

***Minutes***  
**DAGSBORO TOWN COUNCIL**  
**Bethel Center - 28307 Clayton Street**  
**Monday, December 20, 2021**

**I. CALL MEETING TO ORDER**

Meeting was called to order by Mayor Baull at 6:00 p.m.

In attendance were: Mayor Brian Baull, Vice-Mayor William Chandler, Councilwoman Theresa Ulrich, Councilman Norwood Truitt, Councilman William Labor (video messenger), Town Administrator Cynthia Brought, Engineering Consultant Kyle Gulbranson, and Town Solicitor Greg Morris.

**II. OATH OF OFFICE**

Town Solicitor Greg Morris administered the oath of office to Brian Baull, Theresa Ulrich, and William Labor for their new terms.

**III. REORGANIZATION OF COUNCIL**

**A. Mayor**

Vice-Mayor Chandler nominated Brian Baull for Mayor. Councilwoman Ulrich seconded the nomination. All were in favor.

**B. Vice-Mayor**

Councilman Chandler nominated Theresa Ulrich for Vice-Mayor. Councilman Truitt seconded the nomination. All were in favor.

**C. Secretary/Treasurer**

Councilwoman Ulrich nominated Bill Chandler for Secretary/Treasurer. Councilman Truitt seconded the nomination. All were in favor.

**D. Assistant Secretary**

Councilman Chandler nominated Norwood Truitt for Assistant Secretary. Councilwoman Ulrich seconded the nomination. All were in favor.

#### **IV. PUBLIC COMMENT**

Mayor Baull expressed his appreciation for all that were involved in the Christmas parade on December 14<sup>th</sup>.

#### **V. APPROVAL OF MINUTES**

November 15, 2021 Town Council Meeting

Councilman Chandler made a motion to approve the minutes. Councilman Truitt seconded the motion. All were in favor.

#### **VI. CONSENT AGENDA**

- a. Police Department Report
- b. Treasurer's Report
- c. Administrative Report
- d. Building Official Report
- e. Code Enforcement Report
- f. Meeting Reports
- g. Water Department Report
- h. Prince George's Chapel Cemetery Report
- i. Correspondence

Councilman Truitt made a motion to approve the consent agenda. Vice-Mayor Ulrich seconded the motion. All were in favor.

#### **VII. PLANNING & ZONING REPORT**

- a. Recommendation/Draft of Proposed Changes to Town Center District (Kyle Gulbronson/Brad Connor)

Chairman Connor stated that the P&Z Commission had been working for months since the liquor store issue on refining the Code. He stated that they wanted to refine the Code so that this issue did not happen again where someone interpreted the Code differently. He stated that there were a lot of changes made and some were based on Brian Florek who purchased the 10 acres and he would like clarification on the Code for potential renters in the Seabreeze Industrial Park. He stated that the main issue with changes to Town Center was that at one time there were four gas stations in the Town Center District and at this time there is only Bodie's. He stated that they don't want to see any more in the Town Center District, but they didn't want Bodie's to not be able to sell to another buyer keeping gas pumps, as there are people that do get gas there.

Engineering Consultant Gulbronson stated that if you refer to the draft that the Planning Commission went through this past month, they did discuss Councilman Chandler's recommendations about some of the uses and his concerns. He stated that they incorporated all of those requested changes and as

Chairman Connor stated, the only thing that they couldn't come to a conclusion on was the convenience store with gas pumps. Engineering Consultant Gulbranson stated that the Planning Commission punted and said they would send this to Town Council and see what they chose to do with it. The reason they kept it as a use was because of the non-conforming situation at Bodie's and what would happen if it wasn't a permitted use anymore and someone wanted to invest money in fixing the business up.

Councilman Chandler asked Engineering Consultant Gulbranson "what if it was grandfathered in." Engineering Consultant Gulbranson stated that currently it is a non-conforming use; therefore it would continue to be. Town Administrator Brought asked if someone else purchased the business if that would change the grandfather rule. Engineering Consultant Gulbranson stated that the way the Town Code is written, a non-conforming use can continue in perpetuity until it ceases to operate for a certain period of time. For example, if they were to close and it became vacant for six months they would use that non-conforming status. Councilman Truitt asked that they could grandfather the pumps. Engineering Consultant Gulbranson stated that they are grandfathered currently. Councilman Chandler stated that if he bought it tomorrow, he could still keep operating it as a gas pump, but if he stopped operating then that would be a different story. Councilman Chandler felt it seemed like a reasonable solution. Chairman Connor stated that even if someone bought it and renovated it they could still operate during renovations. Councilman Chandler stated that he wasn't sure how long those pumps have been in the ground, but suppose DNREC said that the gas pumps had to be removed and put new tanks in because of the risk of ground water. Vice-Mayor Ulrich asked what the length of time is that it if were to remain vacant that it would no longer be the non-conforming use or grandfather status would expire. Engineering Consultant Gulbranson stated that he believed it is six months. He stated that it is a non-conforming use today, if we strike that use from the permitted uses for the Town Center District they could still continue to use it as a non-conforming use.

Councilman Chandler stated that he felt it was a good idea to revise all the permitted uses and that the Planning Commission deserves credit for doing all of that work.

Engineering Consultant Gulbranson stated that the next process would be to have a Public Hearing and draft an Ordinance to amend the Zoning Code. Town Administrator Brought and Town Solicitor Morris stated that the proper notification could be done for the January 24, 2022 meeting.

Councilman Chandler made a motion to schedule a Public Hearing on the updated Town Center Zoning District permitted uses that were submitted by Planning & Zoning Commission. Councilman Truitt seconded the motion. All were in favor.

## **VIII. NEW BUSINESS**

### **a. Presentation/Proposal Riverview Associates (Greg Tobias and John Horner of Schell Brothers)**

Greg Tobias, with Schell Brothers, stated that they are a local company founded in 2003 with approximately 270 employees. They are one of the largest production/builders in Sussex County and have been fast growing with the highest sales prices in 2020 they had 520 sales at an average price of \$647,000 and in 2021 they had 822 sales at an average price of \$683,000. They pride themselves on the types of developments that they do with curb appeal and the value of the homes. He stated that they have a solar company which does solar installs on a lot of their projects which gives green initiatives in both technology and construction of the homes for energy efficiency and in power production with solar.

Mr. Tobias stated that Schell Brothers have a history of doing larger master plan communities which is what they were thinking of for the Riverview project. One of the master plan communities that Schell Brothers has done is Coastal Club which was 630 single family homes and townhomes and is in the Lewes area. Another one is The Peninsula in the Long Neck area of Millsboro which has a Jack Nicklaus golf course, a wave pool and three different pool complexes as well as a number of different amenities.

Mr. Tobias stated that they have spent time on what would be a good fit and a beneficial addition to the Town of Dagsboro. In reviewing concepts, which have been growing across the country, it is felt that an Agri-Community would be suitable. An Agri-Community is an Agricultural Based Community that would typically have a relatively small farm that is worked by hand. It is more of a vegetable trucking farm with a variety of different crops that would consist of about 5 to 10 acres. He stated that they would create a community farm stand from what the crops produce and ideally create a farmers market and that would fit in with the theme of an Agri-Community.

Mr. Tobias stated that about 115 acres of the 260 acres are located within the Town of Dagsboro. There would be a combination of 172 townhomes and 74 single family homes. There is a section that is located outside of the Town of Dagsboro which is separated by a large tax ditch that separates the County portion. A good portion of this project is in the County portion and Mr. Tobias stated that they would like to get the Towns' thoughts on annexation of the County land into the Town of Dagsboro.

Mr. Tobias stated that on the County side of the project they are looking to build 278 single family homes, which would be a combination of 60' wide homes and 40' wide homes. He stated that after engineering, surveying, and testing that they are facing some issues. The Town of Dagsboro's fees are significantly higher and will make it difficult to develop this property based on some of the findings from the testing done. There are DelDOT improvements that will need to be done. They have had scoping meetings and are aware that significant TIS's are required as well as offsite improvements initially. The two entrances that they are proposing are one on Rt. 20 and one on Clayton Street is around, \$3 million dollars in offsite improvements. Specifically, the land located within the Town of Dagsboro has very high ground water. The land is not low from an elevation perspective, but it is low when considering where

the ground water sits. There is also an inordinate amount of organic material or top soil of about one to two feet, which is not typical throughout the County. He stated that he is not sure but it could be because of how long the land was farmed. Therefore, that will require a significant amount of fill dirt to get the foundations out of the frost line and out of the water, which is crucial and will raise the site up. The good news is that there is a tax ditch and therefore storm water shouldn't be an issue. He stated that there are wetlands on the property which will remain untouched. They usually try to create public trails throughout these areas if possible, to add to the amenity for the community and the surrounding area.

As it stands right now, they are looking at about 400,000 cubic yards of dirt needed to build this site up. That would be about 27,000 to 29,000 trucks over the course of the development of this project. A project of 524 homes would typically prepare 50 to 80 lots at a time. He stated that would be about 7<sup>th</sup> to a 10<sup>th</sup> of the 400,000 cubic yards of dirt with each phase which would be on a yearly basis. Mr. Tobias stated that as of today the site cannot be developed without a significant amount of fill dirt. The cost to have this done currently is about \$5,600,000 when you factor in the cost of the fill dirt, delivery with the trucks, spreading, compacting and testing.

In comparison of the County building permit fees to the Town of Dagsboro building permit fees the difference is \$7,203.75 per EDU or a home. The Town of Dagsboro has fees that the County does not in terms of water fees and other impact fees.

A benefit of this project would be the property tax that the Town of Dagsboro could generate yearly. He stated that it is hard to calculate property taxes in this area therefore he calculated sold properties over the last year and a half of both single family homes and townhomes in Dagsboro area to try and determine an average. He estimated that if a single family home sold at the average price of \$520,000 that the property tax would be about \$1,300 per single family home. The project that they are proposing would have 352 single family homes and would generate about \$457,600 annually. The new townhomes, if sold at the average price of \$350,000, the property tax would be about \$1,050 per unit. They are proposing 172 townhomes which would be \$180,600 annually. The future property tax to the Town of Dagsboro could potentially be \$638,200 with this project.

The Real Estate Transfer Tax would be a benefit as well. If a townhome sold at the average price of \$350,000 then the transfer tax would be \$5,250 per sale. If 172 townhomes sold at an average price the transfer tax total would be \$903,000. If a single family home sold at the average price of \$520,000 the transfer tax would be \$7,800 per sale. If all 352 single family homes sold at an average price then the transfer tax would be \$2,745,600. Annually, this project would be \$364,860 and after the projected ten year project is completed, the Town of Dagsboro would benefit at \$3,648,600.

Mr. Tobias stated that based on the Town of Dagsboro being more expensive and the additional cost to develop this property, they are requesting that the Town of Dagsboro offer some level of relief to help them pay for some of the land and to be able to build the project by either coming close to or matching what the County charges for permits and impact fees. He stated that specifically, on water fees the

service connection fees and meter fees. The water meter fee is a lot higher than what Artesian charges and what the PSE has agreed to charge. He stated that typically what they pay for a 1" line to a single family house is \$1,300 and about \$1,750 in CAT 1 & CAT 2 impact fees. He stated that they are aware that Artesian will be the water supplier and asked if the fee could be reduced to what they pay today. He is not sure of the service connection agreement that the Town has with Artesian.

Mr. Tobias stated that they need to obtain a building permit from the County and the town when working in a municipality. The County charges less as there are two building permit fees being paid. He stated that they have worked with the Town of Millville in the past and had the building permit fee reduced significantly, to 10% of the 1.25%. He stated that they are looking for some consideration on the Public Service Fee, Building Permit Fee, and both the Fire and Ambulance Fees. They are asking for a reduction of fees in the amount of \$6,781 which is \$500 more than what the County charges. He understood that would be giving up \$3.5 million in fee income to the Town of Dagsboro, but at the same time if this project never gets developed, you don't have the property tax of \$638,200 a year. The Transfer Tax that would be paid to the town is actually more than the relief that they are requesting.

John Horner, of Schell Brothers, stated that annexation is a way to have a say and control of the lands that are near Dagsboro. Therefore, Dagsboro can choose how it's going to be developed and receive the tax revenue that is associated with it. As they have seen in other municipalities, that are too restrictive for example with Lewes and New Road, they missed the mark and when it gets pushed through the County, he felt the city misses the opportunity to be in control of the growth in the area.

Councilman Truitt asked if the lot size was standard. Engineering Consultant Gulbranson stated that in order for this project to be developed in Dagsboro and in the County, it would have to be re-zoned to an RPC (Residential Planning Community). He stated that the portion that is already in town has this designation, but if this moves forward, the County portion would have to be re-zoned as well. Councilman Truitt asked to confirm that RPC is already in the town zoning. Engineering Consultant Gulbranson stated that yes; it is in the Zoning Code. Councilman Labor asked if there was a plan to do a study on how the project would affect the roads, with them already being narrow and small. Mr. Tobias stated that yes; they have already had a scoping meeting for the traffic impact study with DelDOT. He stated that DelDOT will require improvements to Rt. 20 and Clayton Street. Councilman Labor asked if any of the studies include fees or would that happen before a final decision. Mr. Tobias stated that for Schell Brothers, with the current fee structure, the project is unviable and therefore they are not moving forward with the studies until they figure out if the Town of Dagsboro wants the project to happen or not. If the Town of Dagsboro does want to work with Schell Brothers then they would continue down that path, but the road improvements are controlled by DelDOT. Mr. Horner stated that if the town had an appetite for this and able to work out the fees to make the project workable, then during the preliminary approval process they would obtain the traffic studies and it would certainly be a part of the final plan, where all of the offsite improvements are outlined and agreed to. Councilman Labor asked about other infrastructure things like the internet provider and if they are able to support this influx of homes. Mr. Horner stated that as part of every project, they obtain these letters, which is part of their engineering on the project, to determine what utilities are available, what off sites are needed, how far

away they are, the cost of getting those utilities to the property, and then the end cost to the user. Mr. Horner stated that he does not anticipate any issues getting the ancillary services provided to the site. Engineering Consultant Gulbranson stated that one of things that is done as part of the annexation process is that the town has to draft a plan of services that has to be submitted and approved by the State. Mr. Gulbranson stated that the town would be doing just what you are asking for in terms of all those utilities they would have to send the town a letter stating that they do have the capacity to serve.

Councilman Labor asked if Mr. Tobias had the median price as well as the average price or was it at least pretty close to the average price. Mr. Tobias stated that it was probably within 5 to 7 percent of the average. Mr. Tobias stated that they are a production builder but they do customize and therefore he would expect the homes would start at the mid to high \$300,000's to high \$400,000's. On average, in a lot of their communities, they have about \$180,000 to \$190,000 of options in upgrades because of their customization.

Vice-Mayor Ulrich stated to sum it up you are asking the Town of Dagsboro to go from \$10,468 in current fees down to \$3,688. Mr. Tobias stated yes or somewhere in between that figure. Vice-Mayor Ulrich stated that we would be giving up fire, ambulance, and public service fees and the impact fee. Mr. Horner stated that the idea would be that those fees would be significantly offset in the short term by the transfer tax and almost in perpetuity of continual property tax that the town will receive from the project.

Secretary Chandler stated that he appreciates the presentation on behalf of Schell Brothers and he has a lot of questions about it, but would not be asking them tonight. Typically, something like this we would get ahead of time to review and process and then be able to ask reasonably intelligent and understandable questions. He represents the people that voted him on the Council and all of them that he has spoken to, in the last few weeks; there wasn't one that has said that they would like to see 500 homes built on that property. It is a small town, it is not a city, and they like the way it is as a small town. Therefore, they are not enamored with the idea of having 500 homes and 1,000 cars added to the traffic that already strangles the town in the summer. Secondly, he supposes homes will be built on it even though it is excellent farm land and has been for years. People also mentioned to him that if you put that many homes there, you are going to have to hire more police. Secretary Chandler stated that he had spoken to Chief Flood and that he stated that the police force would need to double. The fire department will also need to expand. All of these things, by the way, the County doesn't have to pay for, which explains part of their cost structure. Our fees are designed this way because the town does pay for those things. He stated as for transfer taxes, they come and they go, and they are not a predictable and reliable source of income and therefore not a suitable way to pay for public services that are ongoing. He agreed with his constituents that the Town will have to increase the property taxes or increase the permit fees to be able to accommodate those additional costs that are going to be inevitable with that many more homes, more people, and that much more traffic. In the interest of full disclosure, he would like Schell Brothers to understand that he believes his constituents want him to represent them with respect to the way that they feel about it. He is only one person on this Council, but he is going to recommend the obverse of what you are asking the town to do. He is also going to be

recommending that the town increase some of the fees that we now charge. To be able to do things like expand the police force, build the new police office, and the town hall will need to be expanded eventually, especially if the town increases by that much. His perspective is not to reduce the town's fees but to increase the town's fees.

Mr. Tobias stated that the impact fees are one thing, but some of the ongoing costs would increase the level of property tax by more than 50% of what is currently received, which would help with the expansion of the police force. Mr. Horner stated that typically when they see this type of analysis done at the town level, when looking at the ongoing tax burden as a function of a per house level, it is sufficient to provide for those types of services on an ongoing basis. He stated that the reason he mentioned transfer tax is that it would be a 10 year boom at best and then it would be just as re-sales happen. It is not something that you can rely on to consistently fund what you are going to need. What you typically find is that the level of property tax associated with the homes, which come in at a higher price, is sufficient to provide for those services on an ongoing basis. The short term cost that you mentioned, would typically be offset by the impact fees, and the transfer tax that would be coming in and would be directly proportional to what you would need in the short term to offset those initial upfront costs. Essentially, if you were to collect the full transfer tax plus the full impact fees or even increased impact fees, the town would be overfunded. He stated that would be great, but when you have the last piece of land with such significant development hurdles, given the position of it, it becomes a situation where you will have a property that is not developable and look at the land that is in the County because the developer can't do anything with the land that is in Dagsboro. Therefore, you will potentially still have the traffic and crime concerns, but it will be just outside of the town and beyond your control, which is what he was referring to with the comment about Lewes and New Road Corridor. Mr. Horner asked the Council to project what they think the costs would be, look at the offset, and think about the alternatives of what the County Zoning offers and what would happen to the land that is in the County as part of this project and he felt that we would find that it would be a net loss for the Town of Dagsboro.

Secretary Chandler stated that when he was first elected to Council, one of his first observations was that they should annex as far as the eye can see in order to protect the town from what might happen to it and others who may have a more lax attitude about re-zonings and so forth. Fundamentally, why do people want to become a part of Dagsboro? When he talks to people their response is that they moved from a city or an urban area and they moved here because it was a quiet, small town and the taxes are low. He stated that his concern is that people moved here to avoid taxation and crowding and he felt that this path is creating what they fled.

**b. Artesian Presentation/Information – New Water Tower Armory Road**

Rob Penman, of Artesian Water Company, stated that they are moving forward with the construction of the water tower at the water plant on Armory Road. Originally construction was planned for the end of 2022 moving into 2023; however there was demand over the summer that required moving forward earlier. Construction will take a little over a year and therefore the tank will not be in service until the



end of the 2022 beginning of 2023. It will be a million gallon elevated water storage tank. Artesian will hold an information meeting on January 13<sup>th</sup> at their Waples Street location in Dagsboro in regard to the water tower. Artesian sent letters to residents within a quarter mile radius of the water tank area advising of this meeting. Vice-Mayor Ulrich asked what the height of the water tower would be; Mr. Penman stated that it would be between 129 and 130 feet. Engineering Consultant Gulbronson stated that this water tower will be about 20 feet taller than the current water tower. Secretary Chandler asked what the current water tower holds. Mr. Gulbronson stated the current one holds 500,000 gallons.

c. Introduce Draft Ordinance - Annexation Impact Fees (Greg Morris/Councilman Chandler)

Town Solicitor Morris stated that Mr. Chandler has been giving a great effort to create funds to ensure the town is able to deal with current and future situations and with that three (3) Ordinances were created, an Emergency Fund, an Infrastructure Fund, and a Capital Fee Fund, all for the purpose of ensuring the town has the proper funds to deal with issues that may arise. As you heard this evening, there may be circumstances where builders would like to add or request the town to annex in lands. As discussed previously there were questions in regard to the infrastructure, roads and police force with the addition of 524 homes. Mr. Morris stated that he is aware that the Town of Dagsboro does not currently charge a fee for annexation and other towns do.

Secretary Chandler stated that historically when the town annexed property a committee was created to investigate and discuss with the property owners. He stated that he cannot monetize what it cost the town to do that, but it does cost money as the Town Solicitor and Engineering Consultant need to be involved. The town has never charged for this they just absorbed the cost. After checking other towns, they charge a fee to help defray the costs that are incurred and it is on a per acre basis. Secretary Chandler stated that he felt an annexation fee should be created and he suggested \$10,000 per acre as the Town of Millsboro charges \$12,918 per acre and their fee is tied to the consumer price index. Town Solicitor Morris stated that when he looked at Millsboro's Ordinance it stated that their charge is \$7,500 per acre and asked Engineering Consultant Gulbronson if the fee increased since then. Mr. Gulbronson stated that yes, every year they review how the prices have increased and actually they will be raising it again in February. Vice-Mayor Ulrich asked if in a situation like this, and a developer came to Millsboro, would they lower their annexation fee or is it clean cut and dry. Engineering Consultant Gulbronson stated that Millsboro offers a push back against that \$12,918 fee. He stated that what they have done is instead of asking for the money all upfront they phase it out as the development takes place, but there is an agreement between the developer and the town. Mayor Baull asked if other towns do this as well, and Mr. Gulbronson stated not to this extent and that Millsboro is the highest amount.

d. Introduce Draft Resolution – Amend (R) Building Permit Fees Involving More Than Five (5) Homes (Greg Morris/Councilman Chandler)

Town Solicitor Morris stated that this is the same scenario, the impact of a person that builds 2 homes in the town versus someone that builds 524 homes and would have a more substantial impact. He stated

that he drafted a sliding scale for the building permit fee. Anything from 1 to 4 homes would be the percentage formula that the town currently uses for the building permit fee, then from 5 to 25 the fee is \$2,500 per home, anything from 26 to 100 homes the fee would be \$3,500 per home, and developments greater than 101 homes would be \$5,000 per home.

Town Administrator Brought stated that the Water Service Connection Fee needs to be increased as the current contractor has been charging anywhere from \$200 to \$400 more than the \$2,000 fee collected with the building permit application. Thus far, we have been able to charge the builder and they have been paying it, but she felt it should be raised so it is covered going forward. The contractor suggested that the town raise it to \$2,600 to cover the cost going forward.

Secretary Chandler stated that the Public Service Impact Fee on the building permit application is currently \$1,500 and he suggested that be raised to \$2,500.

Town Solicitor Morris confirmed that he would be drafting the Ordinance to increase the Water Service Connection Fee to \$2,600 and the Public Service Impact Fee to \$2,500. All were in favor.

e. Proposed Meeting Dates and Holidays – P&Z and Town Council Discussion/Vote

Councilman Truitt made a motion to approve the holiday list, the P&Z meeting, and the Town Council meetings for the year. Secretary Chandler seconded the motion. All were in favor.

**IX. OLD BUSINESS**

a. Update Interconnect Agreement (Greg Morris, Councilman Chandler, Town Administrator Brought)

Town Solicitor Morris stated that it is his and Secretary Chandler's recommendation that the Agreement can be signed. He stated that Mr. Chandler had an issue with paragraph 10, but after discussion it would be to the town's benefit because Artesian will be in place. Mayor Baull asked Mr. Penman if Artesian was in agreement. Mr. Penman stated that Artesian has been ready and they would like to make the switch over on January 10<sup>th</sup>. Town Administrator Brought stated that gives her time to notify the Office of Drinking Water and give Millsboro their two week notice. Town Administrator Brought confirmed that Artesian would be making sure the valves are shut down. Mayor Baull asked if when the switch takes place would the general public notice anything different with their water. Mr. Penman stated that they may experience some discoloration of water at most due to the direction of the flows changing. Mr. Penman stated that what will take place on the 10<sup>th</sup> is Artesian and Millsboro will meet at the interconnection, shut the valves down and both will get the meter reading.

Secretary Chandler made a motion to approve the Emergency Interconnection Agreement between the Town of Millsboro and the Town of Dagsboro as it is written. Councilman Truitt seconded the motion. All were in favor.

**X. PUBLIC COMMENT**

Anthony Lorenz, 29198 Shady Creek Lane, stated in regard to the water switch over that he has noticed generators at the water plant and is concerned if they are going to create a large amount of noise. Mr. Penman stated that those are there for emergency back up and would only exercise for an hour every month, and they have already been operational. Mr. Penman stated that they are on an automatic switch over in the event that there was an electrical failure.

Mr. Lorenz questioned in reference to the possibility of this development would the taxes be increased and asked if the town would have to build a school. Mayor Baull stated that the schools are handled by the State of Delaware. Councilman Truitt stated that the taxes are handled by Town Council.

Mr. Lorenz stated that he did agree with Mr. Chandler that they did move here because it was a nice, quiet town.

**XI. ADJOURNMENT**

Vice-Mayor Ulrich made a motion to adjourn. Councilman Truitt seconded the motion. All were in favor.

Meeting adjourned at 7:47 p.m.

Respectfully Submitted,

Stacy West, Town Clerk