



Town of Cedar Point Board of Commissioners
Regular Meeting
June 24, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, June 24, 2025, at 6:30 PM at Town Hall. Mayor Hatsell determined that a quorum was present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Castellano, Nash, Town Manager Rief, Deputy Nakamura, Town Clerk Beyer,

ABSENT: Commissioner Winberry. Commissioner Nash made a **Motion** to excuse Commissioner Winberry from the meeting. The Motion passed unanimously, 4-0.

A moment of silence was observed, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda consisted of the May 22, 2025 Agenda Work Session Minutes and a Budget Amendment. Commissioner Bray made a **Motion** to approve the Agenda and Consent Agenda as presented. The Motion carried 4-0.

A Public Hearing was next on the agenda to adopt the Pamlico Sound Mitigation Plan. Mr. Rief provided a brief overview of the plan, noting that 4 counties participate: Carteret, Craven, Pamlico, and Jones. Based on recommendations within the plan, the Town has budgeted for the purchase of a backup generator. Commissioner Bray made a **Motion** to open the Public Hearing. The Motion passed unanimously, 4-0. There was no public comment or board comments. Commissioner Nash made a **Motion** to close the hearing. The Motion passed 4-0. Commissioner Riggs made a **Motion** to adopt the Pamlico Sound Hazard Mitigation Plan as presented. The Motion carried unanimously.

A second Public Hearing concerned the approval of the Carteret County Bike and Pedestrian Plan. Commissioner Bray made a **Motion** to open the hearing. The Motion passed 4-0. Mr. Rief provided a summary of the plan, highlighting that the benefit would be to position the Town better to apply for grants and secure connectivity. The NCDOT has already approved the plan. There was no public comment.

38 Commissioner Riggs inquired about the timeline for the plan. Mr. Rief explained that there was
39 no specific timeline. This merely puts the Town in a favorable position for grant applications.
40 Commissioner Castellano made a **Motion** to close the hearing. The Motion passed unanimously
41 Commissioner Riggs made a **Motion** to adopt the Carteret County Bike and Pedestrian Plan
42 Resolution. The Motion carried unanimously, 4-0.

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44 The next agenda item for Board consideration was the relinquishment of the ETJ to the County's
45 jurisdiction, as outlined in Ordinance 2025-03. Mr. Rief received no pushback, comments, or
46 concerns from residents in the ETJ concerning the relinquishment. Commissioner Nash made a
47 **Motion** to relinquish the ETJ to the County and adopt Ordinance 2025-03.
48 The Motion carried 4-0.

49
50 Deputy Nakamura provided his monthly report, which began with an update on arrests made in
51 connection with vandalism at Western Park. Cedar Point Boulevard continues to present traffic
52 issues and concerns about speeding. He mentioned that golf cart usage has increased, and this
53 has created some safety concerns.

54
55 Mr. Rief presented his Manager's Report, leading off with his attendance at the Certificate of
56 Need hearing for the new Carteret Healthcare facility in Cedar Point. Mr. Rief had the
57 opportunity to speak on behalf of the Town.

58 Sunland will be adding additional gravel at the park's kayak launch.

59 Mr. Rief is compiling materials for the CAMA Access Grant application, which will be used for
60 the construction of restrooms at the park entrance. He noted that a text amendment may be
61 necessary, as the building is approximately 10 feet short of meeting the Town's setback
62 regulations. The parking lot could be pushed back, or a Text Amendment may be needed. Mayor
63 Hatsell stated that the Planning Board should review a Text Amendment. Mr. Rief noted that in
64 RA zoning districts, the required setback is 50 feet. Mr. Rief will begin the bid process, and the
65 Board has no objections to him doing so.

66 Public Works staff member Ken Howell is scheduled for open-heart surgery tomorrow. Thoughts
67 and prayers are with him.

68 The League is dropping some of the insurance programs that it underwrote for local government,
69 prompting a switch in carriers. Our life insurance and short-term disability plans are now
70 administered through Chalk and Gibbs, and our dental and vision plans are administered through
71 the Hilb Group. Mr. Rief asked the Board to authorize setting aside \$2,000 in case any staff
72 member experiences a significant dental event, as the new coverage is not as comprehensive as
73 our former coverage. Mr. Rief will create a policy that outlines this matter.

74 Mr. Rief asked the Board for permission to postpone the fee increase for gym use until the
75 groups can come and speak directly to the Board.

76 Commissioner Nash requested an update on the status of the gates at the park entrance. Mr. Rief
77 is still awaiting quotes.

78
79 Town Clerk Beyer had no report or comments.,

80
81 Mayor Hatsell opened the floor to public comment. Mr. Michael Voss, 213 Jones Street, is
82 interested in pursuing the dredging of Myrtle Creek.

83 He expressed concern that the Board discussed this matter at their May 22, 2025, meeting, and
84 none of the residents near the creek were notified. Mr. Rief stated that Josh Thomas had
85 contacted the Town regarding the pursuit of grant funding for the dredging. In an earlier
86 conversation, Commissioner Winberry expressed concern that CAMA may not permit the
87 dredging. It is a Board decision if the Town will become involved with the process. Mr. William
88 Sally, of 332 Cedar Point Boulevard, was also interested in obtaining a grant for dredging, but
89 was concerned that the dredge process might affect wildlife. Mr. Sally will contact CAMA for
90 further directions. Mr. Rief stated that CAMA approval hinges on the preservation of wildlife
91 habitats. The State covers 75% of the grant, and the residents would be required to match 25% of
92 the cost. Ryan Davenport, Shoreline Protection Officer, would be the point of contact concerning
93 this matter. Beyond that and CAMA's opinion, the Board would also need to vote on this project.
94

95 Mr. Mike Powell, 134 Sunset, pointed out that dredging was being done in the vicinity of
96 Comer's Cove. He wanted to know if they received permission from the Town for that dredging
97 project. Mr. Rief stated that if it is strictly water related, the Town does not regulate the
98 dredging.
99

100 Mayor Hatsell opened the floor for Board comments. Commissioner Nash attended the
101 Certificate of Need meeting with Mr. Rief and had the opportunity to speak on the benefits of the
102 facility here. Commissioner Castellano noted that the electronic sign was visible and a great way
103 to disseminate information to the public. Commissioner Riggs complimented the Public Works
104 staff on the upkeep of the right-of-way on Highway 58 and on keeping the sidewalks neat and
105 clean along Cedar Point Boulevard.
106

107 The Board then went into Closed Session per NCGS 134-318.1(a)(5) for a real estate discussion.
108 The Board entered closed session at 7:30 PM. Commissioner Castellano made a **Motion** to go
109 into Closed Session. The Motion passed 4-0.
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111 The Board returned to Open Session at 8:03 PM.
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113 Mr. Rief presented a signage proposal from the TDA for wayfinding and gateway signs as well
114 as mile marker posts. Mr. Rief requested a sign for our park, a sign for the campground, and a
115 Cedar Point Trail sign.
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117 There being no further business to discuss, the meeting was adjourned. Commissioner Bray
118 made a **Motion** to adjourn the meeting, which was unanimous.
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120 The meeting adjourned at 8:20 PM.
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Scott Hatsell, Mayor



Jayne Beyer, Town Clerk