



Town of Indian Trail
Minutes of Town Council
September 14, 2010
Civic Building
7:00 P.M.

The following members of the governing body were present:

Mayor Pro Tem: Jeffrey L. Goodall

Council Members: Robert Allen, Gary D'Onofrio, John Hullinger, and Darlene Luther.

Absent Members: Mayor John J. Quinn

Staff Members: Town Manager Joe Fivas, Town Attorney Keith Merritt, Town Clerk Peggy Piontek, Planning Director Shelley DeHart, Town Engineer Scott Kaufhold, and Tax Collector Janice Cook.

Press/Media: Marty Mitchen of the Charlotte Observer, and Brian Carlton of the Union County Weekly.

CALL MEETING TO ORDER

Mayor Pro Tem Jeffrey L. Goodall called the meeting to order.

Mr. Goodall announced Family Fun Day, providing location and thanking sponsors.

PRESENTATIONS

a. Constitution Week Proclamation

Mayor Pro Tem Goodall read the Proclamation.

b. Indian Trail All Stars Recognition

Mayor Pro Tem Goodall read the Certificate of Recognition.

ADDITIONS AND DELETIONS

John Hullinger made a motion to approve add as item 8b a discussion on closed session.
Council voted unanimously in favor of the motion.

MOTION TO APPROVE AGENDA

Gary D'Onofrio made a motion to approve the agenda as modified.
Council voted unanimously in favor of the motion.

PUBLIC COMMENTS

Kathi Higgins, 3004 Clover Hill Road, Indian Trail, NC spoke on behalf of the residents of Sheridan Subdivision, advising that they do not agree with the building of homes of lesser quality. She feels the new homes will change the character of the community, reduce property values and diminish quality of life contrary to the goal of the Indian Trail Comprehensive Plan. The current homes are all brick and asked Council to provide immediate help by voting to approve a temporary residential building moratorium to delay the building of homes until the Unified Development Ordinance is revised. She provided statistics based on the value of her personal property. Ms. Higgins then requested permission to ask those in the audience to stand or raise their hands if they support her comments. Many in the audience did so.

Rhona Sutton, 6000 Clover Hill Road, Indian Trail, NC provided background information on how she picked Sheridan subdivision and signage that was up until July of 2010 that stated four sided brick homes being built. She said the buyers were lead to believe that it would be an all brick subdivision and now they have discovered that they are not protected by covenants, the UDO or Special Use Permits. She stated that those in the community do not want to become a minority in their development and wish to have it continue in the way it was intended. She requested that the Town protect them. She does not believe a moratorium will affect sales, as there are many houses for sale in the Town. She believes that very few people will want to purchase in Indian Trail if they haven o protection, once they purchase their biggest investments.

David Hoshour, 3003 Thorndale Road, Indian Trail, NC spoke on the objections he has heard that pertains to the suggested moratorium. When a home is built for a much lower tax value than the home next to it, results in large opportunity cost in lost revenue for the Town. He does not believe a moratorium will put tradesmen out of work as Indian Trail only represents 1% of the area if Charlotte is included. Also related to this idea are realtors being out of work, he advised there are many homes for sale to keep them working. To the concept of building anything on these lots is better than nothing in an effort to prevent the economy from getting worse he does not believe this to be true, good planning should not be dismissed and ruining the quality and character of a neighborhood is not a good stimulus plan. The comment that builders will build lower valued homes once the moratorium is over he agrees is true and is a problem, as well as good builders having to pull out because they can't sell the higher is also true and a problem. He proposes a compromise of Council suspending the approval of all new elevations for residential construction and planning developments, long enough until the Town Council can vote on new language for the UDO or 12 months whichever is sooner.

Severin Jacobsen, 3905 Waters Reach Lane, Indian Trail, NC said that if we want to attract taxpaying businesses, create jobs, keep residential taxes low and shorten the residents commuting time advised that a building moratorium at this time would turn developers and builders away from our town. He said they have invested in the infrastructure and property and continue to lose funds when lots are not built upon and sold. He suggested that the residents in the subdivisions involved in this issue get together with the builders and compromise to find elevations they can live with, otherwise the land will remain vacant and look unattractive to potential buyers.

Craig Grimmer, 2200 Berncather Lane, is the developer of Sheridan subdivision. He clarified that Sheridan is not an all brick community, the CC&R's don't speak to that at all; in viewing the community mixed materials have been used. The CC&R's call for brick, stone, stucco and otherwise approved by the architectural board which is very similar to writings of your ordinance. Both the Town's ordinance and the CC&R sets a minimum standard, but if a builder chooses to build above those standards that's his choice. However because he did so, to say that we now have to raise the minimum standards to a different level is not the right thing to do. The CC&R's are put in place to protect the homeowners that live there to give them some guidelines but also not to dictate everything that goes onto their property. There are approved originally for Sheridan which were three sides vinyl, we have three different size lots in this subdivision, 70, 85 and 100 foot wide, different size homes, different architectural requirements for the different sections. To this date, that he is aware of, the builders have been asking for 3 sides hardy board have only done so on the 70 and 80' lots. Price ranges have always varied, no prices have been discussed between the developer and builder as the review process is ongoing. He advised that to use a moratorium and shut down all the new construction seems to be an extreme situation. He believes a moratorium will affect the sales in partially completed neighborhoods. If an architectural process change is being considered, it is his suggestion that builders, architects, real estate attorneys, HOA Presidents sit down and discuss all the issues to create something that will work for all interested parties.

Jason Wimberly, 2010 Blue Range Road, Indian Trail, NC is representing a number of homeowners (not all) from Fieldstone Farms community, stated that their neighborhood is built by a good, professional builder who is simply trying to survive in this economy. He understands their problems as he is in the building materials industry as well and has been devastated as well. His obligation is to all the families of his community, advising that it was marketed with 3 villages within the same neighborhood, price point differences within them vary, but two of the 3 villages have a base price reduction from \$15,000 - \$18,500, which is a reasonable reduction for the current market. Those that purchased in the higher price range of the community have reduced greater than \$60,000, which is not in keeping with the market. He provided his interpretation on what these statistics represent. He advised that it would be difficult to get a fair appraisal of his home for selling purposes because they are building the smaller, less expensive, smaller homes in the higher priced village of his community. He does not agree with the compromise suggested or having an HOA President in the discussion suggested earlier because the residents are not represented on their Board, it is the builder.

Mike Mull, 1007 Mossy Branch Court, is from Chestnut Place subdivision thanked the Council for their support of the existing homeowners in their subdivision. He requested Council put a tremendous amount of weight on the long term benefits of protecting the character, integrity of design and quality and the property values of established neighborhoods.

Lamar Wingo, 205 Indian Trail Road, Indian Trail, NC is from Indian Trail Hardware advised they are fighting for survival. He, his family and staff are not opposed to Family Fun Day but September and October is their busiest time of year. He expressed his displeasure for the way the closing of Indian Trail Road came about. He feels his store was not given any input on this, and cited the two instances of loss his store experience when CSX closed the road for track repair, advising he is certain the road closing has a negative impact on his business. He was informed that if the anticipated crowd could have a positive effect on his business, but he knows that if his regular business is deterred from purchasing their needs on that day he stands to lose a decent amount of revenue, but the crowd attending the event will not purchase and carry the heavy bags of grass seed etc. that he normally sells on a Saturday in the fall. He acknowledged his appreciation to the Town Manager for coming to his store and speaking with him where he expressed his comments and displeasure, but feels he was approached after the fact, is uncertain if anything can be done, but he wanted to express his displeasure.

Brian Morris, 2703 Kipperly Court, spoke on the elevations in Sheridan subdivision. He works for a brick company; costs have come down and will help with the marketability and keeping with the design of the community. He feels there is no need to make changes.

Steven Pace, 6719-C Fairview Road, said he understands where both the homeowners and developers are coming from. It's only one neighborhood tonight, but there are 14 neighborhoods, he's heard, that are out here, which presents a much larger picture. It's unfair that Mr. Grimmer is taking the brunt of this; business is brutal for all aspects of building and developing, as well as all other professions. He advised he has priced homes with all brick and then with hardy plank with brick accents pricing \$25,000 a house which equates to \$225 per month on monthly payments. This is a market that is in serious trouble, referred to an article he will leave for Council to review, requesting they focus on this article which describes these issues are being felt nationally.

Laura McNally, 2001 Blue Range Road, Indian Trail, NC from Fieldstone Farms wanted to reiterate what Mr. Wimberly stated, not only are the builders putting smaller homes on the larger lots, they are not even offering the larger houses that were originally available when she purchased her home.

CONSENT AGENDA

- a. Tax Report - Month end for August 2010
- b. August 10, 2010 minutes
- c. Tax settlement for 2009 and all delinquent years

John Hullinger made a motion to approve the Consent Agenda.
Council voted unanimously in favor of the motion.

BUSINESS ITEMS

- a. Approval of naming rights agreement with Union West Rotary.

Mr. Fivas explained this is the agreement for Crossing Paths Park, which was adopted pending legal review, which was done and revisions were made. The legal representative for Union West Rotary is comfortable with the revisions. Mr. Fivas recommends approval.

Robert Allen made a motion to approve the naming rights agreement with Union West Rotary. Council voted unanimously in favor of the motion.

Council took and returned from a short break.

DISCUSSION ITEMS

- a. Request for Council to consider temporary moratorium on residential housing starts in response to recent inquiries from homeowners in several Indian Trail subdivisions.

Mr. Allen requested a brief background from Ms. DeHart and then have Council address this issue. Mr. Fivas requested clarification on what background Mr. Allen is looking for. Mr. Allen replied this has been brought before the Board of Adjustments, procedurally through there, is this something that can be considered, where we are with this. Mr. Fivas advised Mr. Merritt will explain.

Mr. Merritt advised the issue originally came up with the Sheridan subdivision with a change in the building material that was being used then came before staff for approval. The contention by the homeowners is that the homes currently built there are all brick and the builder stated other materials have been used as well. The biggest question revolved around hardy plank. The Town's perspective is that the UDO states they must be built with quality building materials and hardy board was not addressed. The homeowners were told it would be an all brick community and they feel the use of this material would affect the value of their homes. Staff approved the hardy board then the Board of Adjustments voted 3-2 to accept the hardy board material. The UDO does not state any particular building material. Those issues are put in place in the covenants and restrictions between the purchasers and the builders, which is a private agreement amongst those parties and the Town does not have a role in the CCRs. The developer has control of the homeowners association and CCRs and was able to change them. The BOA found that it is compliance with the UDO. The second issue is at the last meeting the Council addressed a similar issue with a different subdivision. It came before the Council because of a condition in the SUP which was approved 2004-2005, which states that for any new builder that is going to be building in that subdivision that their elevations had to be approved by the Council. Mr. Merritt believes that this is an issue that is being dealt with globally because of the economy. The question is if there is any action the Council wants to take with respect to this issue. Mr. Merritt read to Council and the audience the North Carolina Statute that pertains to moratoriums that deal with situations where there are existing subdivisions where approval has already been granted:

NCGS 160A-381 (e) Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section shall not apply to any project for which a valid building permit issued pursuant to G.S. 160A-417 is outstanding, to any project for which a conditional use permit application or special use permit application has been accepted, to development set forth in a site-specific or phased development plan approved pursuant to G.S. 160A-385.1, to development for which substantial expenditures have already been made in good faith reliance on a prior valid administrative or Quasi-Judicial permit or approval, or to preliminary or final subdivision plats that have been accepted for review by the city prior to the call for public hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the city prior to the call for public hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium.

Council and Mr. Merritt had a discussion about the moratorium that was enacted January 11, 2005 and lasted approximately three years.

Mr. D'Onofrio provided background on how the issue came to him and why it's being heard tonight. He reviewed the Chestnut Place subdivision issues. The Council decision was unanimous to try and get those residents a satisfactory result. He then met with residents of Sheridan with a similar situation, advising they are not looking for homes that cost the same as two years ago. They want homes roughly the same size with characters that are similar to what there has been built previously. They have concerns that size and materials will affect the value of their subdivisions.

Mr. D'Onofrio advised he ran because of property values and feels that Indian Trail can do better, we're missing opportunities in the commercial area. He is not anti developer or anti growth individual. He felt the Council needed to have a discussion on this to see if they can help the residents. The idea of moratorium came to him, as a possibility, his intent was perhaps 60 days to enable staff and the Town Attorney to research the matter.

Mr. D'Onofrio referred to comments made by Chamber of Commerce President Jim Carpenter about development and growth, both residential and commercial.

He feels that quality development is essential to the market that exists today. He read from several articles pertaining to real estate market. He read an email from Kathi Higgins, comments from Topics, and pointed out interesting things noted from the UDO. It is his hope that there would be some willingness on the part of all players (builders, developers, homeowners) to rectify this matter.

Mr. D'Onofrio asked the following questions:

Can we do a moratorium? From what he's heard tonight, Council has the ability to do that but will not help the folks that live in these existing communities. Mr. Merritt advised that it will not apply to any development that has existing approval.

Suspend approval of new elevations - what is the possibility of doing that?

What options do we have to amend the UDO and how quick can we get there and who does all this effect, is it new projects or anything that is built.

Mr. Merritt replied it is his understanding that these developments have gotten all their approvals, there is water and sewer set aside in the allocation policy for approved residential development. It's his understand that Ms. DeHart has been looking at and speaking to various communities about this issue, looking at ways to amend the UDO to address this issue. He believes that there is some intent to bring something before the Planning Board in the not too distant future and then it will come before the Council. From Mr. Merritt's perspective that is the quickest way anything will be accomplished with respect to changing the UDO or the situation. Mr. Merritt thinks suspending any new elevations is the equivalent to a moratorium and issues would result from that. He expressed possible concerns over the amendment of the UDO with respect to developments that have already been approved and the process needed to be followed when Council is presented with changes for new elevations. Whether or not it would apply to them. Mr. Merritt advised that if Council wishes to take any action, his belief the best course would be to look at the UDO provisions to see if they can be amended that can address the problem that has been brought to the Council.

Mr. D'Onofrio would like to have some sort of direction on how to address this before we leave here and provide the people in this room the knowledge that we hear you; we will work on what we can to get it done and address your concerns.

Mr. Allen provided his history with experiences like this. Unfortunately a moratorium does not rectify existing problems but can address future situations. He would encourage having a committee of qualified individuals to address the UDO and take care of that. He encouraged the residents to reach out and work with the developers.

Ms. Luther thinks the problem is that the residents were under the impression that it would be a full brick community. She would like to see some part of the solution that when people buy into a new community a disclosure that makes them aware of what the intentions are and that the developer can change them.

Mr. Hullinger stated there are two sides and each one has valid concerns and wants to know what are the Council's options, until he knows that there's nothing he feels can be done. Is government to be involved in this or not?

Mr. Fivas advised this is an issue and staff has spent extensive time trying to do all the due diligence that needs to be done and come up with options. Staff has deep concerns over property values; ensuring land does not lay barren for a length of time. We need to walk away with direction on what is the next step. We will have potential options to consider, pending legal review, look at other options and see if other communities have any ideas.

Mr. Goodall advised that Council should keep in mind the term precedence, providing examples. We are in extraordinary times, unique to the nation since the last depression; it will take a while to see our way out of it. He provided statistics gotten by Realtor.com. He does not like government interference in the general market at all. He read from the UDO. He recommends creating a task force to resolve this to some degree, tasking the Town Manager to reach out to developers, builder's homeowners and see if they can come up with something to resolve it and bring it back within 90 days.

Ms. Luther inquired if there was a change in the Covenants Restrictions. The Developer advised they were amended in March to clarify some things that the board was looking at architecturally. When amended they included hardy plank and vinyl.

Mr. D'Onofrio asked for an update from Ms. DeHart to see what has been looked at and what the next step is. Mr. Fivas replied that we do not want to create an expectation without have the ability to go through legal counsel. Ms. DeHart explained that it has been discussed at the Planning Board and they were directed to research and bring back to them next Tuesday.

Mr. D'Onofrio inquired if the concept of a task force sounds helpful or if it's too early. Mr. Fivas advised he is supportive of that, doesn't want to duplicate the work of the Planning Board, but feels there are issues that can be discussed and try and find common ground with the parties so they feel comfortable and can be heard. He feels the task force would be broader in scope than the Planning Board.

Jeffrey Goodall made a motion to approve directing the Town Manager to create a task force to study, communicate, discuss, look at this issue involving all shareholders and come back to the Council with recommendations and conclusions, if any, within 90 days.

Council voted unanimously in favor of the motion.

Mr. Allen advised that Chestnut Place situation is completely different than the situation at Sheridan. Chestnut Place had verbiage in it that required it to come back before Council that is quite unusual. He advised that it's not that Council does not want to help; they can't the way the Special Use Permit is.

Mayor Pro Tem Goodall thanked everyone for coming out tonight and providing their input. He believes these kind of discussions puts Indian Trail in the forefront in a good healthy way which will result in finding other communities talking about it in the near future.

Council took and returned from a short break.

b. Discussion on Closed Session

Mr. Hullinger advised that an email was sent advising that we will not get Closed Session minutes in our packet any longer; they are to be reviewed and discussed in Closed Session, approve/disapprove/modify and then return to the Clerk before leaving the meeting. He has concerns that decisions are made and no one knows what we're doing. Can Council Members review minutes, can they listen to minutes, does the whole Council have to approve? He would like to direct staff and the Town Attorney to establish the rules of procedure for Closed Session minutes, so that there are no questions. Not getting the minutes in our packets is a change that he does not believe was ever discussed before so he's looking for concrete rules so there's no questions or arguments, nothing comes up, it's laid out and legal.

Mayor Pro Tem Goodall requested clarification from Mr. Hullinger, inquiring if he is referring to procedures on how the Closed Session minutes are reviewed and approved. Mr. Hullinger confirmed he was correct.

Mr. Hullinger inquired if Closed Session minutes are opened quickly as possible.

Mr. Fivas advised that he supports that and we can certainly get a process in front of Council to review for their consideration.

Mr. Merritt advised that from time to time the Town Clerk does provide him with minutes for him to review for opening and he has not gotten them back to her, because it requires him to go through each one to determine what can and cannot be released. He has a stack of them on his desk that was provided to him some time ago. He advised that the Town Clerk does go through the process; the hindrance for the old ones at this moment is me in getting them back and out. There is no specific written policy, that he is aware of, as to when you go through that process and at what time you decide that something is no longer subject to Closed Session, it's a fairly ad hoc process. If you looked at the guidelines the School of Government puts out, once a topic has been concluded, that

the Closed Session minutes can be released and opened up. There are some that never get opened up that deal with personnel.

Mr. Hullinger replied that he would like to see Rules of Procedure for reviewing Closed Minutes, either written or listening to them by Council Members, so they have a clear outline of what is and is not allowed.

John Hullinger made a motion to approve tasking the Town Manager to produce policy on Closed Session minutes, review, timeline and recordings.

Council voted unanimously in favor of the motion.

MANAGER'S REPORT

Update on interactive survey

Mr. Fivas advised that staff is in the process of putting together a Bid document for the Crossing Path Park. That will be out; there are a number of people that will be meeting tomorrow for a pre-bid discussion on that. There are a number of people interested. We hope to have bids back to you by September 28th for consideration.

Interactive survey

Mr. Fivas advised that several staff members have met to figure out an approach to minimize staff time. We have come up with something that he believes is a very interesting process. The issue was that a survey could be put on the internet, but there are uncertainties pertaining to quality control. Mr. Fawcett in coordination with the vendor is putting together when there is an incident that we can send a card to someone asking for feedback requesting input on service on law enforcement, providing the webpage address, user number and password. Permitting them to fill out the survey, submit electronically enabling staff to compile the data to have useful information. We are still working on who gets it, bearing in mind sensitive issues that should not be discussed as Lieutenant Coble discussed at our last meeting. The logistics are that we would input the assigned numbers from the Sherriff's Department into our system, create spread sheet providing us with information for cards to be sent out residents, minimizing the amount of staff time dedicated to this issue.

PLANNING REPORT

Ms. DeHart had nothing to report.

ENGINEERS REPORT

Mr. Kaufhold had nothing to report.

Mr. D'Onofrio advised there has been a lot of media about the Chestnut Connector as it pertains to conversations between Stallings and NCDOT. He questioned if we need to move on endorsing an idea for the Chestnut Connector. Are we in danger of losing anything?

Mr. Fivas replied that the Council directed staff to have discussion with NCDOT to determine the time frame from a two lane road to a four lane road. We have communication from Barry Moose that he is working on the possibility of getting it to be a four lane road immediately. There are discussions about possible alternatives. Mr.

Fivas had a brief conversation with Mr. Matthews from Stallings that they will contact us at some point to discuss what they are thinking, but we have not had any official discussion with them on what's going to happen. His priority from a Town Manager's perspective is that we need to know what the plan is because the worst case scenario is that the funding is lost and that's the discussion we have to have with Stallings and NCDOT to see if NCDOT is really open to doing something other than the Chestnut Connector. If so, what is it and how do we make it happen, then all the different options can be evaluated.

Mr. D'Onofrio asked the Council if anyone was in agreement of his assessment of that situation. He would like to be able to give the Town Manager and Town Engineer direction to go back to NCDOT with.

Mayor Pro Tem Goodall asked all Council Members to provide their thoughts.

Mr. Hullinger is in agreement but wants to see it in writing.

Mr. Allen agreed with Mr. Hullinger.

Mayor Pro Tem Goodall would prefer to have the discussion with NCDOT first without Stallings. We're the ones that expressed reservation about the value of a two lane road to begin with. He's glad to hear that Mr. Moose has new data, this is a big step in the right direction if they can come up with a proposal for four lanes he would definitely support it.

Ms. Luther agreed with Mr. Hullinger.

COUNCIL COMMENTS

Mr. Hullinger feels for the gentleman from ACE Hardware, it is difficult for local business to absorb. He missed the meeting last month and thanked everyone who sent well wishes for the new baby.

Ms. Luther hopes we can address the issues in the neighborhoods that have been discussed tonight. She's uncertain what the answer is and understands both sides. She believes it will be a large task to undertake. Builders and Developers have to keep in business and sell their product, but how much can the residents compromise who have already bought into those developments.

Mr. Allen agrees with Mayor Pro Tem Goodall, they have taken bold steps to address difficult issues. He feels they dealt with the issue responsibly and need to move the town forward, developing our own identity. He likes the idea of dealing directly with NCDOT, there's no reason for us to take a back seat to anybody. We have a great staff and a Council motivated to get things done and looks forward to see what happens in the future.

Mr. Goodall thanked everyone for the outpouring of support for the passing of his father. It meant a lot to the family and they are very appreciative. One of the greatest generations has left us and that's for you Dad, thanks.

Mr. D'Onofrio welcomed Poppy Seeds Bagels in Austin Village; it's a nice establishment, new business in Indian Trail and wishes them well. He is excited about Family Fun Day and the fact that it will be more of a street fair, as opposed to what we've had in the past. Although nice, it was somewhat contained, people would drive by uncertain if it was a school event, Town event or what it was at all. He did speak to the gentleman from Ace Hardware and Mr. D'Onofrio would be willing to work with him on possible marketing opportunity and an opportunity for him to basically demonstrate what his business has to offer to the residents of this Town. He, like

many others, has assumed that because it's a smaller business the prices are higher. If I go to Lowes I might actually be paying more. We will work with him and believes the gentleman was very professional in the manner in which he presented himself and appreciated it. He thanked everyone who came out to the meeting tonight. He apologized that there was not a solution in hand as we leave the room, but he believes it was very telling about the way the Council operates to try and move that matter forward. Come up with an idea, present it and endeavor coming back with some possible solutions. It's very positive and rewarding. Sometimes it's always complaint, complaint, complaint, but he got the sense when everyone left the room, developers and citizens alike, that they were appreciative that there was a dialogue about to begin.

Mayor Pro Tem advised it will be his standard operating procedure, when facilitating the meetings, to try and ensure to recognize any existing Union County Officials in the audience or former Indian Trail Mayors or Council Members. Tonight in our audience we have Ms. Shirley Howe, it's good to see you Ms. Howe and appreciate you hanging out to the bitter end.

CLOSED SESSION

Robert Allen made a motion to enter closed session NCGS 143-318.11(a)(3) To protect attorney-client privilege.
NCGS 143-318.11(a)(5) To establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property known as the Genwove Property.
NCGS 143-318.11(a)(6) To consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee.
Council voted unanimously in favor of the motion.

John Hullinger made a motion to approve entering back into Open Session
Council voted unanimously in favor of the motion.

14. ADJOURN

John Hullinger made a motion to adjourn
Motion Passed 4 - 1 with Robert Allen opposing.

APPROVED: _____
Jeffrey L. Goodall, Mayor Pro Tem

Attest: _____
Peggy Piontek, Town Clerk