



Town of Cedar Point Board of Commissioners
Regular Meeting
May 22, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, May 22, 2025, at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Riggs, Castellano, Nash, Winberry, Town Manager Rief, Town Clerk Beyer

ABSENT: Commissioner Bray

Commissioner Castellano made a **Motion** to excuse Commissioner Bray. The Motion carried 4-0

Mike D'Andrea of Grace Church of Swansboro provided the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the February 25, 2025 Regular Meeting Minutes, the February 26, 2025 Annual Retreat Minutes, the March 25, 2025 Regular Meeting Minutes, April 22, 2025 Regular Meeting Minutes, April 22, 2025 Closed Session Minutes, and quotes from Computer Warriors, was presented for Board consideration and approval. Commissioner Winberry made a **Motion** to approve the Agenda and Consent Agenda as presented. The Motion carried 4-0.

The next agenda item was a public hearing concerning the 2025-2026 Budget. Commissioner Winberry made a **Motion** to go into public hearing. The Motion carried 4-0. Mr. Rief provided a brief overview of the proposed budget and read the revenue-neutral statement. He also noted that the Fee Schedule has been updated, and the sales and use tax figures have decreased because other municipalities have exceeded the revenue-neutral numbers. Commissioner Nash made a **Motion** to close the public hearing. The Motion carried 4-0.

There were no Board comments.

There were no public comments.

39 Commissioner Castellano made a **Motion** to approve the 2025-2026 Budget as presented. The
40 Motion carried 4-0.

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42 A Public Hearing was the next agenda item to hear and consider public comments concerning the
43 relinquishment of the ETJ. Commissioner Castellano made a **Motion** to open the Public Hearing.
44 The Motion carried unanimously. Mr. Rief presented a map depicting the ETJ's area. He is
45 hopeful that the County will zone these properties similarly to the current zoning. Letters were
46 sent out to all residents affected by this. All zoning and building permits will be processed
47 through the County if this relinquishment is approved. Properties that meet the requirements for
48 annexation into the town limits may do so. Commissioner Nash made a **Motion** to close the
49 Public Hearing. The Motion carried 4-0. Mr. Rief advised the Board to wait until the June
50 meeting to make a Motion on this matter pending response from the County.

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52 A Public Hearing concerning a Text Amendment (TA-2025-01) to the Town's Unified
53 Development Ordinance (USO) was the next item on the agenda. Commissioner Winberry made
54 a **Motion** to open the Public Hearing. The Motion passed unanimously. Mr. Rief provided a brief
55 overview of the amendment, which was a request to allow neighborhood tract identification signs
56 in a B3 zoning district. The purpose of the sign is to identify a neighborhood, in this case, Bridge
57 Point Town Homes. The Planning Board overlooked signage in a B3 zoning area. Mr. Rief also
58 pointed out that a Consistency Statement would be required with this Text Amendment, and this
59 must be included in the Motion. Dr. Greg Erexson of Magens Bay is in favor of this Text
60 Amendment and neighborhood signage. Commissioner Winberry made a **Motion** to close the
61 Public Hearing. The Motion carried 4-0. Commissioner Nash made a **Motion** to approve Text
62 Amendment TA-2025-01 with the associated Consistency Statement. The Motion passed
63 unanimously, 4-0.

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65 Deputy Nakamura was unable to attend the meeting.

66
67 Mr. Rief presented his Manager's Report, beginning with the new electronic sign that is now in
68 place, and we are awaiting the inspection. The old sign has been installed at Town Hall. There
69 were three beavers trapped, and dams were removed or opened in the area of Sherwood Avenue
70 and Marsh Harbour. There is evidence of another dam being built, and traps have been reset. The
71 GMRS radios are now installed in Town vehicles and Town Hall, with all staff properly licensed
72 by the FCC. An outdoor antenna is needed for better reception, which will be installed soon. The
73 pre-application for the CAMA Access Grant has been approved, and the Town has now moved
74 into Phase 2 of the application process. This application will be used to help build restrooms at
75 the park. A request was received from a resident in Crystal Shores for the installation of two
76 street signs, one reading, Slow Child at Play and the other reading Caution Deaf Child. The
77 Shoreline Protection Office requested \$3,536 to share the cost of dredging the ICW. The Board
78 agrees that the Town should support the project. Mr. Rief noted that 75% of the cost is covered
79 by the State, with Onslow and Carteret Counties sharing a cost of \$49K and Emerald Isle
80 contributing \$28K. The residents of Sunset Drive have requested dredging from Jones Street to
81 Sunset, with a 25% match required. Commissioner Winberry stated that the mouth is full of sand,
82 and this would only benefit the residents on Sunset. The residents are prepared to pay for the
83 dredging, but are hopeful that a grant can be obtained for the majority of the expense. The final
84 decision will be up to CAMA.

85 A conditional offer of employment has been extended to John Austin for the Public Works
86 position. Next month, the Bike and Pedestrian Plan, the Carteret County Transportation Plan, and
87 the Hazard Mitigation Plan will all need to be adopted. There will also be a Text Amendment for
88 off-site parking. Mr. Rief advised the Board that he will be on vacation next week, from May 26
89 to May 30.

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91 Town Clerk Beyer thanked the Board for the floral arrangement for her mom's funeral.

92
93 The Mayor opened the floor to public comment. Dr. Greg Erexson stated he was pleased to see
94 how our meetings were conducted.

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96 Board comments followed: Commissioner Nash spoke of the uptick in accidents along Cedar
97 Point Boulevard, with the issue seeming to be the traffic lights between Highway 58 and Old
98 Highway 58 being out of sync with each other. Mayor Hatsell reminded everyone of the Open
99 House for the Comprehensive Transportation Plan as a great way for the public to be informed of
100 plans for our roadways.

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102 There being no further business to discuss, the meeting was adjourned. Commissioner Castellano
103 made a **Motion** to adjourn the meeting, which was carried 4-0.

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105 The meeting adjourned at 7:47 PM

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Scott Hatsell, Mayor



Jayne Beyer, Town Clerk