

**MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, May 12, 2008
7:00 PM**

Mayor pro tem Gene T. Brooks called the meeting to order at 7:00 p.m. The invocation was offered by Commissioner Pamela Baldwin.

ATTENDANCE

Members present: Mayor pro tem Gene T. Brooks, Commissioners Pamela Baldwin, Clinton E. Bryan, III, Hugh Harrington, and Chris Walker.

Absent: Mayor Randy Voller was absent, excused.

Staff present: Bill Terry, Town Manager, Alice F. Lloyd, Town Clerk, Paul S. Messick, Jr., Town Attorney, David Monroe, Planner, John Poteat, Public Utilities Director, David Collins, Police Chief and Frank Efird, ORC Water Treatment Plant.

APPROVAL OF AGENDA

Motion made by Commissioner Baldwin seconded by Commissioner Harrington to approve the Agenda as submitted.

Vote Aye-5 Nay-0

CONSENT AGENDA

The Consent Agenda contains the following items:

1. Approve minutes of the April 18, 2008 regular meeting.
2. Schedule a public hearing for May 27, 2008 at 7:00 p.m. on a request by Yassine Ouchchy to rezone 506 West Street from O&I to C-2.
3. Schedule a public hearing for May 27, 2008 at 7:00 p.m. on a petition by Habitat for Humanity to annex the Leach Tract on E. Cornwallis.
4. Resolution approving an application for a Special Use Permit for Chatham Habitat for Humanity.

Commissioner Brooks stated that Planner Monroe had asked that Item #4, Resolution approving an application for a Special Use Permit for Chatham Habitat for Humanity, be pulled from the Consent Agenda.

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the Consent Agenda as amended to remove Item #4.

Vote Aye-5 Nay-0

REGULAR MEETING AGENDA

Citizens Matters

Bonnie Iverson, 241 Bellemont Road, and President of the Homeowners Association for Chatham Forest, said that she once again wanted to address the Board regarding the Springdale and Fox Chapel barricaded road. She said the Board had been good enough to approve opening the barricade with conditions, and they finally had written documentation from Voller Realty that they were willing to do the improvements required on Springdale Drive.

Ms. Iverson said the other issue that appeared to be a requirement or at least a recommendation from DOT was extending the turn lanes on US 15-501, and that appeared to be what was holding up moving forward with this issue. She asked that the Board address that and perhaps offer some alternatives. Ms. Iverson said it was time to get past these issues, noting that funds should not be a problem since the Town had \$1.9 million in unencumbered funds. She said the Town was also paying \$8,000 a month or \$96,000 a year for a spraying field of which no one was making any use. Ms. Iverson said if it had not been for one of the homeowners in Chatham Forest who had alerted Hydrostructures and the Town about the bond that was to expire in their neighborhood for infrastructure improvements, the Town would now be facing paying up to \$102,000 to finish those improvements.

Ms. Iverson requested that the Board include in the budget the funds necessary to extend those turning lanes on US 15-501 if they were indeed required by DOT.

Elsa Teruel, 253 Bellemont Road, stated she had mailed a letter to each of the Commissioners regarding the Springdale issue. She said many residents in the neighborhood felt that they were getting “deaf ears” to their problem, and asked the Town Board to help them address the problems just outlined by Ms. Iverson. Ms. Teruel stated the safety of the residents in Chatham Forest were her primary concern, and asked that the Board address their problems.

Motion made by Commissioner Baldwin seconded by Commissioner Bryan to place this issue on the next Town Board agenda.

Vote Aye-5 Nay-0

Commissioner Harrington stated the next meeting was on Memorial Day. Manager Terry stated it was scheduled for Tuesday, May 27.

OLD BUSINESS

1. Manager's Update on Capital Projects

Manager Terry reported on the progress of the Community House project. He said they had also conducted an assessment of the Community House, and provided the Board with a copy of that assessment. Manager Terry said about \$65,000 of repairs had been identified in the building, including replacement of old windows as well as some ADA accessibility issues.

Manager Terry said some progress had been made regarding a pedestrian planning grant, with a public meeting having been held on May 3 from which they had received a lot of good input. Manager Terry said regarding the 3M park, they were seeing progress on the \$100,000 grant from NC DENR, noting some paperwork had now been received.

Commissioner Harrington said one project they had talked about was a recommendation of reconfiguring the pumps on the million gallon and half-million gallon tanks to improve circulation with the possibility of that helping with their disinfection byproducts, but also to relieve the load on some of the pumping being done from the water treatment plant. He asked how they would move that project forward, and was it something that needed to be discussed during budget deliberations. Manager Terry said that was certainly an appropriate topic for the budget, noting that the proposed base budget did not have new capital projects listed in it. He said he planned at a subsequent meeting to bring the Town Board a list of potential add-ons to the budget, and that would be the appropriate time to address that issue. Manager Terry said at that time the Board could consider how revenue might be generated to pay for new items, or if they wanted to tap into their fund balance reserves.

Commissioner Baldwin said the disinfection byproducts reduction project would be coming close to the deadline of September 2008, and they still had not received the results of the testing. She asked what was holding up those results. Manager Terry said he would be following up on that with Hobbs Upchurch. Commissioner Baldwin said they could not move forward until those results were obtained, and she did not want to fall behind and miss the deadline. Manager Terry stated those results should have been received but had not, and he would follow up on that.

Commissioner Walker thanked Commissioner Baldwin for bringing that up, noting that speed was of the essence.

Commissioner Brooks stated that in the last Field and Stream magazine there was an excellent article on lead, and urged the Board to read that article. He said he would not be surprised to learn that lead fishing weights, which had been used since the ancient Egyptians, outlawed just as lead shot had been outlawed for waterfowl hunting. Commissioner Brooks said they were considering going to a process regarding disinfection byproducts, and lead could be a factor in using ammonia.

2. American Asset Corporation request for a Special Use Permit for Pittsboro Commons.

Planner Monroe stated the Board had received a rather thick packet that chronicled the review of that SUP request. He said the Board, after the public hearing, requested AAC to meet with the operators of the Carolina Living and Learning Center to try to mitigate some of their concerns. Planner Monroe said AAC had been diligent in making an effort to satisfy all of the concerns raised by representatives and members of the CLLC, and a mitigation offer was included in the packet that the Planning Board believed was generous and met the spirit of the instructions.

Planner Monroe said much discussion had taken place among all parties, and a great deal of effort had been put into review both by the Planning Board, the applicant's representatives, and by himself. He said the plan now presented was what the Planning Board felt was the best result that could be obtained for a project of this nature. Planner Monroe said much discussion had taken place regarding traffic and the effects of that traffic on Northwood High School, and DOT had conducted a traffic analysis and it was determined that most of the High School's traffic problems were a result of internal traffic flow. He said the traffic consultant for AAC had concluded in his analysis that the traffic generated by this project would not adversely affect the High School.

Planner Monroe stated the packet contained a resolution developed by staff and the Planning Board that contained conditions that the Planning Board believed were appropriate to apply to this project, and with those conditions the Planning Board recommended approval.

Commissioner Brooks said the internal traffic flow problem at the High School had been identified, and asked how it would be mitigated. He asked how the Board could help facilitate action or help the school system to do so. Planner Monroe stated that DOT had identified \$125,000 to be set aside to cover the improvements at the High School. He said that the County would cover the cost of the repairs and DOT would reimburse the County up to \$125,000.

Commissioner Bryan asked what was the solution identified. Planner Monroe said the solution was rerouting the internal traffic flow within the parking area and relocating pedestrian walkways so that pedestrians were not interfering with people trying to park their cars. He said they had also relocated the bus parking area, had provided some additional striping up to the parking area, and had reconstructed the entrance and exit from the parking lot to Northwood High School Road. Commissioner Bryan asked had any additional entrances or exits been provided. Planner Monroe responded no.

Commissioner Walker asked if Mr. Monroe felt that all traffic impact issues had been met, including those at Northwood High School. Planner Monroe responded that he did.

Commissioner Walker asked did he feel that all stormwater runoff or detention ponds proposed were within State and local regulations. Planner Monroe stated the detention pond proposed would have to be engineered and permitted, and would have to be reviewed by Hydrostructures so that it could be concluded that the pond itself satisfied all ordinance requirements.

Commissioner Walker asked if Hydrostructures would have to submit that to the State or would that be done by Hydrostructures and staff. Planner Monroe replied it would be done by the Town.

Commissioner Walker stated he had said numerous times over the last few months that he would not vote “yes” on any project that they did not have sewer capacity for. But, he said, after reading the Town’s ordinances it appeared that he had been mistaken and based on that he saw no other choice but to vote “yes” since this project was using their own package plant. Commissioner Walker asked how well did the soil perk. Planner Monroe stated he did not know, noting the Town had not been presented a soil analysis.

Commissioner Walker asked should they have a soil analysis, particularly for land in close proximity to the river. Planner Monroe said it would not be a bad thing to have.

Commissioner Walker asked Ricky Spoon where the sewer for his project would tie into. Ricky Spoon replied the pumping station behind the Lowes building. Commissioner Walker asked where it flowed from there. Mr. Spoon replied it pumped back to the road and came down US 15-501 on the west side. Commissioner Walker asked when the subdivision was done, where it would tie in. Mr. Spoon said at the same place, adding that Powell Place tied in there as well.

Planner Monroe stated he did not believe Mr. Spoon’s subdivision would tie in there, noting they had discussed taking a pipe from that lift station to Fire Tower Road to the trunk line.

Commissioner Walker said regarding Powell Place, he remembered it had been said by Hydrostructures that the Town could overflow that line with sewer. Planner Monroe said that was correct. He said when they went through the final reviews of the Master Plan for Powell Place, the question was asked of the applicant how much capacity did they really need if they were to fill all of the uses listed in the Master Plan. Planner Monroe said although they had a reservation for 200,000 gallons, the response was the need would be closer to 300,000 gallons. He said at that point it was the conclusion of Jay Johnston at Hydrostructures that if everything was built and anything was added to the perceived capacity of that trunk line, then they would experience floating manhole covers.

Commissioner Walker asked where AAC would tie in. Planner Monroe replied he would expect them to go to the trunk line on Fire Tower Road when it was constructed. Commissioner Walker asked did the Town have guarantees of that. Planner Monroe stated the stipulations included that AAC would have to provide adequate sewer and water at some point during the continuance of the project, although water was not an issue. He said the stipulations in the resolution addressed that. Planner Monroe said based on the recommendation by Mr. Johnston, he would heartily recommend against tying into the lift station that came to the US 15-501 trunk.

Commissioner Walker asked if he felt comfortable with that. Planner Monroe responded yes. Commissioner Walker stated based on all the information, it appeared he would have to vote in favor of this although it was against his better judgment, noting that State laws and the Town’s ordinances prevented him from voting “no.” He said he would still rather have this group and any other group wanting to build in Pittsboro to be a part of the solution and not a part of the

problem. Commissioner Walker said in his opinion they were no closer to solving the sewer situation, but he did understand that time was money and that AAC had a significant investment in that property. He stressed upon the developers or whoever ended up building the project that the Town needed their help.

Attorney Messick said for Commissioner Harrington's and others' benefit that this was a two-step process. He said the first issue the Board would have to consider was whether to rezone the property from R-2 to Conditional Use, and that was a legislative decision and there was no rule that required them to do that. Attorney Messick said if the Board saw fit to rezone the property to a Conditional Use district, then the Board had to consider the appropriateness of the proposed resolution for the Special Use Permit. He said if the Board was not inclined to do that, then they had to have some grounds for denying the Special Use Permit.

Commissioner Brooks said then two motions were needed. Attorney Messick responded yes, noting the first motion would be to consider the ordinance regarding the rezoning, and if that ordinance was adopted then the next motion would be to consider the resolution granting the Special Use Permit or denying the Special Use Permit with the reasons for that denial stated clearly.

Commissioner Baldwin echoed Commissioner Walker's comments because she was concerned about the traffic issues as well as the sewer concerns. She wondered if there was any data to show that the new avenue being chosen was sufficient to handle a project of this size. Planner Monroe stated the trunk had not yet been built, but it would be sized to handle the post-development.

Commissioner Walker said he was probably just jumping ahead by referring to Phase 2, which did not exist at this point in time.

Commissioner Harrington said at this point, they did not know if the soil would support a spray field. Attorney Messick stated the proposed permit stated that the applicant had to demonstrate that the measures put in place were adequate. Commissioner Harrington said it seemed odd to him to have a stormwater pond and a spray field with the spray field draining towards the stormwater pond. He asked if that was a usual configuration. Planner Monroe said the stormwater would drain in two different directions, and the stormwater detention pond was west of where those two streams connected.

Commissioner Harrington asked how the noise provisions would be enforced. Planner Monroe stated the Noise Ordinance was enforced by the Police within the corporate limits and the ETJ of the Town. He said the agreement with the developer gave the Town additional authority for enforcement since the noise levels were actually stated in the document. Commissioner Harrington asked if the Police had the ability to decide whether or not the Noise Ordinance was being violated. Planner Monroe said responded yes.

Motion made by Commissioner Walker seconded by Commissioner Baldwin to approve the Ordinance amending the Zoning Ordinance of the Town of Pittsboro to rezone the property described in Exhibit A from R-2 to C2-CD.

Joe Dye, Project Manager for American Asset Corporation and representing the applicant, stated they had been involved in ongoing meetings with Manager Terry and Planner Monroe regarding sewer and other issues, noting that as a stakeholder they wanted to be part of the solution. He said the spray field option took extensive design and testing of the soils as the Board had rightly pointed out, and they were committed to addressing the needs of Phase 1 as set out in the documents and intended to be a part of the infrastructure long term. Mr. Dye said the trunk line described by Planner Monroe on Fire Tower Road would be the trunk line that would ultimately serve their property. He said when that capacity was available, they would use that to accommodate not only their property but Mr. Spoon's property and the greater area.

Mr. Dye stated they understood the concerns regarding traffic, and they had spent a lot of time working with the High School and helping them to identify the source of funding to address the circulation issues. He said he believed those problems would need to be addressed with or without this project.

Vote Aye-5 Nay-0

Commissioner Walker asked about the Resolution that was presented tonight and how it was different from the one that was included in their packets on Friday. Attorney Messick stated that changes made to Section 13 were made to clarify that whatever additional costs there were shall be reimbursed by the Town in either one or more of the three options that were available to them. Commissioner Walker said then for example, that reimbursement might be to AAC for their construction of a 10 inch line but because Mr. Spoon would be hooking on, the Town might ask them to provide a 12 inch line. Attorney Messick said that was an example of what he was referring to.

Commissioner Walker said using that example, the costs could be passed on to Mr. Spoon and the funds recouped. Attorney Messick said it depended on the option used. Commissioner Walker said then the Town would front the funds but would potentially get them back. Attorney Messick said that was not what the document said; it said that the Town would not have to pay it up front, but would get it back either through future connections or through credits or some other combination.

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the Resolution granting the Special Use Permit to American Asset Corporation.

Commissioner Baldwin asked if the information regarding the soil testing needed to be included in the record. Commissioner Walker said he did not believe so. Planner Monroe stated the developer would have to demonstrate at the appropriate time to the State's satisfaction that the soil would handle it.

Vote Aye-5 Nay-0

NEW BUSINESS

1. Manager's Recommended Budget for Fiscal Year 2008-2009.

Commissioner Brooks commended Manager Terry for getting the budget out quickly, as well as all who had helped him achieve that.

Manager Terry thanked the entire staff for their help in preparing the document and for answering his many questions. He stated he was prepared to provide highlights from the budget document, based on the amount of time the Board wanted to spend tonight.

Commissioner Walker said he had spent about an hour yesterday going over the document, and was surprised to see the landfill tipping fees increased by only 6%. He said they did not have a lot of options on many things, but believed the proposal on the water and sewer issue was a good, reasonable and fair plan. Commissioner Walker said he would like to have more time to digest the information to make sure there was nothing he had missed. He said he believed the proposal looked very good, and that the increase in tipping fees and water and sewer fees was no shock. Commissioner Walker said he was inclined to hold a work session next Monday.

Motion made by Commissioner Harrington seconded by Commissioner Walker to schedule a meeting for May 19, 2008 to consider the proposed budget only.

Vote Aye-5 Nay-0

Manager Terry provided a briefing on the proposed budget:

- Tax rate was proposed to remain the same. One cent on the tax base was about \$31,000.
- In the General Fund, revenues were up about 13%. Main contributor to that was ad valorem taxes of \$150,000. Sales tax revenues were up \$49,000. Powell Bill funds were up about \$20,000.
- Solid waste services revenues would go up because rates were being raised, adding they would likely be "in the hole" in the expenditure budget for solid waste by the end of the fiscal year.
- New revenue would be a transfer from the Enterprise Fund to the General Fund for administrative support, which would support changes in how personnel was organized.
- Return on investments accounted for an additional \$30,000.
- Payments-in-lieu were down due to the development moratorium.
- A one-time Police grant did not materialize.
- A one-time grant for the tennis court repairs did not materialize, which was for \$60,000.
- In order to balance the General Fund revenues, they would need to take \$52,000 from the unencumbered fund balance.
- The current budget would return about \$400,000 to the General Fund, which was funds allocated during the current year that would not be spent.
- General Fund expenditures were up about 13%, much of that was attributed to personnel costs. Two positions had been shifted out of the Enterprise Fund and added to the General Fund, as well as other position changes.

- Pay adjustments were being recommended at 7.5% COLA for Police officers and a 2.5% merit increase which was consistent with neighboring towns.
- For all other employees, the COLA would also add up to a 10% raise. The budget was recommending a 5% COLA and a 2.5% merit.
- The budget also recommended the creation of a 401(k) plan for employees who did not now have it, starting at 2.5% this year and recommended to reach 5% at some point during the next budget year. The cost to the Town to begin that 401(k) plan for those who did not have it was estimated at \$26,300.
- The Town was facing a 45% rate increase in health insurance, and they were exploring other options.

Commissioner Walker asked if their typical contract with an insurance carrier was six months or one year. Manager Terry said one year. Commissioner Walker asked if options could be explored and some other proposal could be brought back to them within a week, or was the Manager talking long term for the next budget year. Manager Terry said their representative was seeking quotes as they spoke, and he was not sure how fast that could be obtained. He said he was not sure it could be done by July 1, but possibly it could be done by the beginning of the second quarter. Commissioner Walker stated they needed to be diligent about that, adding he did not want to sacrifice the benefits received by employees.

Manager Terry continued his highlights:

- Other expenditures that were up included solid waste services, expected to be up about \$104,000 next year, part of which was the 6% rate increase he was recommending and some was an increase in customers.
- Fire protection was up \$50,000, or about 20%, partly the result of increased fuel costs and the addition of new facilities and personnel.
- Automotive supplies were up \$35,000, primarily due to fuel costs.

Commissioner Walker asked how Town vehicles received fuel. Manager Terry responded the Town had a contract with a company called Fuel Man, and fuel was purchased using a credit card. Commissioner Walker asked about the Town getting their own storage tank for fuel, and asked could that work. Manager Terry replied that could work, noting that fuel management was one of his areas of responsibility when he had worked for the Town of Chapel Hill. He said one of his last official acts with Chapel Hill was to have some tanks removed that were not doing well and spending thousands of dollars to alleviate the effects of the underground storage tanks. Manager Terry said it may make sense to have a joint effort between the Town and the County, but he would be reluctant to place such tanks underground.

Commissioner Walker agreed, noting that idea was food for thought for the future.

Manager Terry continued his highlights:

- In General Fund expenditures, one item was capital equipment and included such items as vehicles, but to others it could include physical plant items. There should be some effort to define that so that there was a clear understanding of what the term “capital equipment” referred to.
- The capital maintenance line item came from the operating budget of the General Fund.

- General Revenue funds were down about \$156,000, or 7%.
- Investments were down again; the lion's share of the reduction was centered around water access fees, water capital recovery fees, sewer access fees, and sewer capital recovery fees.
- The shortfall in water/sewer revenues was \$400,000 the last fiscal year and was a problem that needed to be addressed. In working to address that, he had discovered that at the end of the 9th month of this fiscal year, they had already reached their revenue goals for the year due mostly to the 5% increase during the last year as well as adding a sufficient number of customers. Because of that, the \$400,000 shortfall had taken care of itself.
- Due to that shortfall having been taken care of, he was asking that the Town Board to the extent possible hold harmless the most efficient water users in the system of 2,000 gallons or less with the rate structure he was proposing. Some customers may well see a reduction in their water bills.
- There was a 5% increase suggested for heavier users.
- The proposed budget cautiously predicted a \$214,000 increase in water charges. This was hard to predict, and next year they would track performance against budget via a graph so that better information could be gained.

Commissioner Harrington asked how free they were to adjust water and sewer rates. Commissioner Walker said water and sewer rates could be adjusted anytime, although tax rates could only be done during budget deliberations each year. Manager Terry said that meant that the Board could consider a mid-year increase if necessary.

Manager Terry continued his highlights:

- Access fees, designed to accumulate capital for future construction of water and sewer facilities, were recommended to be raised from \$3.50 to \$5.50 per gallon for water and \$5.75 to \$10.00 per gallon for sewer. This advice was based primarily on information provided by Jay Johnston of Hydrostructures.
- Enterprise Fund expenses – professional services were down.
- Spray field – they were recommending not continuing that \$96,000 per year payment for rental of that property for the spray field.
- Equipment maintenance was up \$31,000, related to the movement of some capital maintenance costs from the capital budget and into the operating budget.

Manager Terry proposed that the Town Board set the date for the public hearing on the budget on May 27, adding that he believed the budget would be ready for consideration for adoption on June 9.

Motion made by Commissioner Walker seconded by Commissioner Harrington to receive the Manager's Proposed Budget and officially scheduling a public hearing on the proposed budget for May 27, 2008.

Vote Aye-5 Nay-0

2. Termination of the Lease between Ricky Spoon Builders, Inc. and the Town of Pittsboro for 596.337 acres for use as a wastewater effluent spray field.

Manager Terry stated it was his intention to recommend that this be removed from the budget and the lease be cancelled, noting that Mr. Spoon had indicated that for personal and business reasons he would like to have the lease terminated as well. He recommended that the Town Board authorize him to terminate that lease.

Commissioner Walker thanked Mr. Spoon for allowing the Town to tie up that land for such a long period of time, noting he was sure it was worth more than \$8,000 a month to Mr. Spoon. He said the Town had previously had an option on a track of land that would have cost \$15,000 a month, and the Town Board had been chastised by some citizens because of that expenditure. Commissioner Walker said unfortunately the expenditure was a necessary evil which had to be done until they knew in what direction they would go.

Ricky Spoon said he felt that the Town Board had been unfairly chastised, and said he had been glad to help the Town out.

Motion made by Commissioner Walker seconded by Commissioner Bryan to terminate the lease with Ricky Spoon for 596.337 acres for use as a wastewater effluent spray field.

Vote Aye-5 Nay-0

3. Chatham County Library at CCCC campus.

Planner Monroe said at the last meeting the Board had seen the plans for the technology building without the footprint for the library, and the Board was now being asked to approve the footprint for the library.

Motion made by Commissioner Baldwin seconded by Commissioner Harrington to approve the footprint for the library at the CCCC campus.

Commissioner Brooks said the library to be built at the CCCC campus would not be just for the community college, but would in effect replace the Pittsboro Town library. He said there were plans from different groups to put a substantial amount of revenue into that project to make it a first-rate facility.

Commissioner Walker asked did anyone know what the old library building would be used for. Commissioner Brooks responded he believed it was planned to be used for County offices.

Vote Aye-5 Nay-0

4. Offer of Donation of one 1992 Ford Box-type Ambulance and Sale of one 2007 Ford 150 XLT, four-door, 4x4 Pickup Truck from East Chatham Rescue.

Motion made by Commissioner Walker seconded by Commissioner Baldwin to approve the offer of a donation and purchase of vehicles from East Chatham Rescue.

Vote Aye-5 Nay-0

Mayor Updates

Commissioner Brooks indicated that Mayor Voller did not provide any updates to be offered this evening.

Commissioner Concerns

No Commissioner concerns were offered.

Other

Commissioner Brooks noted that the Town Board should have received notice of the Citizens Information Workshop on the 64 Corridor Study.

Commissioner Brooks asked if there were any comments or questions regarding the NC League of Municipalities' survey results showing proposed pay plan adjustments for fiscal year 2008-2009. There were no comments.

Commissioner Harrington stated he would be on vacation the week of Memorial Day and therefore would not be attending the May 27 work session.

Commissioner Harrington stated he had been attending the Planning Board meetings and had seen the details that Planner Monroe and the Planning Board dealt with on a regular basis. He said he had seen firsthand the amount of effort that went into each proposal to get the best product possible, and congratulated them on the good job they performed.

Adjourn

Motion made by Commissioner Harrington seconded by Commissioner Walker to adjourn the meeting at 8:20 p.m.

Vote Aye-5 Nay-0

Randolph Voller, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk