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Town of Cedar Point
Agenda Work Session Meeting
Thursday, May 22, 2025

Board Members

Scott Hatsell, Mayor | Gary Bray, Mayor Pro Tem | Jerry Riggs, Commissioner
Pam Castellano, Commissioner | John Nash, Commissioner | Frankie Winberry, Commissioner

- I. Call to Order/Invocation/Pledge** Mayor Scott Hatsell
Invocation provided by Mike D'Andrea, Grace Church of Swansboro, followed by the Pledge of Allegiance

Mayor's Remarks

II. Agenda and Consent Agenda

The Town Clerk respectfully submits to the Board the Regular Agenda and the consent items below, which are considered to be of general agreement and of little or no controversy. These items may be voted on as a single group without Board discussion, or if so desired, the Board may request to remove any item(s) from the consent agenda and place them for consideration separately. **Consent Items:**

- a. February 25, 2025 Regular Meeting Minutes
- b. February 26, 2025 Annual Retreat Minutes
- c. March 25, 2025 Regular Meeting Minutes
- d. April 22, 2025 Regular Meeting Minutes
- e. April 22, 2025 Closed Session Minutes
- f. Approval of Purchase Agreements with Computer Warriors

III. Public Hearing 2025-2026 Budget

Presentation of the FY-2025-2026 Budget

Action Needed:

1. Open Hearing
2. Public Comment
3. Close Hearing
4. Motion to approve or disapprove

**IV. Public Hearing Extraterritorial Jurisdiction (ETJ)
Relinquishment**

A request to relinquish the Town's ETJ to the County

Action Needed:

1. Open Hearing
2. Public Comment
3. Close Hearing

V. Public Hearing Text Amendment (TA-2025-01)

An amendment to the UDO to allow neighborhood signs in a B3 Zoning District

Action Needed:

1. Open the Public Hearing
2. Public Comment
3. Close Public Hearing
4. Motion to approve or disapprove Text Amendment TA-2025-01 with the associated Consistency Statement (to be provided)

VI. Deputy & WCFD Reports

VII. Manager's Report/Comments

VIII. Town Clerk Report

IX. Public Comment

X. Board Comments

XI. Adjournment

The next regularly scheduled meeting will be Tuesday, June 24, 2025 at 6:30 PM.

Tab 2 Consent Agenda



Town of Cedar Point Board of Commissioners
Regular Meeting
February 25, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, February 25, 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, Bray, Castellano, Nash, Winberry, Town Manager Rief, Town Clerk Beyer

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

The Agenda and Consent Agenda, consisting of the December 12, 2024 Regular Meeting Minutes, the January 28, 2025 Regular Meeting Minutes, The January 28, 2025 Closed Session Minutes, a Resolution Requesting Restoration of Zoning Authority for North Carolina Local Governments, and the Engagement Letter and Contract for Thompson, Price, Scott Adams and Company, Auditors, Commissioner Winberry made a **Motion** to approve the agenda and the Consent Agenda as presented. The Motion carried 5-0.

Mr. Cameron Pittner presented the final update for his Eagle Scout Project. Mr. Pittner constructed a foot bridge along a marshy area of the yellow trail. Mr. Pittner raised \$665.00, and materials totaled \$565.08. The difference of \$100.92 was presented to the Town. Mr. Pittner will go before the Eagle Scout Board this spring.

The next agenda item was a presentation from Ms. Sara Deskar, ECCOG, on hazard mitigation grants. These grants are only available when a declared disaster hits NC. There is no cost to the Town, and no cost share to the homeowner, regardless of their loss history. Sara will take responsibility for submitting budgets and other cost analyses and contacting homeowners. Eligible recipients will be given temporary housing, paid for with grant funds, while construction and repairs are being made to their primary dwelling. The deadline for applying is October 2025. Sara indicated that she wants to have all required documentation submitted by May and June. Homeowners can withdraw from the program at any time, and even if they choose to sell their house, the grant application follows the house. The Board agreed that this program benefits the several repetitive loss properties in Cedar Point.

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Mr. Austin Eubanks, of Thompson, Price, Scott Adams and Company, presented the 2023-2024 audit, noting the Town had a clean opinion with no derogatory comments. Commissioner Castellano made a **Motion** to approve the audit report as presented. The Motion carried 5-0

Deputy Nakamura presented his report, stating that ALE has gotten involved with Riptidz due to selling alcohol to overly intoxicated bar patrons and management issues. 34 North has been very quiet with no complaints. Traffic enforcement continues with deputies and Highway Patrol running radar regularly. Deputy also indicated that thanks to a grant award, the Sheriffs Department will have 1000 ID kits and bike helmets to give away at CedarFest.

Mr. Rief presented his Manager’s Report: He met for breakfast with Interim County Manager Sharon Griffin, and it was a productive meeting. Public Works staff is working on drainage issues, specifically on Sherwood Avenue at Marsh Harbour. They are cleaning up the area behind Town Hall and will spread fertilizer.

There being no further business to discuss, the meeting was adjourned. Commissioner Bray made a **Motion** to adjourn the meeting, which was carried 5-0.

The meeting adjourned at 7:53 PM

Scott Hatsell, Mayor

Jayne Beyer, Town Clerk



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Town of Cedar Point Board of Commissioners
Annual Retreat
February 26, 2025

The Town of Cedar Point Board of Commissioners held their annual retreat at The Islander Hotel at Emerald Isle on Wednesday, February 26, 2025 at 9:00 AM. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Nash, Winberry, Town Manager Rief, Town Clerk Beyer, Code Enforcement Officer Alisha Dahart

ABSENT: Commissioner Castellano

Mr. Rief presented his year-in-review report, highlighting the electronic sign installation, the Town's financial position, and its properties and services.

Mr. Rief recommended that a security gate be installed at the park based on the number of vehicles entering after hours, some doing donuts in the open areas, damaging the grounds. The Board agreed that a gate would be prudent to keep the park secure after hours. The Board also discussed a park sign design.

The County presented an overview of the upcoming tax re-evaluation, stating that notices will be sent out at the end of March.

The board discussed relinquishing the ETJ, and Mr. Rief indicated that this process involves notifying the residents and conducting a Public Hearing.

Mr. Rief notified the Board that CedarFest 2025 meetings will begin in March, with the first meeting being held on March 4, 2025 at 9:00 AM at Town Hall.

The meeting adjourned at 5:00 PM

Scott Hatsell, Mayor

Jayne Beyer, Town Clerk



Town of Cedar Point Board of Commissioners
Regular Meeting
March 25, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, March 25, 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

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

The Agenda and Consent Agenda, consisting of the Budget Adoption Calendar, 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 on a rezone request. Rezone Request RZ-2025-01 was a request to rezone approximately 1.03 acres from B-1 Business District to R-15 Residential PIN 5374-1712-9439000 to allow for single-family residential lots.

Commissioner Winberry made a **Motion** to go into public hearing. The Motion carried 4-0.

Mr. Rief provided a brief overview of the request, noting that the applicant, Mr. Jonathan McDaniels, was present to answer questions or provide comments. Mr. Rief advised the Board that a Consistency Statement must be included with the Motion to approve or disapprove. Mr. McDaniels had no comment. There was no public comment.

Commissioner Castellano made a **Motion** to close the public hearing. The Motion was unanimous.

Board discussion followed.

38 Commissioner Nash questioned the number of lots to be developed and whether the currently
39 unpaved street would be paved. Mr. McDaniels indicated that three lots would be created, but
40 was unsure if the street would be paved.

41
42 Commissioner Castellano **Moved** to approve Rezone Request RZ-2025-01 with the associated
43 Consistency Statement. The Motion was carried unanimously, 4-0.

44
45 The following agenda item was a subdivision plan for this parcel. This plan would divide one lot
46 to create four lots for residential purposes. This plan is considered a minor subdivision plat, with
47 health department approval still required and final approval from West Carteret Water
48 Corporation. A fee in lieu of recreational space has not yet been determined.

49
50 Board discussion followed.

51
52 Commissioner Riggs was interested in the Planning Board's recommendation of the subdivision.
53 Mr. Rief stated there were no issues with the proposed plat.

54
55 Mayor Hatsell spoke with a resident on Ash Street who expressed concern over stormwater
56 runoff due to this subdivision. Mr. Rief stated that Town Staff will monitor this potential hazard
57 very closely.

58
59 Commissioner Winberry **Moved** to approve the subdivision plat contingent upon required items
60 such as Health Department and water company approval being met. The Motion carried
61 unanimously, 4-0.

62
63 The relinquishment of the Town's ETJ (Extra-Territorial Jurisdiction) was presented next. This
64 matter was addressed at the annual board retreat in February. The School of Government has
65 provided a recommended process involving correspondence with affected residents and a Public
66 Hearing. The May 22 Agenda Work Session would align with the procedural requirements. This
67 date coincides with a public hearing for the annual budget. Commissioner Winberry made a
68 **Motion** to set a date for a public hearing for May 22, 2025. The Motion carried 4-0.

69
70 The next agenda item discussed drainage issues on Sherwood Avenue in the Marsh Harbour
71 neighborhood. Beavers have begun damming up the creek, creating flooding and drainage issues.
72 The beavers must be removed to remedy this situation, and Mr. Rief would like Board approval
73 to hire a wildlife removal company. Commissioner Riggs made a **Motion** to approve hiring a
74 wildlife removal company to repair the drainage issues on Sherwood Avenue. The Motion
75 carried 4-0.

76
77 Mr. Rief presented a repaving project proposal along Sherwood Avenue. This proposal included
78 the recommendation of roll curbing and the enlargement or removal of the island in the Town
79 Hall Parking lot. Mr. Rief will prepare an RFP for the rolled curb, curb and gutter, and paving to
80 end at the entrance to Marsh Harbour. The Board directed Mr. Rief to send out an RFP for this
81 project.

82
83 Deputy Nakamura presented his monthly report.

84 Speeding continues to be an issue on Cedar Point Boulevard, and at the Sheriff's Office's request,
85 the NC State Highway Patrol has agreed to assist in slowing down motorists. Tagging has begun
86 again, and five teenagers are suspected of being responsible for the vandalism.
87

88 Mr. Rief presented his manager's report, beginning with the new town website, which is up and
89 running; however, parts are still under construction.
90

91 The ditch clearing and drainage improvement project on Bell Street is completed, but other areas
92 on Bell Street need to be addressed.
93

94 One of the girls' softball teams that uses the Town's gym building for practice won a
95 Championship game.
96

97 Mr. Rief is having difficulty finding additional bids for the electronic sign installation. The
98 Board directed him to do whatever is needed to get it installed.
99

100 Commissioner Bray's father passed away—no information yet on services.
101

102 A Commercial Site Plan for Rip Tide Car Wash has been received. The Planning Board will
103 review it at its April meeting.
104

105 There may be a potential rezone request to rezone 305 Cedar Point Boulevard to commercial, but
106 it is still on the books as a B1 zoning. Town Staff will continue to research.
107

108 The tract for the hospital building is being cleared, and groundbreaking may begin soon.
109

110 Mr. Rief stated he has reviewed the drawings for the new Sound Furniture building, and they are
111 very nicely done.
112

113 The board will hold a budget work session on Friday, April 11, at 9:00 AM to discuss the 2025-
114 2026 Budget.
115

116 The County tax revaluation has begun in Cedar Point. Mr. Rief contacted the County to dispute
117 some of their revaluation numbers.
118

119 Cedar Point Boatworks has a new building that has not been permitted. Town staff is addressing.
120

121 Mayor Hatsell opened the floor for public comments, with Darlene Cox expressing concern
122 about the orange flags along her street's right-of-way. She thought they were for ditch cleaning,
123 but Mr. Rief pointed out they were for installing Bright Speed fiber optic cable.

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

126

127 The meeting adjourned at 7:55 PM

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Scott Hatsell, Mayor

Jayne Beyer, Town Clerk



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4 Town of Cedar Point Board of Commissioners
5 Regular Meeting
6 April 22, 2025
7

8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
9 meeting on Tuesday, March 25, 2025, at 6:30 PM at Town Hall. Mayor Hatsell determined a
10 quorum to be present and opened the meeting.
11

12 PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Castellano, Nash, Winberry, Town
13 Manager Rief, Town Attorney Whitford
14

15 A moment of silence was observed, followed by Mayor Hatsell leading the Pledge of Allegiance.
16

17 The Agenda and Consent Agenda consist of a contract with ECS&M, Inc. for street sweeping
18 and a proposed contract with Austin Robinson to purchase and install (4) GMRS radios in Town
19 vehicles and at Town Hall. Commissioner Riggs made a **Motion** to approve the Agenda and
20 Consent Agenda as presented. The Motion carried 5-0.
21

22 A request to place a tree of life bench was presented on behalf of the Roska Family in memory of
23 their daughter, Bella. Mr. Rief presented photos of the bench and suggested areas at the park for
24 placement. Bella loved coming to the park and enjoying the view of the water, so the family was
25 hopeful the bench could be placed at the waterfront. Commissioner Riggs expressed concern that
26 other families may want a memorial bench installed at the park, and a policy should be created to
27 ensure uniformity. Mayor Hatsell suggested that the benches be made of materials that could
28 withstand the extreme temperature changes. Commissioner Castellano made a **Motion** to
29 approve the request to install a memorial bench at the park in honor of Bella Roska. The Motion
30 carried 5-0.
31

32 The next agenda item was a Special Use Permit (SUP-2025-02), a request to allow a street yard
33 display at 305 Cedar Point Boulevard. Mr. Rief opened the evidentiary hearing and briefly
34 explained the request and application. This application concerns allowing a street yard display
35 (consisting of golf carts). Mayor Hatsell administered the oath to Mr. Rief and the applicant,
36 Mrs. Sharon Murray.
37

38 Commissioner Castellano made a **Motion** to open the hearing. The Motion carried 5-0.

39 This property's zoning was thought to be residential. However, Town staff researched and found
40 that it is zoned B-1. Mr. Rief read through the application, standards, and answers. He pointed
41 out that the applicant must indicate all areas for displaying golf carts. Mrs. Sharon Murray is the
42 co-owner of the property, along with her husband, Mr. Rufus Murray. Mrs. Murray stated that
43 the tenant wishes to place carts out front of the building. Commissioner Riggs expressed concern
44 about the open space to the rear of the building and that space being used for trade-in, non-
45 operable, or overflow golf cart storage. Mrs. Murray stated that the business owner brings the
46 carts inside the building at the end of each business day and does not want any excess inventory
47 left outside. Commissioner Nash pointed out that this could be stated as a condition of permitting
48 within the Special Use Permit. Mr. Rief reminded the Board that the purpose of the request only
49 addresses the display out front. By right, they are allowed to put carts on the side of the building.
50 Town Attorney Whitford confirmed with Mrs. Murray that the application read into the record
51 was true and correct, to which Mrs. Murray agreed. Commissioner Nash asked if the number of
52 carts could be limited, expressing concern with the line of sight for vehicles attempting to enter
53 Cedar Point Boulevard from that area.

54

55 Mayor Hatsell read through each of the standards, with the Board having no objection to them.
56 The floor was open to public comment, with Gary and Darlene Cox echoing Commissioner
57 Nash's concerns about displayed golf carts affecting vehicles safely entering Cedar Point
58 Boulevard from Cedar Lane. Mr. Rief indicated that the NCDOT has requirements for these
59 types of concerns, known as sight triangles, that must be respected.

60

61 Commissioner Bray made a **Motion** to close the hearing. The Motion carried unanimously.

62

63 Commissioner Riggs made a **Motion** to approve the Special Use Permit Application SUP-2025-
64 02, which includes the NCDOT sight triangle restrictions. The matter of storing golf carts at the
65 rear of the building will be addressed later. The Motion carried 5-0.

66

67 A Commercial Site Plan for RipTide Car Wash was next on the agenda for Board consideration.
68 The applicant was present for any questions or comments. This site plan concerns the parcel at
69 Lot 5, adjacent to Tractor Supply. The Planning Board considered it at their April 1, 2025
70 meeting and unanimously recommended this plan for Board consideration. Patrons would enter
71 the car wash from Old Highway 58, with two lines forming to approach the payment kiosk.
72 Vehicles would exit the car wash on the west side to go towards the vacuums. Considering the
73 Town's overall aesthetics, additional landscaping is proposed to reduce blower noise, and the
74 design palette is designed to complement other businesses nearby. Mayor Hatsell stated that the
75 developers went above and beyond to make changes based on the aesthetics of the surrounding
76 businesses and overall feel of the Town. Board discussion followed:

77

78 Commissioner Nash confirmed the hours of operation, which were 7:00 am to 9:00 pm.

79

80 Commissioner Riggs made a **Motion** to approve the Commercial Site Plan for RipTide Car
81 Wash as presented. The Motion carried 5-0.

82

83 Deputy Nakamura presented his report, beginning with the traffic issues.

84 Summer is here, and traffic is picking up. Mr. Rief stated that the Town has received complaints
85 regarding the light at Bojangles intersection and the lack of a green arrow to accommodate
86 vehicles attempting to turn left into Bojangles or the Bridge View subdivision. Commissioner
87 Nash is frustrated with westbound cars trying to turn left into GoGas, which is unsafe.

88
89 Mr. Rief presented his Manager's report, beginning with the sad news of Jayne's mother's
90 passing. Jayne will be back in the office on Monday, April 28.

91 Sharon Griffin has been appointed as the new County Manager.

92 The BRIC program has been discontinued for this year, noting that the timeline is adding
93 significant issues to the program. After research is done, the program could be restructured.

94 The Planning Board will consider a Text Amendment allowing neighborhood signs in B-3
95 zoning at its May 6 meeting. This request is for Bridge Point townhomes to place an identifying
96 sign at the beginning of their neighborhood.

97 A request has been submitted requesting that No Parking signs be installed at the end of Bell
98 Street.

99 Carteret Health Care has begun clearing the second 5 acres in anticipation of its new facility.

100 Paul Musco has resumed work on The Compass Grill (formerly CP's Grill).

101 The total cost for removing the beavers and their dams was \$1800.

102 The annual Easter Egg hunt was held on Saturday, April 12th, and was a success. Mr. Rief
103 extended a big thank you to the homeschool Beta Club students for helping with this year's hunt.

104 The total cost to install a solar-powered lighted crosswalk beacon near the gym building would
105 be \$5487.03, not including striping or pavers. The Board directed Mr. Rief to move forward with
106 this project.

107
108 There was no public comment.

109
110 There was no Board comments.

111
112 The Board went into Closed Session at 8:13 PM.

113
114 The Board returned to Open Session at 8:49 PM.

115
116 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry
117 made a **Motion** to adjourn the meeting, which was unanimous.

118
119 The meeting adjourned at 8:49 PM.

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129 _____
Scott Hatsell, Mayor

Jayne Beyer, Town Clerk



QUOTE #:	CWQQ6921-01
DATE:	May 19, 2025

5500 Market Street , STE 100 B,
Wilmington, NC 28405
910-726-1595

Prepared For:

David Rief
Town of Cedar Point
427 Sherwood Ave
Cedar Point, NC 28584
United States

Prepared By:

Brian Satz
President
brian@cwitsupport.com
910-726-1246



P.O. Number	Payment Terms	Valid Through
		May 23, 2025

Here is the quote you requested.

Qty	Description	
One-Time Charges		\$18,279.89

- 6 Dell Latitude Pro Business Laptop / Core 5 120U CPU / 32GB DDR5 RAM / 256GB NVMe SSD / Windows 11 Pro / 16" LED Screen Full HD / Backlit Keyboard / WiFi / Bluetooth / Camera / 5 yr hardware warranty

CP-LT-02
CP-LT-03
CP-LT-04
New Laptop for Ken Howell (PW Staff)
New Laptop for Kurt Rasenberger (PW Staff)
New Laptop for Gym Staff (to be hired)

- 1 Microsoft Surface Pro 10 Tablet - 13" - 32 GB - 512 GB SSD - Windows 11 Pro - Platinum -- Comes with Keyboard and Pen

1 yr warranty

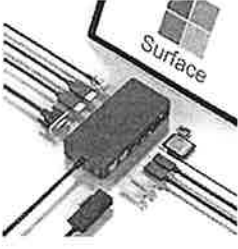
For CP-LT-01 Replacement (CEO)



*Features a slate design for providing you with the ultimate portability and comfortable usability
The lavish 1.70 GHz processing speed and 32 GB memory lets you easily juggle between social, professional and gaming apps
13" screen area is sufficient to showcase digital content
19 Hours battery provides ample time to do your routine tasks without charging
Core Ultra 7 processor offers maximum productivity in a timely efficient manner
Do deca-core (12 Core) core processor offers maximum productivity in a timely efficient manner
32 GB memory for smooth multitasking without crashing or slowing down
Provides brighter results with high peak intensity to ensure maximum reliability
Windows 11 Pro operating system offers powerful platform to efficiently run routine applications
Use light weight apps, play games and store your personal stuff on the go in a 512 GB SSD storage*

Qty	Description
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1 Microsoft Surface Dock Triple Displays Dual HDMI+VGA with Power Adapter, 12 in 1 Surface Docking Station for Microsoft Surface Pro 11/10/9/8/X/7/6/5/4/3, Surface Laptop 7/6/5/4/3/2/1, Surface Book USB



€12 IN 1 Versatile Microsoft Surface Dock € Equipped with Surface Connection technology, this Microsoft Surface docking station offers a range of connectivity options for all your peripherals with 2x HDMI*4K@30Hz, VGA*1080P@60Hz, 100Mbps RJ45 Ethernet port, 2x USB C data port, 2x USB A 3.0 Ports, SD/TF card slot, 3.5mm Headphone Jack Port, DC Power Port, Surface dock With simple plug and play connectivity.
 €Ultra HD 4K output & Triple Displays Surface Dock Hub € Surface Triple Displays (HDMI+HDMI+VAG) with extend or mirror mode, boost your efficiency 3 times, MS Surface Pro Dock Provide your Surface with excellent 4K HDMI and VAG ports. 4K HDMI support resolutions up to 3840 x 2160@30Hz. VGA port supports display resolutions up to 1920 x 1080@60Hz. *Note: when connecting your Surface with up to 3 extra screens and reach three displays (HDMI/HDMI/VGA +Surface), you need to turn off the Surface screen.
 €Super Speed Data Transfer Surface Docking Station € This Microsoft Surface Pro docking station comes with 2*USB A 3.0(5Gbps) and 2*USB C data (5Gbps) ports, allows you to connect keyboard, mouse, USB flash driver, USB C hard disks, etc. And extra SD TF ports allows you to read or download photo and video from your camera with up to 104Mb/s speed. Brings you much more convenience and save your time.
 €MS Surface Dock Hub with Audio Output and Ethernet Port € Our MS Surface Pro Docking Station features the 3.5mm audio jack with delight listening to your favorite music, using your wired headphones with the classic 3.5mm cable. And Surface Docking Station offers full 10/100 Mb/s over RJ45 Ethernet port, which can download movies quicker, transfer files faster, and reduce latency, Surface dock ensure your network connection more stable.
 €Broad Surface Device Compatibility € This Microsoft Surface Docking station with surface connection technology, is widely compatible with Microsoft Surface Pro 11/10/9/8/X/7/6/5/4/2017, Microsoft Surface Laptop 7/6/5/4/3/2/1, Microsoft Surface Laptop Go 3/2/1, Microsoft Surface Laptop Studio 2/1, Microsoft Surface Book 3/2/1. (Please connect the magnetic surface connection in the right direction to your surface and connect the power supply port when using)
 €Minimal Design & 72W Power Supply € The 12 in 1 microsoft surface pro docking station upholds a minimalist style. The latest microsoft surface accessories support 72W power supply, say goodbye to the original 45W charger, enjoy faster charging speed and improve your office efficiency. (Please connect the Surface docking station correctly according to the connection direction)
 €What You Will Get € 1x Surface Dock, 1x Power Supply Adapter, 1x instruction manual, and our 12-month worry-free service and warrant. If you have any questions, please feel free to contact us, we are here for you.

4 Labor to replace existing workstations with replacement computers, including security setup, site visit, data transfers, printer / scanning setup, and ensuring users can operate computers effectively post migration. Includes setting up computers on AzureAD / EntraID, joined to the online domain vs. local domain.

- CP-LT-01 -- Surface Pro (Code Enforcement Officer) - Alicia
- CP-LT-02 -- new laptop (Clerk) - Jayne
- CP-LT-03 -- new laptop (PW Lead) - Brian
- CP-LT-04 -- new laptop (Admin Asst) - Linda

3 Labor to set up brand new computer for Ken Howell (Public Works), Kurt Rasenberger (Public Works), and unhired "Public Works" staff. Would not require data transfers. Set up in AzureAD / EntraID

1 Dell Micro Form Factor i5 Computer
 16GB RAM (will upgrade to 32GB)
 14th Gen i5
 512GB NVMe SSD
 Windows 11 Pro
 5 yr warranty

To be used as a replacement for housing QB Database on the network

1 Crucial RAM 32GB Kit (2x16GB) DDR5 5600MHz (or 5200MHz or 4800MHz) Laptop Memory CT2K16G56C46S5, Black



5600MHz RAM can downclock if system specification only supports 5200MHz or 4800MHz
 Best for 13th Gen Intel Core and AMD Ryzen 7000 Series processors
 Intel XMP 3.0 and AMD EXPO supported on the same module
 Enhance productivity, save time and money, game at higher frame rates, multitask better
 ECC Type = Non-ECC, Form Factor = SODIMM, Pin Count = 262-Pin, PC Speed = PC5-44800, Voltage = 1.1V, Rank And Configuration = 1Rx8

1 Labor to install new desktop as host for QB Database Manager software and migrate QB data to it, sharing back to computers on the network that need access.

1 Labor to migrate to SharePoint for data stores currently housed on the server - Decommission the server

Labor to export 6 archived backups in E-mail Backup Application (Datto SaaS Protect), convert to PST, and put in sharepoint folder w/ access to David Only (then remove licensing for backups and save \$30/mo)

Qty	Description
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Please contact me if I can be of further assistance.

SubTotal	\$18,279.89
Tax	\$1,233.89
Shipping	\$0.00
Deposit	\$13,000.00
TOTAL	\$19,513.78

Subtotal includes first month of recurring charges.

Please sign and return to accept this quote: _____



ITSUPPORT

QUOTE

QUOTE #:	CWQQ6931
DATE:	Dec 12, 2024

5500 Market Street , STE 100 B,
Wilmington, NC 28405
910-726-1595

Prepared For:

David Rief
Town of Cedar Point
427 Sherwood Ave
Cedar Point, NC 28584
United States

Prepared By:

Brian Satz
President
brian@cwitsupport.com
910-726-1246



P.O. Number	Payment Terms	Valid Through
		May 19, 2025

Here is the quote you requested.

Qty	Description	
	Monthly Recurring Services	\$1,027.50

10 WarriorShield PoM Plan per Device (min 10), v. 2025, to include the following:

Security and Monitoring Essentials

- Patch Management and 24x7x365 Hardware Monitoring
- Endpoint Detection and Response (EDR) NextGen AV
- Zero-Trust Application Control, Whitelisting, Ringfencing
- Dark Web Monitoring
- DNS Filtering on Firewall and Laptops
- Monthly Reporting on Services

Security and Monitoring Complete

- Security Awareness Training (M365 only)
- Phishing Simulation Training (M365 only)
- Password Management Utility
- Managed Device Encryption w/ Remote Wipe Capabilities
- 24x7x365 Security Operations Center Services (SOC)

Priority SLA

Unlimited Remote Support Included
On-site Support at \$125/hr

36 month commitment with 5% annual increases
No onboarding cost for new services

- | | |
|---|--|
| 1 | Backup Solution added to device on protection plan - would include up to 500GB per device in off-site backups. Full system image backups. Overages on the account billed at \$5 per 100GB per month -- This is for the new QuickBooks Desktop "server" |
| 5 | 3rd party anti-phishing and E-mail security platform, billed per mailbox per month - includes M365 backups for OneDrive, SharePoint, Teams, and E-mail |

This would be 6 less than existing licensing, as we would be exporting the 6 archived E-mails to PSTs and storing in sharepoint

Qty	Description
-----	-------------

Please contact me if I can be of further assistance.

SubTotal	\$1,027.50
Tax	\$69.36
Shipping	\$0.00
Deposit	\$0.00
TOTAL	\$1,096.86

\$1096.86 Monthly Recurring
Subtotal includes first month of recurring charges.

Please sign and return to accept this quote: _____

Tab 3 Public Hearing – 2025-2026 Budget

*TOWN OF CEDAR POINT
NORTH CAROLINA
FISCAL YEAR 2025-2026
OPERATING BUDGET*

*CEDAR POINT BOARD OF COMMISSIONERS
PUBLIC HEARING
MAY 22, 2025*



*Scott Hatsell, Mayor
Gary Bray, Mayor Pro-Tem
Frankie Winberry, Commissioner
Pam Castellano, Commissioner
John Nash, Commissioner
Jerry Riggs, Commissioner*

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TOWN OF CEDAR POINT

Mayor
Scott Hatsell

Mayor Pro-Tem
John Nash

Board of Commissioners
Frankie Winberry
Pam Castellano
Gary Bray
Josh Reilly



Town Manager
David M. Rief

Mailing Address
427 Sherwood Avenue
Swansboro, NC 28584
Phone: 252-393-7898

www.cedarpointnc.org

Thursday, May 22, 2025

Dear Honorable Mayor Hatsell; Board of Commissioners; and citizens of Cedar Point:

I am pleased to present the Fiscal Year 2025-2026 Recommended Budget for your review and consideration. The total Recommended Budget is \$1,680,000, showing a \$343,000 increase from the Fiscal Year 2024-2025 Operating Budget of \$1,337,000. The Fiscal Year 2025-2026 Recommended Budget seeks to ensure the Town continues its solid financial position while maintaining a high standard of Town services and programs.

The Recommended Budget is balanced with a property tax rate of \$0.1175 per \$100 of assessed value, a reduction from the 2024-2025 tax rate of \$0.1475. The proposed budget does not require usage of any unassigned fund balance. The fee schedule has also amended to allow for the collection of fees for use of the Town gym facility and for clarifications.

On the revenue side, the Town anticipates an increase of \$174,000 because of the Carteret County Tax revaluation, a 23.8% increase. The Town also anticipates using \$120,000 from its Powell Bill Reserve Funds to cover the cost of some paving projects. Finally, increased electricity sales tax revenue (\$10,000), income from fees anticipated by usage of the Town gym by recreational teams (\$6,000), and the anticipated reimbursement from a cybersecurity grant (\$29,000) all contribute to this year's budget.

On the expenditure side, the largest change in expenses from the General Fund is for paving projects including the repaving of Jones Street and part of Sherwood Avenue. The second largest increase is for capital expenditures for the purchase of a new truck, dump trailer, zero-turn mower, and generator for Town Hall. There was also an increase in salaries for Town staff which included a 3% Cost of Living Adjustment (COLA) as well as the continued realignment of salaries to current market rates for the area. Although figures have not yet been received, it is anticipated that the Town will see increased insurance costs.

I believe that this Fiscal Year 2025-2026 Recommended Budget represents a responsible revenue and expenditure plan that considers both the present and future of Cedar Point. We have consistently strived to develop and adhere to a structurally sound budget to stabilize tax rates over the long-term and have also put forth a significant effort to prepare for future needs and identify potential challenges.

FISCAL YEAR 2025-2026 RECOMMENDED **BUDGET REVENUES**

PROPERTY TAX

Property tax revenues are expected to increase from those collected during the 2024-2025 Fiscal Year. Property Tax, historically, is a very stable source of revenue and constitutes \$852,000, 50.71% of the total expected revenues for Fiscal Year 2025-2026.

SALES AND USE TAX

The second largest source of revenue for the Town is Sales and Use Tax revenues. Sales tax is basically a tax on the retail sale or lease of tangible personal property. Use tax is an excise tax on the right to use or consume property in North Carolina or elsewhere. The Town is not expecting to see an increase in this line item. Although sales are still rising, albeit a bit slower than in the last few years, increased tax rates by the County and other municipalities last year means the Town of Cedar Point will receive a smaller percentage of the collected funds. We estimate Sales and Use Tax revenue will remain at \$330,000, 19.64% of the total expected revenues for Fiscal Year 2025-2026.

FRANCHISE TAXES

This category includes Electricity Sales Tax, Piped Natural Gas Sales Tax, Telecommunication Sales Tax, and Video Programming Sales Tax. These taxes are collected by the State and are distributed to the Town on either a quarterly or semi-annual basis. The individual amounts vary based on factors such as the weather and consumer preferences for entertainment. Together these taxes are estimated to generate approximately \$116,700 in revenue for the Town in Fiscal Year 2025-2026, equaling 6.95% of the proposed budget.

PERMITTING FEES

Permitting fees include Planning and Zoning Fees as well as Itinerant Merchant Permit Fees. Planning and Zoning Fees are an inconsistent source of revenue for the Town due to its reliance on the economic progress of this area. However, the growth has not slowed much lately. We estimate receiving \$12,000 in Planning and Zoning Fees.

Itinerant Merchant Fees seems to have declined a bit with the closing of one of the two markets in Town. With lowered demand, these fees are expected to generate approximately \$8,000 in revenue in Fiscal Year 2025-2026. Together, permitting fees are approximately 1.19% of the total budget.

BEER AND WINE TAXES

Municipalities share the beer and wine tax revenues based on their population. This is an inconsistent source of revenue for the Town because it is often used by the State during difficult economic times. We estimate \$7,000 in revenue constituting 0.42% of the total expected revenues for Fiscal Year 2025-2026.

GARBAGE COLLECTION FEE

A garbage collection fee will not be charged for Fiscal Year 2025-2026 permanent residences paying ad valorem taxes on their homes in the fiscal year. However, the Town will continue to charge for a second or third garbage/recycle can or for newly constructed or annexed homes. Additionally, the Town will allow mobile home parks access to trash collection services for a per unit annual fee. The estimated revenue is \$3,500, or 0.21% of the budgeted revenues.

POWELL BILL

North Carolina levies motor fuel taxes pursuant to a formula that increases taxes when the wholesale price of motor fuels increases. North Carolina General Statute 136-41.1 appropriates from this revenue an amount equal to the proceeds of \$.0175 per gallon taxed, plus an additional 6.5% of the net proceeds of the North Carolina Highway Trust Fund and distributes that amount among the state's municipalities. The legislation that first established this distribution is known as the Powell Bill (after its principal sponsor in the North Carolina Senate), and the monies distributed to the cities are often called Powell Bill funds.

Municipalities may use motor fuel tax revenue only for maintaining, repairing, and constructing streets or thoroughfares, including bridges, drainage, curbs and gutters, sidewalks, and other necessary appurtenances to streets, including sidewalks. Street maintenance includes street cleaning and snow removal. Permitted construction expenditures include all phases of construction: right-of-way acquisitions, legal and engineering expenses, salaries, wages, and fringe benefits, materials for construction, payments to contractors, and so forth. Municipalities may also use motor fuel tax money for traffic control devices and signs, debt service on street bonds, and the municipality's share of special assessments for street improvements.

Based on the latest State Budget Office estimates of highway revenues, the Town is expecting the distributed amount of Powell Bill funds to be comparable to that received in Fiscal Year 2025-2026 and has estimated receiving \$60,000 from this revenue source. Additionally, the Town plans to supplement its General Fund by transferring \$120,00 of Powell Bill funds from its Powell Bill Reserve Account to cover the cost of proposed improvements. The combined \$180,000 would constitute 10.71% of the total expected revenues for Fiscal Year 2025-2026.

OTHER REVENUES

Other revenue sources for the Town as part of its budget are the Lease Tax, Solid Waste Disposal Tax, and Interest Income.

The Lease Tax is estimated to be \$2,600, 0.15% of the total expected revenues.

Solid Waste Disposal Tax also has minimal impact on the operating Budget. We estimate receiving \$1,400, 0.08% of the total expected revenues, from this source. Please keep in mind that the revenues from this source are used specifically for the operation of the Environmental Protection Department.

The rise in interest rates over the past year has resulted in a significant increase in interest revenue for the Town. Provided rates continue to remain high, the budget anticipates interest income of about \$55,700.

FUND BALANCE

As expressed in previous budget presentations, interest income and unassigned fund balance are essentially savings accounts for the Town. Historically, the Town has strived to maintain enough in its "savings account" to meet necessary State requirements, offset potential tax increases, and provide sufficient funding options for the Town during disastrous situations. The Town has a Fund Balance Policy (approved January 26, 2012) requiring the reservation of 45% of the unassigned fund balance to be held in an account for use in emergency situations. The Town continues to meet its Fund Balance Policy. No usage of the fund balance is anticipated this coming fiscal year.

PARK PROJECT BUDGET

The Park Project Budget was initially funded by a \$140,000 anonymous donation for the reconstruction of a pier at Boathouse Creek Park. Additional grant funds have been added to the fund to support the development of the Park. The Town has used some of the funds to construct a kayak launch and an accessible parking lot and walkway but has replaced some funds that were a grant reimbursement and have further supplemented this budget. The current balance in the fund is approximately \$130,000.

APPROPRIATED FUND BALANCE

The Town has a current appropriated fund balance of approximately \$261,500. The appropriated funds are designated primarily for the development of recreational opportunities and were funded through fee-in-lieu contributions through the development of residential subdivisions. A portion of the proceeds were also provided for future installation of a multiuse path in front of the Extra Space Storage Parcel once the Old Hwy 58 realignment project occurs.

REVENUE-NEUTRAL STATEMENT

Pursuant to N.C.G.S § 159-11(e), a statement must be provided with the proposed budget which addresses the revenue-neutral* tax rate in any year that a reappraisal has occurred. According to the Carteret County Tax Office, the estimated total real property valuation** of Cedar Point is \$688,817,335 and the total personal property valuation is \$46,256,752 for a total valuation of \$780,745,646, including Public Service facilities and motor vehicles. While some tax appeals are still pending, this figure should be fairly close to the final valuation once determined by the Tax Office.

Last year, the estimated total valuation within the Town was \$494,374,461. Therefore, the reappraisal results in a \$286M increase in valuation, a 57.9% increase over the last year. Using the prescribed method of calculation, the “revenue-neutral” rate would be \$.0982.

Calculation:

Total Tax Valuation	780,745,646
Divided by 100 =	7,807,456 (creates rate per \$100)
Divided by Prev Yr Budgeted Collection	<u>729,000</u>
Preliminary Rate	0.0934
Multiplied time Growth Rate	<u>1.052</u>
Revenue Neutral Tax Rate	0.0982

*The Revenue Neutral Tax Rate is merely an estimate of what the tax rate would need to be to collect the same amount of taxes as the previous year including consideration of the average growth rate for the Town. It makes no statement on whether the amount of money that would be generated would be sufficient to either fund the previous year’s budget, or the coming year’s budget.

**Estimate includes the values provided as of May 5, 2025 and assumes a 3.5% reduction in then current real estate values to accommodate on-going appeals.

FISCAL YEAR 2025-2026 RECOMMENDED **BUDGET EXPENDITURES**

The Town has separated its expenses into eight (8) categories: Governing Board, Administration Department, Planning and Inspections Department, Environmental Protection Department, Transportation/Public Works Department, Parks and Recreation Department, Public Safety, and Debt Service.

GOVERNING BOARD EXPENSES

The Governing Board Department serves as the nucleus of the Town operations. Staffing for this department are the elected Mayor and Board of Commissioners. This department oversees all the Town operations and some of the annual expenses of the Town including Audit Fees and Contributions. This department also controls the Legal Services and Accounting/Bookkeeping services.

Some of the highlights of the expected expenses for this department are as follows:

- Overall estimated expenses for this Department have increased \$1,700 from what was adopted for Fiscal Year 2024-2025. Slight increases were provided for employee bonuses, audit fees, and motor fuel sales tax.
- This Budget maintains the Governing Board Compensation at \$11,400. That amount will be distributed as follows:
 - Mayor: \$2,400 Annually (\$200 per month)
 - Mayor Pro-Tem: \$1,800 Annually (\$150/month)
 - Commissioners: \$1,800 Annually (\$150/month)

ADMINISTRATION DEPARTMENT EXPENSES

The Administration Department manages the day-to-day operations of the Town. Staffing for this department includes the Town Manager/Planning Director/Finance Officer, the Town Clerk, and the Administrative Assistant. Expenses under this department include Town insurance coverages, technology expenses, tax collection, and special projects.

Some of the highlights of the expected expenses for this department are as follows:

- Overall estimated expenses for this Department have increased \$33,500 from what was initially adopted for Fiscal Year 2024-2025.
- An increase in salaries was provided for which included a 3% cost of living adjustment, and then further increases based upon comparative rates for similar positions in nearby towns.
- Increases are also expected in all Town provided insurance as well as tax collections, and payroll related expenses, these combined increases total \$15,200.
- Expenses will also be incurred in this fiscal year for election expenses, estimated at \$5,000.

PLANNING & ZONING DEPARTMENT EXPENSES

The Planning & Zoning Department manages the land development within the Town's jurisdiction. Staffing for this department includes the Planning Director and Code Enforcement/Zoning Officer. The Town Manager currently serves as the Town's Planning Director, so his salary remains in the Administration Department, but the position manages the day-to-day operations of this department.

Some of the highlights of the expected expenses for this department are as follows:

- Overall estimated expenses for this Department have increased \$20,200 from what was adopted for Fiscal Year 2024-2025.
- An increase in salaries based upon comparative rates for similar positions in nearby towns as well as resulting increases in payroll related expenses and health insurance.

ENVIRONMENTAL PROTECTION DEPARTMENT EXPENSES

The Environmental Protection Department currently manages the refuse and recycle collection and disposal for only residential structures within the Town's corporate limits along with a biannual yard debris collection during the months of October and April.

There is no staffing allocated for this department because the refuse and recycle collections are contracted out to Green for Life, Inc (GFL). GFL provides the Town residents a weekly curb-side refuse collection on Wednesdays along with biweekly curbside recycle pick-up also on Wednesdays.

Some of the highlights of the expected expenses for this department are as follows:

- Overall estimated expenses for this Department are expected to increase slightly (\$1,500) from what was adopted for Fiscal Year 2024-2025.

TRANSPORTATION/PUBLIC WORKS DEPARTMENT EXPENSES

The Transportation/Public Works Department manages the various construction and maintenance duties of the Town. Staff for this department include the Public Works Director and three Town Services Technicians. Expenses under this department include streets and sidewalk maintenance, capital outlay projects, and building repairs and maintenance.

Some of the highlights of the expected expenses for this department are as follows:

- Overall estimated expenses for this Department have increased \$312,550 from what was adopted for Fiscal Year 2024-2025.
- The overwhelming majority of the increase is for anticipated paving projects totaling \$180,000.
- Another major increase is in capital expenditures which total \$98,000 for the purchase of a new truck, a dump trailer, a zero-turn mower, and a back-up generator for Town Hall.
- An increase in salaries based upon comparative rates for similar positions in nearby towns as well as resulting in increases in payroll-related expenses.

PARKS AND RECREATION DEPARTMENT EXPENSES

The Parks and Recreation Department manages the development and maintenance of recreational facilities and programs in the Town.

Some of the highlights of the expected expenses for this department are as follows:

- Overall estimated expenses for this Department have increased \$14,500 from what was adopted for Fiscal Year 2024-2025.
- CedarFest is the largest budget item within the department (\$25,000). However, sponsorships and other revenue from the event are expected to equal or exceed the planned expense.
- The largest increase is expected in the Landscaping line item for the installation of a landscape barrier at the park entrance to complement a gate to be installed through the Strategic Budget Plan.
- Maintaining the utilities and overhead of the gym is budgeted at \$12,000 in Fiscal Year 2025-2026.

PUBLIC SAFETY

The Public Safety Department includes the contract services of providing a full-time deputy to patrol the Town (Carteret County Sheriff's Dept) as well as a pro-rata share of the costs of the School Resource Officer at White Oak Elementary School (WOES).

Some of the highlights of the expected expenses for this department are as follows:

- An increase of \$2,000 due to the increased cost of provision of services from the Sheriff's Dept.
- Under the contract with the Sheriff's Department, the Town covers 90% of the deputy's salary and operational expenses.
- Cedar Point, along with Carteret County, Emerald Isle, Cape Carteret, Bogue, and Peletier pay 70% of the cost of the SRO with each share based on the number of students attending from each jurisdiction. Due to the number of students from Cedar Point, the Town's pro-rata share is budgeted at \$5,000.

DEBT SERVICE

The debt service category accounts for the principal and interest payments owed by the Town for any outstanding debts.

Some of the highlights of the expected expenses for this department are as follows:

- This category includes debt service for the Boathouse Creek Park and for 135 Sherwood Avenue.
- Estimated debt service will decrease by \$38,900 from Fiscal Year 2024-2025.
- The decrease is primarily due to the fact that no later than February 1, 2026, the Town will have paid off the park loan and a fourth quarter payment would no longer be due.

TRANSFERS OUT

The budget does anticipate a transfer out to the Park Project Budget for Fiscal Year 2025-2026 of \$38,000 to accommodate the construction of a bathroom facility at Boathouse Creek Park.

OVERALL SUMMARIES

As previously stated, this Recommended Budget is \$1,680,000. This Recommended Budget proposes the following overall departmental increases and decreases over Fiscal Year 2024-2025 initial budget:

- **Governing Board Expenses: a \$1,700 increase**
- **Administration Expenses: a \$33,400 increase**
- **Planning & Inspections Expenses: a \$20,250 increase**
- **Environmental Protection Expenses: a \$1,500 increase**
- **Transportation/Public Works Expenses: a \$312,550 increase**
- **Parks and Recreation Expenses: a \$28,250 increase**
- **Public Safety Expense: a \$14,500 increase**

- **Debt Service Expenses: a \$38,900 decrease**
- **Transfers Out to Other Funds: a \$4,000 decrease**

LOOKING AHEAD


One area of concern for Fiscal Year 2025-2026 will be the impact to the Town's sales and use tax collections as many of the larger Towns and County are considering tax rates above revenue neutral as well. Due to their accumulated property values, their ad valorem levies are anticipated to proportionately outpace the Town's significantly. These changes will result in a decrease to the Town's portion of the sales and use tax distributions, especially at a time when forecasts are predicting reduced consumer consumption in the next few years.

Over the next 5-10 years, I anticipate seeing additional growth in the Town, especially on the commercial side because of the anticipated hospital development being proposed as related businesses and those seeking to capitalize on proximity to a hospital begin to appear. This will likely take the form of both new development and redevelopment. On the residential side, we will continue to see the development of in-fill lots and possibly some smaller subdivisions as well as redevelopment. Bridgeview Phase II will also provide some residential growth, assuming they are allowed to proceed with development.

CLOSING

I believe the Fiscal Year 2025-2026 Recommended Budget reflects a genuine effort to achieve the Mayor and Commissioners' budget and service goals and I hope that the Town Board and public find these recommendations acceptable. While it does reflect a tax rate increase over revenue neutral, it ultimately lowers the current tax rate by \$.03 and still provides for several Town improvements, including improvements to the Town's streets and rights-of-way, increased landscaping, as well as a much anticipated bathroom structure at Boathouse Creek Park. Capital purchases for Public Works equipment and a generator for Town Hall equip staff to operate more efficiently and provide for better resiliency in the event of another catastrophic storm. In summary, the increased revenue will provide for a better equipped Town, a more resilient Town, a more efficient Town, a more aesthetically pleasing Town, and a more recreationally supported Town, all things the residents of Cedar Point identified as needs when the Town conducted its Comprehensive Plan survey in 2023. After this fiscal year, the Town will be in good financial shape to begin focusing on the other highly requested projects in the following years such as more sidewalks and walking trails, as well as a dog park. The Town's Budget should accurately reflect the Town Board's collective priorities for the Town, and I encourage them to adjust the Fiscal Year 2025-2026 Recommended Budget in any way that more clearly reflects their priorities and visions for the Town.

Respectfully Yours,



David M. Rief
Town Manager

FY 2025-2026 OPERATING BUDGET - "Quick Summary"

	<u>Rate:</u>	<u>Effective Tax:</u>	<u>Average Real Property Valuation:</u>	
General Fund Tax Rate:			FY 2024 Average	\$294,610
	\$0.1175		FY 2025 Average	<u>\$465,417</u>
			Increase	\$170,807
Average Tax Value of \$465,417*		\$546.87		
Monthly Cost (Average Annual / 12 months)		\$45.57		
			*Average Valuation based on Real Value Scroll from Carteret County Tax Office divided by 1,480 parcels in Cedar Point	
Fiscal Year 2024-2025 Average Tax Bill	\$434.55			
Fiscal Year 2025-2026 Average Tax Bill	<u>\$546.87</u>			
Average Increase	\$112.32			

ESTIMATED TAX BILL - PROPERTY TAX RATE

		Property Value	Property Value	Property Value	Property Value	Property Value	AVERAGE Property Value	Property Value
	<u>Rates</u>	<u>\$ 100,000</u>	<u>\$ 200,000</u>	<u>\$ 300,000</u>	<u>\$ 400,000</u>	<u>\$ 450,000</u>	<u>\$ 465,417</u>	<u>\$ 500,000</u>
Property Tax - General Fund	\$ 0.1175	\$ 117.50	\$ 235.00	\$ 352.50	\$ 470.00	\$528.75	\$546.87	\$ 587.50
		Property Value	Property Value	Property Value	Property Value	Property Value	Property Value	Property Value
	<u>Rates</u>	<u>\$ 550,000</u>	<u>\$ 600,000</u>	<u>\$ 700,000</u>	<u>\$ 800,000</u>	<u>\$ 900,000</u>	<u>\$ 1,000,000</u>	<u>\$ 1,500,000</u>
Property Tax - General Fund	\$ 0.1175	\$ 646.25	\$ 705.00	\$ 822.50	\$ 940.00	\$ 1,057.50	\$ 1,175.00	\$ 1,762.50

PROPERTY TAX RATE BREAKDOWN AND “AVERAGE” ITEMIZED BILL

How much do Town Services Really Cost You?

Average Assessed Property Value:	\$465,417
Proposed Property Tax Rate Per \$100 Assessed:	\$0.1175
 Total Property Tax Due:	 \$546.87

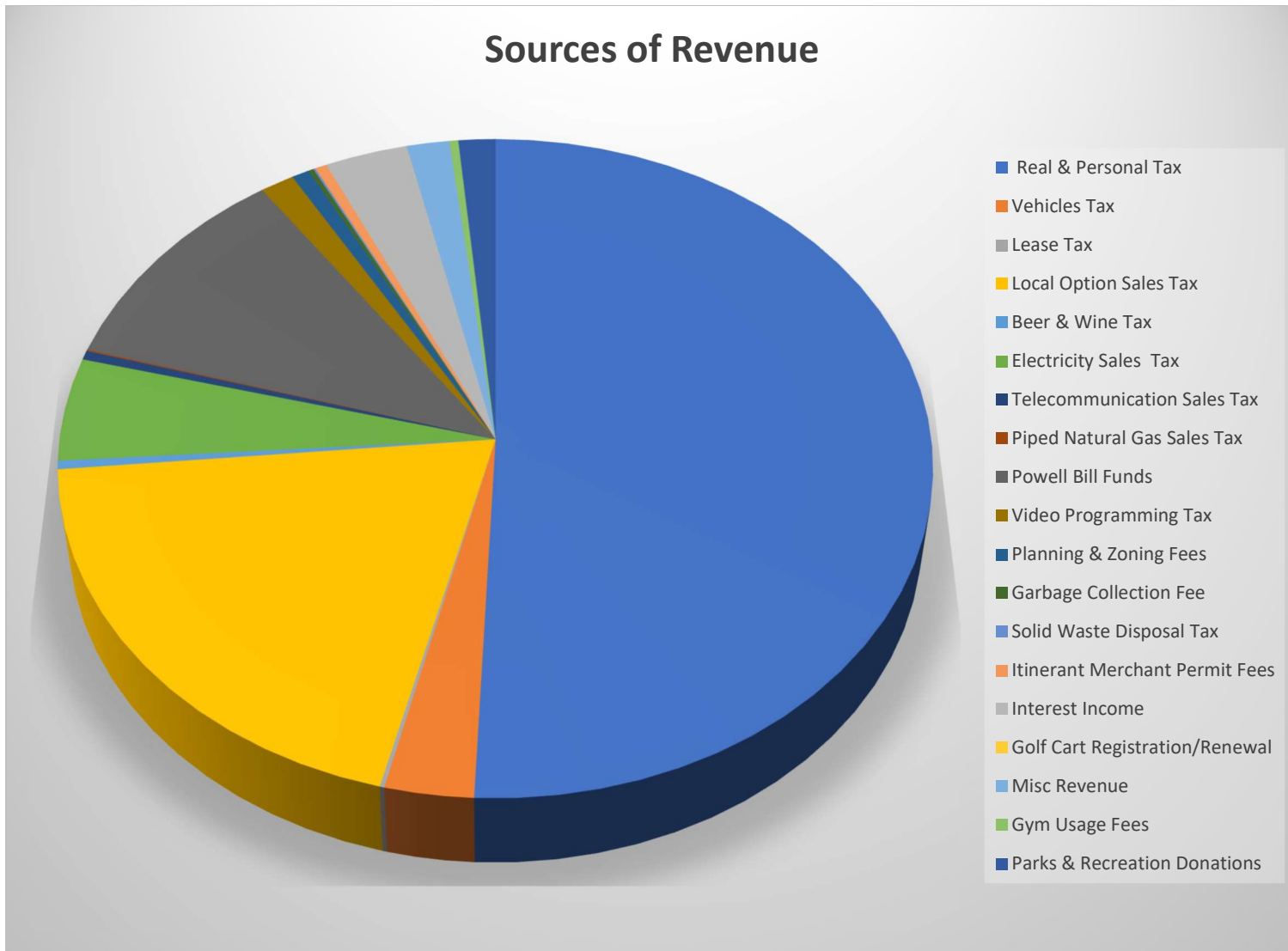
TOWN DEPARTMENT	ANNUAL AVERAGE COST	MONTHLY AVERAGE COST
GOVERNING BOARD	\$17.81	\$1.48
ADMINISTRATION DEPT	\$124.80	\$10.40
PLANNING & ZONING DEPT	\$34.91	\$2.91
ENVIRONMENTAL PROTECTION DEPT	\$58.10	\$4.84
TRANSPORTATION/PUBLIC WORKS DEPT	\$205.58	\$17.13
PARKS AND RECREATION DEPT	\$20.02	\$1.67
PUBLIC SAFETY	\$27.67	\$2.31
DEBT SERVICE	\$45.61	\$3.80
RESERVE BALANCE	\$12.37	\$1.03
TOTAL	\$546.87	\$45.57

	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
REAL & PERSONAL TAX	\$675,000	\$675,000	\$852,000
VEHICLES TAX	\$54,000	\$54,000	\$51,000
LEASE TAX	\$2,600	\$2,600	\$2,600
BEER & WINE TAX	\$7,000	\$7,000	\$7,000
PIPED NATURAL GAS SALES TAX	\$1,000	\$1,000	\$1,200
VIDEO PROGRAMMING TAX	\$23,000	\$23,000	\$23,000
REIMBURSEMENTS FROM A DECLARED DISASTER	-----	-----	-----
ELECTRICITY SALES TAX	\$75,000	\$75,000	\$85,000
TELECOMMUNICATION SALES TAX	\$7,500	\$7,500	\$7,500
GARBAGE COLLECTION FEE	\$3,500	\$3,500	\$3,500
SOLID WASTE DISPOSAL TAX	\$1,300	\$1,300	\$1,400
INTEREST INCOME	\$55,000	\$55,000	\$55,700
LOCAL OPTION SALES TAX	\$330,000	\$330,000	\$330,000
MISCELLANEOUS REVENUES	-----	-----	\$29,000
GOLF CART REGISTRATION/INSPECTION	\$100	\$100	\$100
ITINERANT MERCHANT FEES	\$10,000	\$10,000	\$8,000
PLANNING & ZONING FEES	\$12,000	\$12,000	\$12,000
POWELL BILL FUNDS	\$55,000	\$55,000	\$180,000
UNASSIGNED FUND BALANCE	-----	-----	-----
GYM USAGE FEES	-----	-----	\$6,000
PARKS & RECREATION DONATIONS	\$25,000	\$25,000	\$25,000
TOTAL REVENUES	\$1,337,000	\$1,337,000	\$1,680,000

Revenues

REAL & PERSONAL TAX	\$852,000	50.71%
LOCAL OPTION SALES TAX	\$330,000	19.62%
ELECTRICITY SALES TAX	\$85,000	5.06%
POWELL BILL FUNDS	\$180,000	10.71%
INTEREST INCOME	\$55,700	3.32%
VEHICLES TAX	\$51,000	3.04%
MISC REVENUE (Grant Reimbursement)	\$29,000	1.73%
PARKS AND RECREATION DONATIONS	\$25,000	1.49%
VIDEO PROGRAMMING TAX	\$23,000	1.37%
PLANNING & ZONING FEES	\$12,000	0.71%
ITINERANT MERCHANT	\$8,000	0.48%
TELECOMMUNICATION SALES TAX	\$7,500	0.45%
BEER & WINE TAX	\$7,000	0.42%
GYM USAGE FEES	\$6,000	0.36%
GARBAGE COLLECTION FEE	\$3,500	0.21%
LEASE TAX	\$2,600	0.15%
SOLID WASTE DISPOSAL TAX	\$1,400	0.08%
PIPED NATURAL GAS SALES TAX	\$1,200	0.07%
GOLF CART REG/INSP	\$100	0.01%
TOTAL REVENUES	\$1,680,000	100%

Revenues



Governing Board

SERVICES PROVIDED

- * Mayor and 5-Member Board of Commissioners Serves Staggered 4-year terms
- * Accountable to the citizens and property owners of Cedar Point
- * Develop and Implement Vision for the future of the Town
- * Legislative and Policy-Making Body for the Town
- * Appoint Town Manager
- * Provide Direction to the Town Manager for overall management of the Town Operations
- * Adopt annual operating budget
- * Establish annual property tax rate and service fees

DEPARTMENT GOALS

- * Maintain quality Town services with a reasonable tax rate
- * Carefully scrutinize Town operations and expenses
- * Maintain existing employee benefit levels

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
GOVERNING BOARD COMPENSATION	\$11,400	\$11,400	\$11,400
DUES	\$4,250	\$4,250	\$4,500
EMPLOYEE BONUSES & APPRECIATION	\$6,750	\$6,750	\$7,500
AUDIT FEES	\$12,500	\$12,500	\$13,000
ACCOUNTING & BOOKKEEPING EXPENSES	\$250	\$250	\$200
CONTRIBUTIONS & MEMORIALS	\$1,500	\$1,500	\$1,500
LEGAL FEES	\$12,500	\$12,500	\$12,500
SALES TAX PAID ON MOTOR FUEL	\$2,250	\$2,250	\$2,500
BOARD OF COMMISSIONERS TRAVEL & TRAINING	\$1,000	\$1,000	\$1,000
SUBSCRIPTIONS	\$600	\$600	\$600
TOTAL GOVERNING BOARD EXPENSES	\$53,000	\$53,000	\$54,700

Administration Department

SERVICES PROVIDED

- * Overall management of Town operations
- * Direct supervision of all Town employees
- * Research issues for potential action by Board of Commissioners
- * Coordination of Board of Commissioners activities
- * Respond to citizen and property owner inquiries and complaints
- * Project leadership and implementation
- * Develop the recommended budget and monitor the approved budget
- * Manage Town Finances
- * Official custodian of Town records
- * Management of Town personnel system
- * Maintenance of Town website

DEPARTMENT GOALS

- * Maintain the quality and efficiency of Town services
- * Implement measures to better organize Town Regulations and other documents
- * Consider and analyze potential organizational structure changes
- * Improve internal controls
- * Implement the Comprehensive Plan for the Town
- * Implement the Strategic Budgeting Plan for the Town
- * Pursue future Grant Opportunities

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
SALARIES			
TOWN MANAGER/PLANNER/FINANCE OFFICER	\$118,200	\$118,200	\$141,800
TOWN CLERK	\$58,900	\$58,900	\$61,900
FINANCE TECHNICIAN/ADMINISTRATIVE ASSISTANT	\$15,000	\$15,000	\$16,000
PAYROLL EXPENSES	\$16,150	\$16,150	\$17,000
MEDICAL & SUPPLEMENTAL INSURANCE	\$15,400	\$15,400	\$17,500
RETIREMENT	\$24,100	\$24,100	\$29,000
401K CONTRIBUTION	\$8,900	\$8,900	\$10,000
SALES TAX PAID	\$3,000	\$3,000	\$4,000
DUES	\$500	\$500	\$100
TRAVEL TRAINING	\$2,500	\$2,500	\$2,500
OFFICE EQUIPMENT	\$2,500	\$2,500	\$2,500
OFFICE SUPPLIES & POSTAGE	\$3,000	\$3,000	\$3,000

Administration Department

ADVERTISING	\$1,000	\$1,000	\$1,000
TAX COLLECTING FEES	\$14,600	\$14,600	\$17,000
BANK FEES	\$750	\$750	\$750
TECHNOLOGY EXPENSES	\$30,500	\$30,500	\$19,000
TELEPHONES	\$3,000	\$3,000	\$3,000
ELECTION EXPENSES	-----	-----	\$5,000
INSURANCE - GENERAL	\$24,300	\$24,300	\$29,000
UTILITIES	\$7,700	\$7,700	\$3,350
SPECIAL PROJECTS (DREDGING & COMP PLAN UPDATE)	-----	-----	-----
TOTAL ADMINISTRATION EXPENSES	\$350,000	\$350,000	\$383,400

Planning & Zoning Department

SERVICES PROVIDED

- * Identification and coordination of long-term planning opportunities and challenges
- * Administration / enforcement of zoning and subdivision ordinance
- * Administration / enforcement of other development-related ordinances
- * Staff support to Planning Board and Board of Adjustment
- * Citizen and property owner assistance with development issues
- * Open communication between staff and citizenry

DEPARTMENT GOALS

- * Continue to improve GIS and mapping capabilities, develop new maps depicting Town infrastructure, service data, etc
- * Develop new applications and instructions for various permits and include on the Town's website
- * Develop policies and procedures manual for department operations

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
SALARIES			
ZONING OFFICER / BUILDING INSPECTOR	\$43,900	\$43,900	\$57,500
PAYROLL EXPENSES	\$3,500	\$3,500	\$4,600
RETIREMENT	\$6,000	\$6,000	\$8,400
401K CONTRIBUTION	-----	-----	\$3,000
HEALTH & SUPPLEMENTAL INSURANCE	\$10,750	\$10,750	\$11,000
TRAVEL/TRAINING	\$2,500	\$2,500	\$2,500
UNIFORM	\$350	\$350	\$250
TOOLS	-----	-----	-----
OFFICE EQUIPMENT	-----	-----	-----
CODE ENFORCEMENT ACTIONS	\$20,000	\$20,000	\$20,000
TOTAL PLANNING & ZONING EXPENSES	\$87,000	\$87,000	\$107,250

Environmental Protection Department

SERVICES PROVIDED

- * Residential trash and recycling collection and disposal - contract with Green for Life, Inc.
- * Yard Waste Collection provided every other month

DEPARTMENT GOALS

- * Maintain quality and timeliness of Solid Waste services
- * Monitor contract with Green for Life, Inc. to ensure excellent service
- * Improve recycling participation

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
GARBAGE COLLECTION			
COLLECTION	\$115,000	\$115,000	\$120,000
RECYCLE FEE	\$15,000	\$15,000	\$15,000
TIPS	\$35,000	\$35,000	\$35,000
FUEL ADJUSTMENT FEE	\$5,000	\$5,000	\$3,500
YARD DEBRIS SERVICE	\$7,000	\$7,000	\$5,000
TOTAL ENVIRONMENTAL PROTECTION	\$177,000	\$177,000	\$178,500

Transportation/Public Works Department

SERVICES PROVIDED

- * Facilities & Fleet maintenance
- * Public ROW litter removal
- * Public ROW mowing
- * Street maintenance
- * Street sign maintenance

DEPARTMENT GOALS

- * Maintain quality and efficiency of the Public Works Department
- * Address facility maintenance issues in a timely manner
- * Seek to improve fleet maintenance activities and reduce costs
- * Maintain clean and aesthetically pleasing NC 24 corridor and other town ROW

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
SALARIES			
PUBLIC WORKS SUPERVISOR	\$44,800	\$44,800	\$51,350
TOWN SERVICES TECHNICIANS (2.5)	\$112,000	\$112,000	\$130,570
PAYROLL EXPENSES	\$12,500	\$12,500	\$14,700
RETIREMENT	\$21,500	\$21,500	\$26,100
401K CONTRIBUTION	-----	-----	\$9,100
HEALTH & SUPPLEMENTAL INSURANCE	\$20,500	\$20,500	\$35,500
UNIFORMS	\$2,000	\$2,000	\$2,000
CAPITAL OUTLAY - EQUIPMENT	-----	-----	\$98,000
REPAIRS & MAINTENANCE (BUILDING & EQUIPMENT)	\$12,575	\$12,575	\$15,980
PROFESSIONAL FEES - ENGINEER/ARCHITECT	\$5,000	\$5,000	\$5,000
SUPPLIES	\$1,375	\$1,375	\$1,500
TOOLS	\$3,000	\$3,000	\$2,000
STREET MAINTENANCE	\$45,000	\$45,000	\$200,000
STREET SWEEP	-----	-----	-----
STREET LIGHTS	\$28,000	\$28,000	\$30,000
CHRISTMAS LIGHTS	\$3,750	\$3,750	\$3,750
VEHICLE EXPENSES – FUEL & MAINTENANCE	\$7,000	\$7,000	\$6,000
TOTAL TRANSPORTATION/PUBLIC WORKS EXPENSES	\$319,000	\$319,000	\$631,550

Parks and Recreation Department

SERVICES PROVIDED

- * Provide Swimming Lesson vouchers for the children of Cedar Point
- * Coordinate Town Festivals and Celebrations including the Annual Easter Egg Hunt and CedarFest
- * Coordinate Recreational Activities provided by the Town
- *Park Maintenance
- *Gym Maintenance

DEPARTMENT GOALS

- * Increase Recreational opportunities for the citizens of the Town
- * Research and pursue other potential recreational services that the Town could provide

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
SWIMMING LESSONS	\$1,200	\$1,200	\$1,000
TOWN CELEBRATIONS			
CEDARFEST	\$25,000	\$25,000	\$25,000
EASTER EGG HUNT	\$3,000	\$3,000	\$3,000
LANDSCAPING	\$2,800	\$2,800	\$13,000
PARK MAINTENANCE & UTILITIES	\$7,000	\$7,000	\$7,500
GYM MAINTENANCE UTILITIES	\$8,000	\$8,000	\$12,000
TOTAL PARKS AND RECREATION	\$47,000	\$47,000	\$61,500

Public Safety Department

SERVICES PROVIDED

- *Provide limited law enforcement coverage
- *Promote the safety of students at White Oak Elementary

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
LAW ENFORCEMENT CONTRACT WITH SHERIFF DEPARTMENT	\$78,000	\$78,000	\$80,000
WHITE OAK STUDENT RESOURCE OFFICER (SRO)	\$5,000	\$5,000	\$5,000
TOTAL ADMINISTRATION EXPENSES	\$83,000	\$83,000	\$85,000

Debt Service

SERVICES PROVIDED

- *Ensures Town debt obligations are met
- *Remaining Balance for Gym on 7/1/24 - \$658,547.64
- *Remaining Balance for Park on 7/1/24 - \$159,375.00

EXPENSES	FY 2024-2025 APPROVED BUDGET	FY 2024-2025 AMENDED BUDGET	FY 2025-2026 APPROVED BUDGET
DEBT SERVICE – PARK LOAN	\$115,000	\$115,000	\$76,275
DEBT SERVICE – 135 SHERWOOD AVE LOAN	\$64,000	\$64,000	\$63,825
TOTAL DEBT SERVICE	\$179,000	\$179,000	\$140,100

**BUDGET ORDINANCE
TOWN OF CEDAR POINT
FISCAL YEAR 2025-2026**

BE IT ORDAINED by the Town Board of Commissioners of Cedar Point, North Carolina;

Section 1: The following amounts are hereby appropriated for the operation of the Town Government and its activities for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026 in the General Fund:

GOVERNING BOARD	\$ 54,700
ADMINISTRATION	\$ 383,400
PLANNING & ZONING	\$ 107,250
ENVIRONMENTAL PROTECTION	\$ 178,500
TRANSPORTATION/PUBLIC WORKS	\$ 631,550
PARKS AND RECREATION	\$ 61,500
PUBLIC SAFETY	\$ 85,000
DEBT SERVICE	\$ 140,100
TRANSFERS TO OTHER FUNDS	\$ 38,000
TOTAL APPROPRIATION	\$ 1,680,000

It is estimated that the following revenues will be available in the General Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

AD VALOREM TAXES (REAL & PERSONAL)	\$ 852,000
VEHICLE TAXES	\$ 51,000
LEASE TAX	\$ 2,600
SALES & USE TAX	\$ 330,000
BEER & WINE TAX	\$ 7,000
ELECTRICITY SALES TAX	\$ 85,000
TELECOMMUNICATION SALES TAX	\$ 7,500
PIPED NATURAL GAS SALES TAX	\$ 1,200
POWELL BILL FUND	\$ 180,000
VIDEO PROGRAMMING TAX	\$ 23,000
PLANNING & ZONING FEES	\$ 12,000
GARBAGE COLLECTION FEES	\$ 3,500
SOLID WASTE DISPOSAL TAX	\$ 1,400
GOLF CART REGISTRATION	\$ 100
ITINERANT MERCHANT FEES	\$ 8,000
INTEREST INCOME	\$ 55,700
GYM USAGE FEES	\$ 6,000
PARKS AND RECREATION REVENUE	\$ 25,000
MISC REVENUE	\$ 29,000
TOTAL ESTIMATED REVENUES	\$ 1,680,000

Section 2: There is hereby levied a tax rate of eleven and three-quarter cents (\$0.1175) per one hundred dollars (\$100.00) valuation of property listed for taxes as of January 1, 2025, for the purpose of raising the revenues listed as “Ad Valorem Taxes” in the General Fund in Section 1 of this Ordinance.

The rate of tax is based on an estimated local valuation of property for the purpose of taxation of \$ 780,745,646 and an estimated collection rate of 98.48%.

Section 3: The Town Manager, as Budget Officer, is hereby authorized to transfer appropriations within a department. The Town Manager, as Budget Officer, is not authorized to effect transfers between departmental appropriations or between funds.

Section 4: Copies of this Budget Ordinance shall be furnished to the Town Manager and Town Clerk for direction in the carrying out their duties.

ADOPTED this the ____ day of May, 2025 by the following vote of ____yes, ____no, ____absent.

**Scott Hatsell, Mayor
Town of Cedar Point**

**Pam Castellano, Finance Commissioner
Town of Cedar Point**

ATTEST:

Jayne Calhoun, Town Clerk



FEE SCHEDULE FOR THE TOWN OF CEDAR POINT JULY 1, 2025

DEVELOPMENT FEES:

COMMERCIAL SITE PLAN REVIEW (UNDER 10,000 SQ. FT.)	\$100.00 PLUS \$100.00 FOR EVERY TEN THOUSAND SQ. FT. OF PROPOSED BUILDING SPACE UNDER 10,000 SQ.FT.
COMMERCIAL SITE PLAN REVIEW (UNDER 10,000 SQ. FT.)	\$300.00 PLUS \$150.00 FOR EVERY TEN THOUSAND SQ. FT. OF PROPOSED BUILDING SPACE OVER 10,000 SQ. FT.
FLOODPLAIN PERMIT	\$100
MANUFACTURED HOUSING PARK REVIEW	\$300.00 PLUS \$20.00 PER ACRE
REZONING (MAP AMENDMENT)	\$400.00
RV PARK REVIEW	\$300.00 PLUS \$20.00 PER ACRE
SIGN PERMIT	\$50.00
SIGN PERMIT-TEMP/SPECIAL EVENTS DISPLAY	\$5.00
SPECIAL USE PERMIT	\$400.00
SUBDIVISION REVIEW	\$300.00 PLUS \$20.00 PER ACRE
TEXT AMENDMENT	\$300.00
VARIANCE	\$300.00
ZONING APPEAL	\$300.00
ZONING APPROVAL FOR ABC PERMIT	\$50.00
ZONING CERTIFICATION LETTER	\$25.00
ZONING PERMIT	\$50.00

OTHER PERMITS & LICENSES:

FOOD TRUCK (ANNUAL PERMIT)	\$100.00
FOOD TRUCK (DAILY PERMIT)	\$50.00
PEDDLERS, ITINERANT MERCHANT, MOBILE FOODCART, AND SOLICITORS (ANNUAL)	\$50.00
PEDDLERS, ITINERANT MERCHANT, MOBILE FOODCART, AND SOLICITORS (DAILY)	\$10.00
DUPLICATE PERMIT/LICENSE FEE	\$10.00
GOLF CART REGISTRATION	\$50.00 Each
GOLF CART RENEWAL	\$25.00 Each

TRASH COLLECTION FEES:

NEW RESIDENTIAL TRASH SERVICE	\$50.00
ADD'L TRASH/RECYCLING CAN(S)	\$50.00 (Semi-annual) / \$100.00 (Year)
NEW MOBILE HOME PARK TRASH SERVICE	\$200.00 PER UNIT PER YEAR

GYM USAGE:

YOUTH SPORT TEAMS (1X/WK- SCHEDULED)	\$25.00 PER 1.5 HOUR TIMESLOT
YOUTH SPORT TEAMS (ADDITIONAL)	\$50.00 PER 1.5 HOUR TIMESLOT
OTHER THAN YOUTH SPORT TEAMS	\$50.00 PER 1.5 HOUR TIMESLOT

OTHER:

COPIES (8" x 11") PER PAGE	\$.10 (BLACK & WHITE) or \$.25 (COLOR)
COPIES (11" x 17") PER PAGE	\$.25 (BLACK & WHITE) or \$.50 (COLOR)
LICENSE PLATES	\$15.00 OR TWO FOR \$25.00
CEDARFEST MERCHANDISE	VARIES
NOTARY SERVICES	\$5.00 PER DOCUMENT
ROAD CLOSURE REQUESTS	\$1,000
ORDINANCE/PLAN COPY (PRINTED)	\$50.00
ORDINANCE/PLAN COPY (DIGITAL)	\$0.00
RETURNED CHECK FEE	\$39.00 PER CHECK
STREET SIGNS	\$125.00 PER SIGN
AFTER HOURS/EMERGENCY	\$50.00 PER HOUR

CIVIL PENALTIES:

TOWN CODE SEC. 1-5 – FIRST ANNUAL	\$100.00 PER VIOLATION
TOWN CODE SEC. 1-5 – SECOND ANNUAL	\$200.00 PER VIOLATION
TOWN CODE SEC. 1-5 – THIRD ANNUAL	\$400.00 PER VIOLATION
TOWN CODE SEC. 1-5 – AFTER THIRD ANNUAL	\$500.00 PER VIOLATION
TOWN CODE SEC. 1-5–CONTINUING VIOLATION	\$50.00 PER DAY PER VIOLATION
UDO SEC. 4.8 – INITIAL VIOLATION	\$100.00 PER VIOLATION
UDO SEC. 4.8 – CONTINUING VIOLATION	\$50.00 PER DAY PER VIOLATION
FLOODPLAIN ORDINANCE SEC. 3.H VIOLATION	\$100 PER DAY PER VIOLATION

ALL FEES ARE NON-REFUNDABLE

**** Unless indicated otherwise herein or by Ordinance, the fees applicable to permits are application fees and are due prior to application review.****

**TOWN OF CEDAR POINT
PROPOSED POWELL BILL FUNDS BUDGET
May 22, 2025 (PROPOSED)**

FISCAL YEAR	2025-2026	2026-2027	2027-2028	2028-2029
STARTING BALANCE	\$ 160,000.00	\$ 40,000.00	\$ -	\$ 60,000.00
ANNUAL DISTRIBUTION	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
FUNDS AVAILABLE	\$ 220,000.00	\$ 100,000.00	\$ 60,000.00	\$ 120,000.00
PLANNED USAGE	\$ 180,000.00	\$ 100,000.00	\$ -	\$ 90,000.00
ENDING BALANCE	\$ 40,000.00	\$ -	\$ 60,000.00	\$ 30,000.00

PROJECT	Est Cost	2025-2026	2026-2027	2027-2028	2028-2029	Work Needed	Last Work Done
ASH STREET			\$100,000			Resurface	Last paved- late 80s, early 90's
BELL STREET							Resurfaced-2012 (NCDOT)
BLUFF ROAD							Resurfaced-2024
BUD'S LANE							Resurfaced-2017
CEDARDEEN COURT							Resurfaced-2017
DOLPHIN BAY ESTATES							Resurfaced-2006
DORA COURT							Resurfaced-2024
EMMA COURT							Resurfaced-2024
FIR STREET							Leg 1 Constructed- 2018
FRANKLIN COURT							Resurfaced- 2022
HERRING LANE							Unimproved
HILL STREET					\$90,000	Resurface	Resurfaced-2012 (NCDOT)
JONES STREET	\$130,000	\$130,000				Resurface	Patching-2022
MARY CATHERINE COURT							Resurfaced-2022
PALMETTO DRIVE							Last Paved-1998
SHADY LANE	\$2,500	\$2,500				Patch	Unknown history
SHERWOOD AVE	\$47,500	\$47,500				Mill/Resurface (S)	Patching-2022
SUNSET DRIVE							Leg 1 Reconstructed -2022
TAMMY PAIGE COURT							Resurfaced-2022
TOTAL PLANNED USAGE	\$ 180,000.00	\$ 180,000.00	\$ 100,000.00	\$ -	\$ 90,000.00		

**TOWN OF CEDAR POINT
PROPOSED PARKS AND RECREATION FUNDS BUDGET
May 22, 2025 (PROPOSED)**

FISCAL YEAR	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
STARTING BALANCE (Park)*	\$ 130,000.00				
STARTING BALANCE (AFB - Rec)	\$ 261,449.00	\$ 4,449.00	\$ 449.00	\$ 549.00	\$ 5,549.00
ACCRUED INTEREST		\$ 1,000.00	\$ 100.00		
TRANSFERS IN	\$38,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
FUNDS AVAILABLE	\$ 429,449.00	\$ 25,449.00	\$ 20,549.00	\$ 20,549.00	\$ 5,549.00
PLANNED USAGE	\$ 425,000.00	\$ 25,000.00	\$ 20,000.00	\$ 15,000.00	\$ -
ENDING BALANCE	\$ 4,449.00	\$ 449.00	\$ 549.00	\$ 5,549.00	\$ 5,549.00

PROJECT	Est Cost	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Fully Funded Date	Other Potential Funding Sources
PARK BATHROOM	\$325,000	\$325,000					2025-2026	Donations, Fee-in-Lieu, Grants
GYM RENOVATION (Phase 1)	\$100,000	\$100,000					2025-2026	Donations, Fee-in-Lieu, Grants
GYM RENOVATION (Phase 2)	\$750,000						Unfunded	Grants (Preferable), Donations, Bonds
BRIDGE VIEW MINI-PARK	\$5,000			\$5,000			2027-2028	Donations, Fee-in-Lieu, Grants
DOG PARK	\$25,000		\$25,000				2026-2027	Donations, Fee-in-Lieu, Grants
OVERLOOKS AT THE PARK	\$15,000			\$15,000			2027-2028	Donations, Fee-in-Lieu, Grants
FLIPPERS COVE MINI-PARK IMPROVEMENTS	\$15,000				\$15,000		2028-2029	Donations, Fee-in-Lieu, Grants
TOTAL PLANNED USAGE	\$ 1,235,000.00	\$ 425,000.00	\$ 25,000.00	\$ 20,000.00	\$ 15,000.00	\$ -		

Closes out Park Project Budget

**TOWN OF CEDAR POINT
PROPOSED PARKS AND RECREATION FUNDS BUDGET
May 22, 2025 (PROPOSED)**

FISCAL YEAR	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
STARTING BALANCE (Park)*	\$ 130,000.00				
STARTING BALANCE (AFB - Rec)	\$ 261,449.00	\$ 4,449.00	\$ 449.00	\$ 549.00	\$ 5,549.00
ACCRUED INTEREST		\$ 1,000.00	\$ 100.00		
TRANSFERS IN	\$38,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
FUNDS AVAILABLE	\$ 429,449.00	\$ 25,449.00	\$ 20,549.00	\$ 20,549.00	\$ 5,549.00
PLANNED USAGE	\$ 425,000.00	\$ 25,000.00	\$ 20,000.00	\$ 15,000.00	\$ -
ENDING BALANCE	\$ 4,449.00	\$ 449.00	\$ 549.00	\$ 5,549.00	\$ 5,549.00

PROJECT	Est Cost	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Fully Funded Date	Other Potential Funding Sources
PARK BATHROOM	\$325,000	\$325,000					2025-2026	Donations, Fee-in-Lieu, Grants
GYM RENOVATION (Phase 1)	\$100,000	\$100,000					2025-2026	Donations, Fee-in-Lieu, Grants
GYM RENOVATION (Phase 2)	\$750,000						Unfunded	Grants (Preferable), Donations, Bonds
BRIDGE VIEW MINI-PARK	\$5,000			\$5,000			2027-2028	Donations, Fee-in-Lieu, Grants
DOG PARK	\$25,000		\$25,000				2026-2027	Donations, Fee-in-Lieu, Grants
OVERLOOKS AT THE PARK	\$15,000			\$15,000			2027-2028	Donations, Fee-in-Lieu, Grants
FLIPPERS COVE MINI-PARK IMPROVEMENTS	\$15,000				\$15,000		2028-2029	Donations, Fee-in-Lieu, Grants
TOTAL PLANNED USAGE	\$ 1,235,000.00	\$ 425,000.00	\$ 25,000.00	\$ 20,000.00	\$ 15,000.00	\$ -		

Closes out Park Project Budget

**Tab 4 Public Hearing – ETJ
Relinquishment**






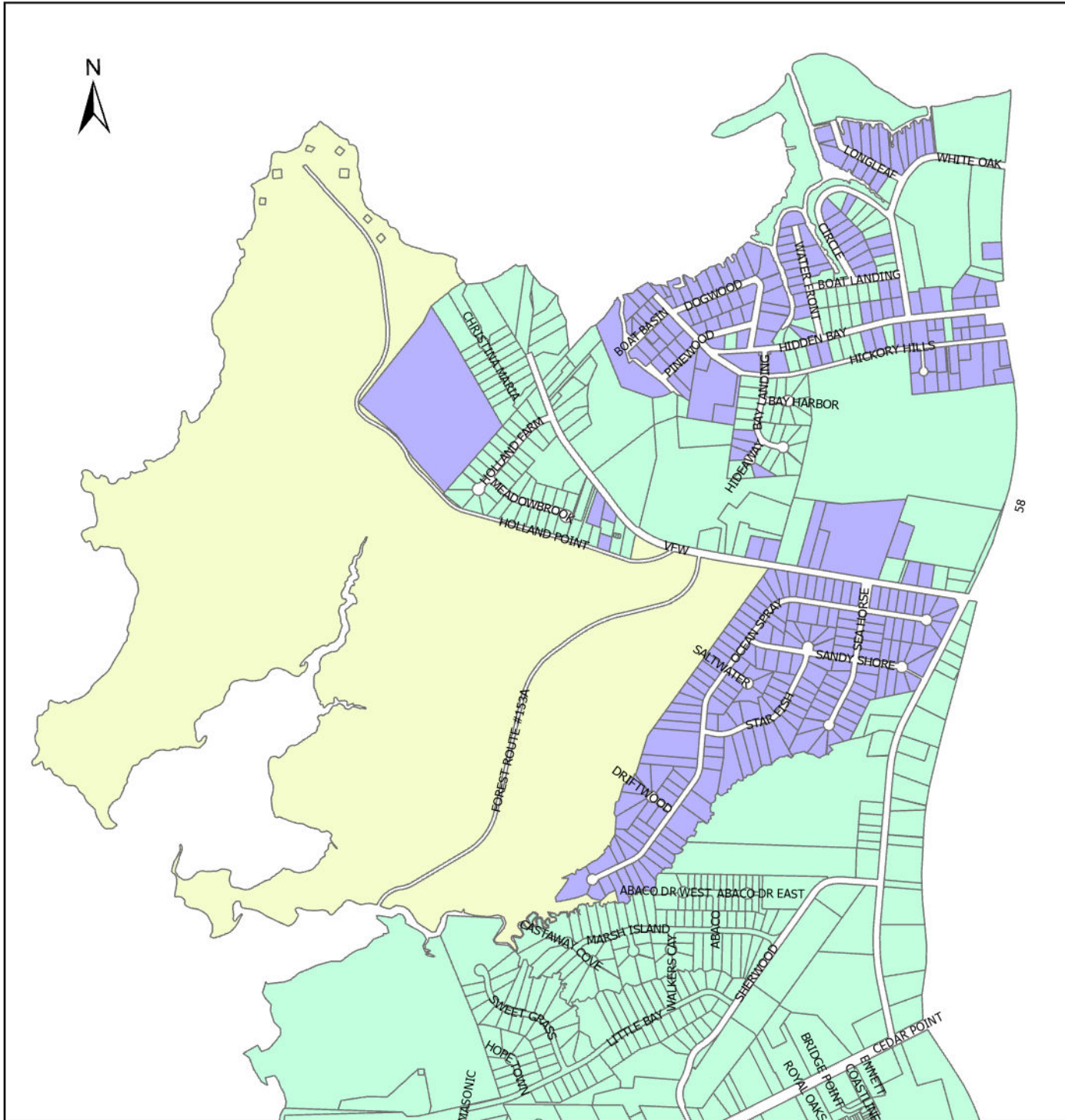
**TOWN OF CEDAR POINT
ETJ RELINQUISHMENT MAP
(Proposed)**

April 23, 2025

Legend

Cedar Point & ETJ

-  Cedar Point Town Limits
-  Relinquishment Area
-  ETJ - Not Relinquishing



Tab 5 Public Hearing – Text Amendment



Cedar Point

North Carolina

APPLICATION FOR TEXT CHANGE TO THE UNIFIED DEVELOPMENT ORDINANCE

Applicant

Daniel	Reitz
First	Last

Address

110 Bridge Point Circle		
Address Line 1		
Address Line 2		
Cedar Point	North Carolina	28584
City	State	Zip Code

Phone

(252) 241-5112

Email

dreitz@fpcap.com

Section of Unified Development Ordinance being addressed:

Signage ordinance in B-3 residential development

1. What action is requested? Be Specific. (Recommended: provide the language you would like to see adopted.)

I understand that the current ordinance does not allow the type of signage we want to erect at the entrances to our neighborhood. We would like to erect simple, small signage identifying the name of the neighborhood, Bridge Point Townhomes. Apparently, under the B-3 multi family zoning, this type of signage is not allowed.

(You may also upload a Word or PDF document with the proposed language below)

2. Describe, in your own words, why the ordinance amendment request is necessary?

We believe when the B-3 Signage Ordinance was drafted, it was focused on business signage, and did not consider the fact that a multi-family development could occur under this zoning. The signage we are requesting meets the requirements for a residential development under other zoning designations, and should also be perfectly acceptable under our multi family situation in B-3.

3. In your opinion, how will the request be of benefit to you if approved?

We will be able to erect signs that will help everyone understand they are in the right place.

4. How will the Town of Cedar Point and/or the community benefit from the amendment to the Unified Development Ordinance?

Visitors to our neighborhood will understand they are in the right place, and will allow residents to give directions to visitors and delivery persons with more confidence.

Proposed Amendment Text

I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Signature

Date

4/21/2025



Application Fee (\$300)

Credit/Debit Card - \$300.00

Cash/Check

Payment

Application Fee (\$300) - Credit/Debit Card	\$300.00
Subtotal:	\$300.00
Processing Fees:	\$9.27

Amount Due: \$309.27

Note from Staff:

Though not clearly stated in terms of the section to be amended above, the request is to make neighborhood signs a permitted use within the B-3 zoning district by amending Table 7.16, SIGNS ALLOWED BY DISTRICT.

Following are pages from the UDO containing the Table to be amended together with the provisions applicable to neighborhood signs.

exempted from such a requirement.

In the case of a multi-tenant development, the Sign Permit shall be issued in the name of the owner of the multi-tenant development or his agent rather than in the name of any individual tenant thereof, and it shall be the sole responsibility of such owner or agent to allocate among the tenants the permissible maximum sign surface area established by this Ordinance. Upon application by the owner of a multi-tenant development, the Town Manager may issue a master sign permit that allocates permissible maximum sign surface area among the various buildings, businesses or tenancies in the development according to a formula established and furnished by the owner, and thereafter sign permits shall be issued to individual tenants only in accordance with the allocation formula on record with the Town Manager. No sign permit shall be issued for any sign which conflicts with the allocation formula on record, and no new freestanding sign may be erected except in accordance with the then existing sign regulations established by this Ordinance, and with the allocation formula on record.

D. SIGNS ALLOWED BY DISTRICT

Signs are allowed by district as set forth in Table 7.16, SIGNS ALLOWED BY DISTRICT below.

	RESIDENTIAL					NON-RESIDENTIAL					
	RA	R-20	R-15	R-15M	R-10	B-3	B-2	B-1	MC	LIW	IW
BUILDING SIGNS											
Wall Sign	I	I	I	I	I	P	P	P	--	P	P
Projecting Sign	I	I	I	I	I	P	P	P	--	P	P
Awning, Gallery, Marquee Sign	I	I	I	I	I	P	P	P	--	P	P
Window Sign	--	--	--	--	--	P	P	P	--	P	P
GROUND SIGNS											
Low Profile	I	I	I	I	I	P	P	P	P	--	--
Medium Profile	--	--	--	--	--	P	P	P	--	--	--
High Profile	--	--	--	--	--	--	--	--	--	--	--
Tract ID Sign	P	P	P	P	P	--	P	P	P	--	--
A-Frame (Sandwich Board)	--	--	--	--	--	P	P	P	P	--	P
ADVERTISING SIGNS											
Off-Premises Signs/Billboards	--	--	--	--	--	--	--	--	--	--	S
P: Permitted I: Institutional Only (Section R) S: Special Use Permit --: Not Permitted											

L. TRACT IDENTIFICATION SIGNS

Permit Required: YES



A. Description

A freestanding ground sign identifying entry to a residential or commercial development or a nonresidential establishment in a residential district. A sign permit is required for a tract identification sign.

B. Size

B1	Copy Area (max)	16 sf	B4	Sign area (max)	160 sf
B2	Copy Height (max)	3.5'	B5	Sign height (max)	6'

C. Location

C1	Number of Signs per street frontage (max)	1	C3	Setback	10'
C2	Site with more than 400 ft. street frontage	1 add.			

D. Miscellaneous

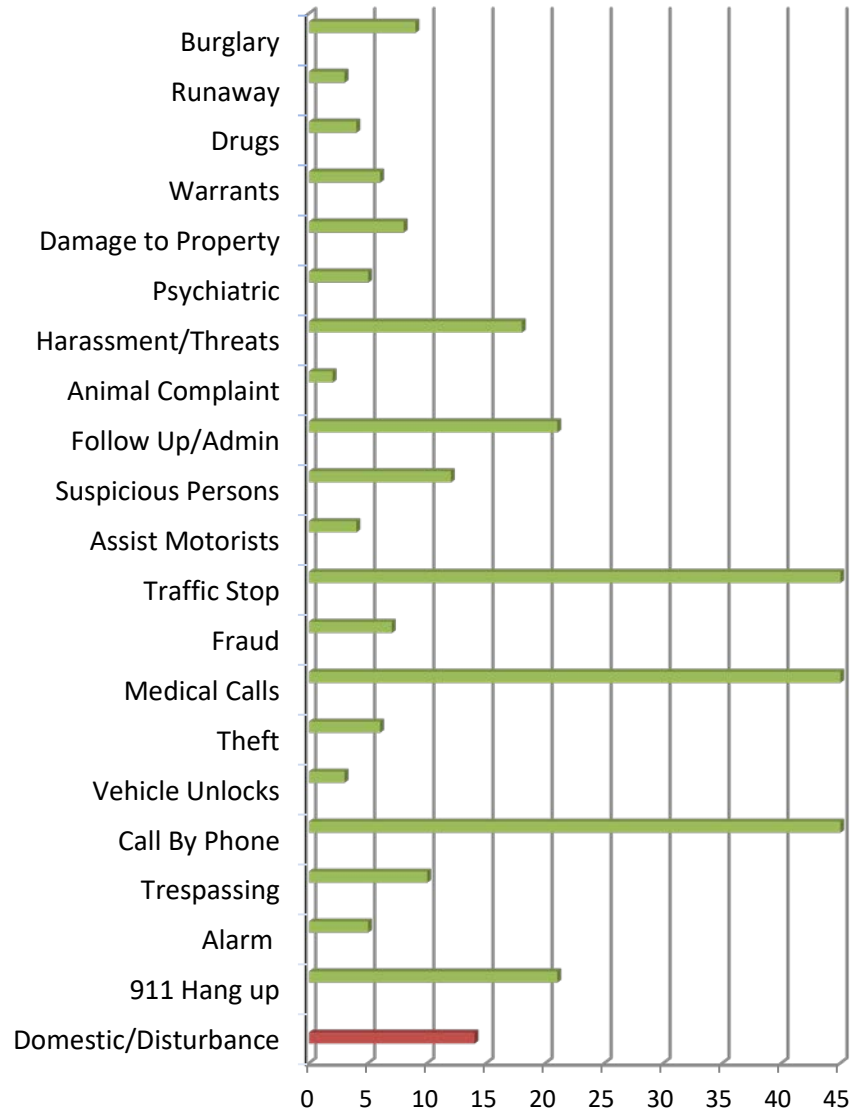
1. Identifying signs may be placed on a subdivision wall or fence provided that no part of the wall or fence exceeds six feet in height, or may be placed on a retaining wall greater than six feet in height provided that no part of the sign exceeds a height of five feet.
2. In the event that a sign is located on the waterfront portion of a parcel, a Coastal Area Management Act permit may be required.
3. One (1) per site, unless the use is located within a complex or on the corner of Highways 24 and 58 or has four hundred (400) ft. of street frontage.

Tab 6 Deputy & WCFD Reports

Cedar Point Reported Calls

14 APR - 13 MAY 2025

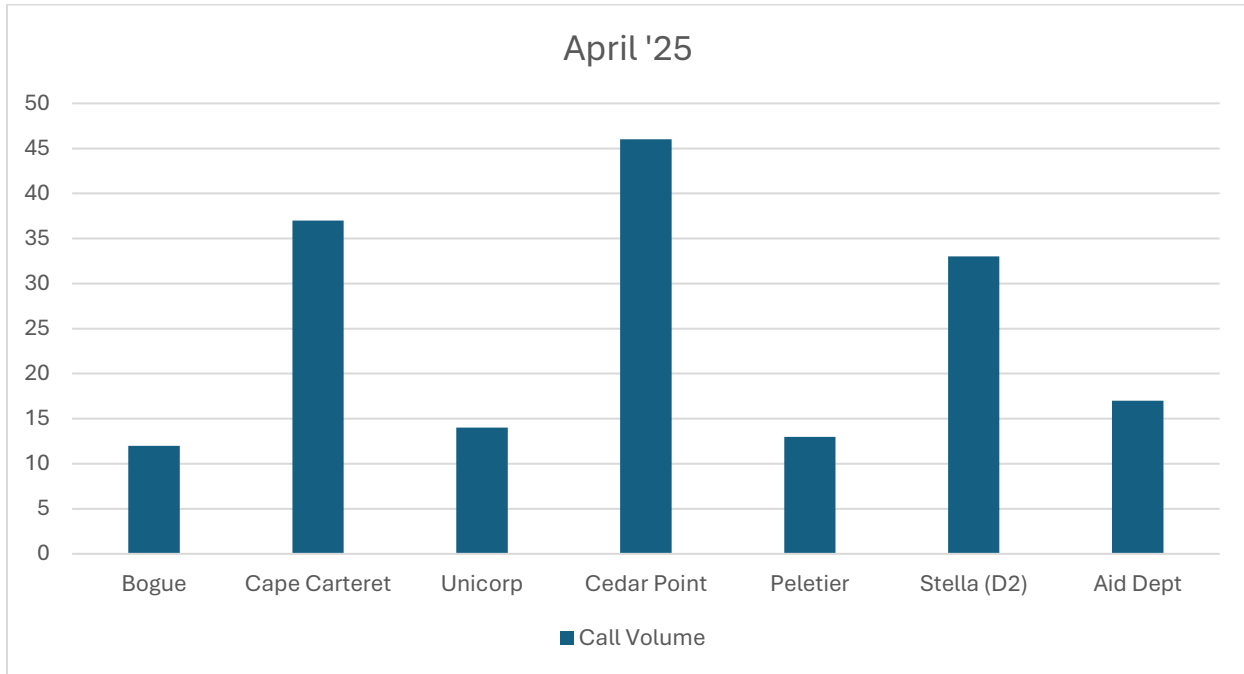
Nature of Call	Quantity
Domestic/Disturbance	14
911 Hang up	21
Alarm	5
Trespassing	10
Call By Phone	56
Vehicle Unlocks	3
Theft	6
Medical Calls	87
Fraud	7
Traffic Stop	62
Assist Motorists	4
Suspicious Persons	12
Follow Up/Admin	21
Animal Complaint	2
Harassment/Threats	18
Psychiatric	5
Damage to Property	8
Warrants	6
Drugs	4
Runaway	3
Burglary	9
Death	2
TOTAL:	365



Western Carteret Fire and EMS

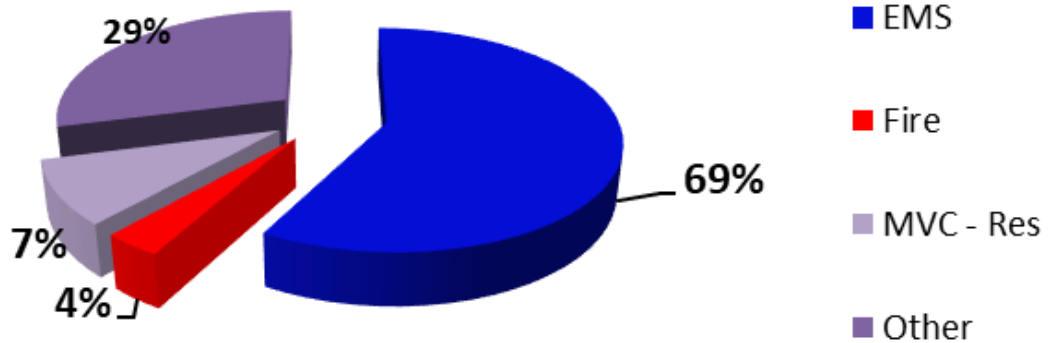
Call Volume Report April 2025

The month of April 2025 ended with 172 calls for service. This resulted in a 5% increase from April of 2024. The call volume for the year is 10% above 2024.



Community	EMS	Fire	MVC-Resc	Other	TOTAL
Bogue	6	2	3	1	12
Cape Carteret	19	1	6	11	37
Carteret Co. (uninc.)	12	-	-	2	14
Cedar Point	31	-	2	13	46
Peletier	6	-	2	5	13
Stella (District 2)	23	-	-	10	33
Mutual/Auto Aid	3	3	3	8	17
TOTAL:	100	6	16	50	172
	EMS	Fire	MVC - Res	Other	
WCFD	100	6	16	50	

WCFD April 2025 Incident Call/Volume Percentages



2025	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
EMS	133	118	120	100									471
Fire	6	8	10	6									30
MVC-Res	3	5	15	16									39
Other	42	40	73	50									205
Total	184	171	218	172									745

2024	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
EMS	111	126	131	96	119	99	110	123	95	104	90	120	1324
Fire	21	19	25	28	21	6	7	5	1	4	9	8	154
MVC-Res	8	4	10	14	12	10	16	9	13	4	10	4	114
Other	23	18	19	26	21	55	46	51	49	67	45	40	460
Total	163	167	185	164	173	170	179	188	158	179	154	172	2052

**WESTERN CARTERET FIRE EMS
FIRE MARSHAL MONTHLY REPORT**

2025 FIRE MARSHAL MONTHLY REPORT - Bob Penrod	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
INSPECTIONS													
Inspections in Bogue	3	5	5	0									13
Inspections in Cape Carteret	5	7	16	6									34
Inspections in Cedar Point	31	12	15	20									78
Inspections in Peletier	2	12	10	4									28
TOTAL INSPECTIONS COMPLETED	41	36	46	30	0	0	0	0	0	0	0	0	153
Notice of Violation issued	0	0	58	3									61
Number of Failed Inspections	0	3	8	3									14
Number of Inspection not compliant after reinspections	0	1	3	1									5
SMOKE DETECTORS													
A total number of smoke detectors were installed.	2	2	2	2									8
A total number of smoke detectors were checked.	2	3	12	2									19
Total number of smoke detectors found not working.	2	2	2	0									6
Total number of CO Detectors installed	0	0	0	1									1
Total number of fire extinguishers given out	0	0	0	5									5
TOTAL	6	7	16	10	0	0	0	0	0	0	0	0	39
PLAN REVIEW													
Total number of plans reviews for new construction	1	2	1	1									5
Total number of plan reviews for renovations	1	0	5	2									8
Total number of plan reviews for new development	0	0	0	0									0
TOTAL	2	2	6	3	0	0	0	0	0	0	0	0	13
Total number of Commercial Knox Box installations	0	1	1	2									4
Total number of Knox Home Box Installations	0	0	1	2									3
Total number of Knox Box information sheets provided	0	0	0	0									0
The total number of Knox Box contents was updated.	0	1	22	6									29
TOTAL	0	2	24	10	0	0	0	0	0	0	0	0	36
FIRE PREVENTION – NUMBER IN ATTENDANCE													
Pre K through 12 th Grade	0	0	0	20									20
Adults	22	14	8	4									48
Children under 17	35	35	25	20									115
Static Display	0	0	0	1									1
Safe Kids/FLSE Programs	0	1	2	0									3
Total number of times the Fire Safety House was used	0	1	1	2									4

FIRE MARSHAL BOB PENROD

**WESTERN CARTERET FIRE EMS
FIRE MARSHAL MONTHLY REPORT**

TOTAL	57	51	36	47	0	0	0	0	0	0	0	0	191
COMPLAINTS/CONCERNS													
Bogue	0	0	2	1									3
Cape Carteret	0	0	1	1									2
Cedar Point	0	1	0	0									1
Peletier	0	0	4	2									6
Stella/Carteret County	0	1	4	3									8
TOTAL	0	2	11	7	0	0	0	0	0	0	0	0	20
INVESTIGATIONS													
	1	0	0	2									3
FIRE PROTECTION SYSTEMS CHECKOUT													
Fire Alarm System(s)/Plan Review	0	0	0	2									2
Sprinkler System(s)/Plan Review	0	0	0	1									1
Hood System(s)	0	0	0	0									0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Compliant Fire Alarm System													
Non-Compliant Fire Alarm System	0	0	0	0									0
Non-Compliant Sprinkler System													
Non-Compliant Sprinkler System	0	0	0	0									0
Non-Compliant Hood System													
Non-Compliant Hood System	0	0	0	1									0
TOTAL	0	0	0	1	0	0	0	0	0	0	0	0	1
TRAINING HOURS													
Total number of training hours for Code Enforcement	3	5	2	31									41
Total number of Fire Investigator hours	3	6	6	2									17
Total number of general training hours	1	2	20	3.5									26.5
TOTAL	7	13	28	36.5	0	0	0	0	0	0	0	0	84.5
MISC MEETINGS													
Meetings (BOC, Planning Board, Fireworks, Fire Marshal, Etc.)	1	2	2	2									7
RESEARCH (HOURS)													
NC Fire Code - NFPA - Ordinances - Etc.	36	4	3	14									57

Part-time Inspector (Rachel McCormack)

Part-time Inspector (Roger Watson)

Inspector Watson completed his Fire Marshal 101 certification

FIRE MARSHAL BOB PENROD