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3 Town of Cedar Point Board of Commissioners
4 Regular Meeting
5 September 28, 2021
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7 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
8 meeting on Tuesday, September 28, 2021 at 6:30 PM at Town Hall. Mayor Hatsell determined a
9 quorum to be present and opened the meeting.

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

13
14 Mr. Rief provided the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.
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16 The Agenda and the Consent Agenda consisting of the June 17, 2021 Agenda Work Session
17 meeting Minutes, the August 19, 2021 Agenda Work Session Minutes, the August 24, 2021
18 Regular Meeting Minutes, a Proclamation recognizing Red Ribbon Week, and a proclamation
19 recognizing October as Domestic Violence Awareness Month was presented for Board
20 consideration and approval.
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22 Mayor Hatsell moved the Proclamation declaring October as Domestic Violence month to a
23 separate Agenda item; 2a. Mayor Hatsell read the Proclamation out loud, and Deputy Nakamura
24 spoke a few words concerning the Sheriff's Department commitment to assisting anyone affected
25 by domestic violence. Commissioner Winberry made a **Motion** to approve the Agenda and
26 Consent Agenda as presented. The Motion carried 4-0.
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28 The next item on the Agenda concerned paving of streets and roads in Cedar Point. An RFP was
29 sent out, with one bid being submitted and received. Mr. Rief stated this lack of response was
30 due to the short amount of time given, weather concerns and over-burdened paving contractors.
31 The bid received came in at \$162,907.48. Current funds available in the Town's Powell Bill
32 account total \$151,423. The October allocation for Powell Bill funds increased slightly to
33 \$19,059.45. There are enough funds in the Powell Bill fund to cover this bid amount, however
34 the other option would be to wait until Spring and re-bid the project. Board consensus agreed to
35 wait until January to put out another RFP for a Spring project. The time frame for completion
36 would be extended to June 2022 to allow the expenditure to come out of the current fiscal year
37 budget.

38 Mayor Hatsell opened the floor to Public Comment. Mr. Don Redfearn invited everyone to visit
39 the newest addition to the park, the picnic shelter. Concrete for the base of the shelter is
40 expected to be poured soon.

41
42 Deputy Nakamura announced that Cedar Point's first ever Coffee with a Cop will be held
43 Thursday, October 7, 2021 from 6:00 PM to 8:00 PM. These hours would accommodate citizens
44 who work. Sheriff Buck and other representatives from the department will be present.

45
46 Mr. Rief provided his Manager's Report. Letters have been sent out to the residents in the ETJ
47 concerning annexation into the Town. A total of 344 letters were mailed out and there has been
48 much interest in annexing into the Town for services. It's proposed that at the October meeting
49 as many annexation petitions as we've received will be presented to the Board to direct the Clerk
50 to investigate their sufficiency and set the date for Public Hearing at the November meeting.

51
52 The Planning Board discussed multi-family structures language at their September 14 meeting.
53 The discussion involved additional density and higher standards applicable to landscaping,
54 buffering and aesthetics. They will be prepared to make a recommendation at their October 5
55 meeting. They will also consider a rezone request for the old Shellfish 2000 property, from B-1
56 to B-2 for a proposed marine construction business. The applicant is looking for water access for
57 their barges, some storage for equipment and materials and a few samples for display.

58
59 Mr. Rief is looking for an engineer or architectural firm to draw up plans for the park restroom
60 building. After reaching out to three different design firms, they returned quotes of \$24,000,
61 \$30,000 and \$43,000 just to draw up plans. Mr. Rief will draw up an idea and consult a
62 draftsman to assist in creating a plan. Fishing continues to be a problem under the pavilion, with
63 some of the fishermen using the benches as cutting boards for bait cutting. In response to this,
64 signs will be erected directing fishing to only on the dock, not under the pavilion.

65
66 Mr. Rief has reached out to Swansboro, Cape Carteret and Emerald Isle concerning the annual
67 Fall cleanup. Mr. Rief asked for the Board to grant him and the Mayor authority to make a
68 decision and enter into an agreement. Board consensus agreed that the decision-making process
69 be granted to Mr. Rief and Mayor Hatsell. Proposed dates would be October 22nd and 23rd.

70
71 NCDOT is address the pipe collapse issues on Highway 24 in Cedar Point and Cape Carteret.

72
73 Letters and invoices have been sent out to Drew Lutheran concerning both properties adjacent to
74 Town Hall. To date, there has been no response or payment of fines. Mr. Rief asked the Board
75 at what point do we simply seek a court order and clean up the property? The consensus was to
76 move forward with seeking the court order. Mr. Rief will contact Town Attorney Whitford.

77
78 Town Clerk Calhoun polled the Board concerning setting the date for Trick or Treat. All other
79 towns are setting the date for Sunday, October 31, from 6:00 PM to 8:00 PM. The Board agreed
80 we should follow suit.

81 Mayor Hatsell then opened the floor to Commissioner comments. Commissioner Nash asked
82 that the Planning Board address UDO amendments to trigger standards when a change in use is
83 submitted. The Board agreed to present this language to the Planning Board for consideration.
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85 There being no further business to discuss, the meeting was adjourned.
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87 Commissioner Bray made a **Motion** to adjourn the meeting. The Motion carried 4-0. The
88 meeting adjourned at 7:20 PM.
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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk