



Board of Commissioners Regular Meeting
Remotely Conducted
February 23, 2021

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, February 23, 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 January 21, 2021 Agenda Work Session Minutes, the January 26, 2021 Regular Meeting Minutes, the Budget Work Session Calendar, and the ABC Commission Resolution 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.

Mr. Greg Adams from the auditing firm of Thompson, Price, Scott, Adams & Co., P.A., presented the auditor's report for FY 19-20. The report was favorable, and a clean opinion was given for the Town.

A rezone request, discussed at Public Hearing at the February 18, 2021 Agenda Work Session, was presented for Board discussion and a Motion to approve or disapprove. RZ-2021-01 is a request to rezone a parcel adjacent to Waterway RV Park and Cedar Point Villas from R-10 Residential to Conditional LIW. Board discussion followed:

Commissioner Nash made the following comments: At issue is the suitability of rezoning the parcel from R-10 to Conditional LIW and if it is in the long-term best interest of the Town. Factors for the rezoning must be weighed against the impact the proposed boat and cart storage would have on the adjacent communities. I believe we have an obligation to limit, or at the very least, manage the encroachment of commercial and light industrial uses into existing or proposed residential areas. If this rezoning is approved, the owner/developer will be subject to the "Special Use" application and review process which given the location of this property most likely would result in appropriate conditions that both the Town and the owner/developer would have to agree too regarding development of the boat and cart storage area on this lot.

39 There were no further Board comments.
40
41 Mr. Rief reminded the Board that the associated Consistency Statement must be included in the
42 Motion, whether the request is approved or disapproved.
43
44 Commissioner Castellano made a **Motion** to disapprove the Rezone Request RZ-2021-01 to
45 include the associated Consistency Statement. The Motion carried 4-0.
46
47 A second Rezone Request RZ-2021-02, also discussed at the February 18, 2021 Agenda Work
48 Session was next presented for Board discussion and Motion to approve or disapprove. Mr. Rief
49 advised the Board that the property owner has requested tabling this request until the March 8,
50 2021 Agenda Work Session. Commissioner Bray made a **Motion** to table Rezone Request RZ-
51 2021-02 until the March 18, 2021 Agenda Work Session. The Motion carried 4-0.
52
53 A Text Amendment distinguishing between a contractor yard and contractor office was next
54 presented for Board consideration. This matter was heard at Public Hearing at the February 18,
55 2021 Agenda Work Session. Mr. Rief reminded the Board that the amendment must be
56 approved or disapproved with the related Consistency Statement. Board discussion followed:
57
58 Commissioner Nash concurs with the Planning Board recommendation making this an “S” for
59 Special Use Permit on the Table of Permitted Uses.
60
61 Commissioner Nash made a **Motion** to approve Text Amendment 2021-01 with the
62 accompanying Consistency Statement. The Motion carried 4-0.
63
64 A Resolution for the Sale of Surplus Inventory was the next item on the Agenda. The Town has
65 gathered several items to be sold as surplus, including some lawn equipment and miscellaneous
66 office equipment. Commissioner Winberry made a **Motion** to approve the Resolution for the
67 Sale of Surplus Inventory. The Motion carried 4-0.
68
69 The Declaration of Covenants and Restrictions for Boathouse Creek Walking Trails and Park
70 was presented next. This language brings the Town one step closer to receiving the \$1 Million
71 grant. Commissioner Bray made a **Motion** to approve the Declaration of Covenants and
72 Restrictions for Boathouse Creek Walking Trails and Park. The Motion carried 4-0.
73
74 Deputy Nakamura presented his report, advising that patrols have increased in the Town park.
75
76 Mr. Rief presented his Manager’s Report, beginning with an update on the Public Works office
77 construction. To date, \$1781.19 has been expended; staff is awaiting delivery of a wall heater so
78 the drywall can be completed.
79
80 As part of the Strategic Budget Plan, a new Ford F150 Crew Cab Pickup will be purchased for
81 Public Works. Total cost for purchase will be \$30,844.20, with a 6 to 8 week delivery time
82 frame. Commissioner Winberry made a **Motion** to approve the purchase of a Ford F150 Crew
83 Cab pickup truck. The Motion carried 4-0.

84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116

Mr. Rief composed a letter to the County Board of Commissioners concerning a change to the Sales Tax distribution. All 4 Mayors (O'Chat, Barber, Baker and Hatsell) have signed the letter in support of the change to the method of distribution. The County Board of Commissioners will hold their Budget Work Session on March 3, 2021, and this matter will be on their agenda.

Mayor Hatsell thanked the Planning Board for their work on Rezone request RZ-2021-01 and tabling the matter so that the adjacent property owners could be brought up to speed and provide their opinions and input on this request. The Town's Board of Commissioners make decisions that are best for the entire Town of Cedar Point.

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

The meeting adjourned at 7:37 PM.



Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk