. Code Enforcement Officer Kaitlin Conway  
56 would then occupy the current Public Works office within Town Hall. The Board's consensus  
57 agreed with Mr. Rief's request to move forward with the construction.

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59 Mayor Hatsell commended Public Works staff on their work on the newest trail at the park. The  
60 new Coastal Trail, in his opinion, is the prettiest portion of the entire park property. He also  
61 thanked the Board for their efforts with the Carteret Health Care building, a very unique addition  
62 to the Town.

63  
64 Town Clerk Calhoun shared the sad news of former Town Clerk Barbara Sandlin's passing in  
65 November. She also reminded everyone that the Operation Bundle Up Coat Drive is ongoing  
66 throughout the winter months and donations of new with tags coats and winter accessories will  
67 continue to be accepted at Town Hall.

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69 There being no further business to discuss, the meeting was adjourned. Commissioner Bray  
70 made a **Motion** to adjourn the meeting. The Motion carried unanimously.

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72 The meeting adjourned at 7:10 PM.

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk