

TOWN COUNCIL  
MEETING  
SEPTEMBER 9, 2024  
7:00 PM

**At a regular meeting of the Town Council of the Town of Exmore, Virginia, held in the Meeting Room of the J. Guy Lawson Municipal Building, 3305 Main Street, Exmore Virginia, on the 9th day of September 2024 at 7:00 pm.**

**ATTENDANCE:**

Mayor Douglas Greer-Present  
Vice-Mayor Thomas Lewis-Present  
Councilman G. W. Adkins-Present  
Councilman Bryon Heaster-Present  
Councilman John Metz-Present  
Councilman Chase Sturgis-Present  
7<sup>th</sup> Member Seat – Vacant

**STAFF ATTENDANCE:**

Robert Duer, Ethel Parks, Taylor Dukes, Chief DiMartino, Capt. Zieger, Lt. Gonzalez, Sgt. Hinman.

**CALL TO ORDER:**

Mayor Greer established a quorum and called the Town Council meeting to order at 7:00 pm.

**PLEDGE:**

The Pledge of Allegiance was recited by the majority in attendance.

**INVOCATION:**

The invocation was given by Councilman Adkins.

**APPROVAL OF MINUTES:**

**TOWN COUNCIL MEETING – AUGUST 9, 2024:**

Councilman Heaster made the Motion to approve the Minutes of the August 9, 2024, regular Town Council meeting as presented. The Motion was seconded by Vice-Mayor Lewis and was passed unanimously with Councilman Metz abstaining.

**JOINT TOWN COUNCIL/PLANNING COMMISSION MEETING – AUGUST 19, 2024:**

Councilman Adkins made the Motion to approve the Minutes of the August 19, 2024, Joint Town Council/Planning Commission meeting. The Motion was seconded by Councilman Sturgis and was passed unanimously.

**CITIZEN COMMENT (LIMIT OF 3 MINUTES PER SPEAKER):**

Lauren Shultis noted that she wants it to be public record that she feels she was a victim of harassment by Chief DiMartino and other Exmore officers. She said that she eventually moved out of Exmore.

**TOWN MANAGER'S REPORT – MR. DUER:**

Mr. Duer noted that there are 2 anniversaries this month: Taylor Dukes, 12 years and Josh Hipple, 1 year. He received a "Thank You" note from Robin VonHollen (Dogs Deserve Better), for the Town's donation. The Fall Festival is scheduled for September 28<sup>th</sup> and Epworth Church Bazaar is this weekend.

Mr. Duer addressed the Mayor and Council about the future and growth of Exmore. He said that there is talk about building homes, apartments and more businesses. If the population goes over 1,950 to 2,000 our HRSD sewer rate will increase, we may possibly need to hire more staff and officers. Mr. Duer urged them to carefully consider the pros and cons of our future growth.



**FINANCIAL REPORT – MR. DUER:**

**AUGUST FINANCIALS:**

Income for the month of August was \$267,447 and expenses were \$180,365. The net income for August was \$87,082.

**YTD FINANCIALS:**

The year-to-date income is \$531,120 and the credit over expenses are \$243,511. The year-to-date net income is \$774,631.

**NEW BUSINESS:**

**KEVCOR AUGUST BILL FOR SEWER PROJECT – MR. DUKES:**

Mr. Dukes noted that the total due for pay app 13 is \$1,349,097.72. He said that there are currently 461 tanks on-line. We need approval for the pay app to send it to the engineer for approval. Councilman Sturgis made the Motion to accept pay app no. 13. The Motion was seconded by Councilman Adkins and was passed unanimously.

**BUDGET AMENDMENTS: EXPENDITURES AND APPROPRIATIONS – MR. DUER:**

Councilman Sturgis made the Motion to accept the budget amendment expenses for August which include Kevcor, John Maynard, and salaries. The Motion was seconded by Councilman Adkins and was passed unanimously. Income includes payments from DEQ, USDA and DHCD. Salaries and John Maynard were paid from the ARPA funds. Councilman Sturgis made the Motion to accept payment of salaries and John Maynard from the ARPA funds. The Motion was seconded by Councilman Adkins and was passed unanimously.

**PUD ORDINANCE:**

Mr. Dukes explained that the Planned Unit Development (PUD) ordinance binds the investor(s) to their plans and they cannot change the plans at a later date. He asked the Mayor and Council to review the enclosed ordinance so they can schedule a Public Hearing.

**OLD BUSINESS:**

**ACCOUNTING SOFTWARE UPGRADE – MR. DUER:**

Mr. Duer said that we are moving forward with the new accounting software. Mrs. Parks noted that it may be January 2025 before we can utilize all aspects of the software.

**SEWER RATE ADJUSTMENT – MR. DUER:**

Mr. Duer noted that HRSD has publicly advertised the new rates.

**PROBLEMATIC SEWER CONNECTS – MR. DUKES:**

Mr. Dukes said that the contractor should be starting any day on these connections.

**BELLE HAVEN SEWER EXPANSION, EASEMENTS, ETC – MR. DUKES:**

Mr. Dukes said that he is still waiting to hear from the engineers about a cost and other requirements needed to connect the 8 homes in Belle Haven.

**SEWER ORDINANCE – HRSD'S GREASE PROTOCOLS:**

No report.

**POLICE REPORT – CHIEF DIMARTINO:**

Chief DiMartino noted that all officers are doing well. There were no reportable crashes in August. He said that the police department will be at the Fall Festival to shut down the streets and help get set up. He noted that they will have a table set up to sell Secret Santa raffle tickets and to participate in the DMV grant for community engagement. Chief DiMartino said that he has ordered 2 flags honoring the 2 veterans that are part of the police department. Jonathan Gonzalez and Heriberto Diaz have both served in the Marine Corps and Jonathan is still in the reserves. He thanked the Mayor and Council for their support.



**PUBLIC WORKS REPORT – MR. DUER:**

Mr. Dukes noted that New Ravenna has asked for bids to repair the Town parking lot since they utilize it most of the time. The lowest bid came at \$6,600 and they asked the Town if we would be willing to pay 30% of the cost, which would be \$1,980. The Council agreed.

**WATER AND SEWER REPORT – MR. DUER:**

VDH has begun testing water lines for lead and copper. There are 450 lines to be tested, and they have completed the testing on 380. They will be replacing a 4” cast iron water line with 6” plastic pipe from Tru-Blu to Royal Farms. Mr. Dukes said that he will have a cost ready for October’s meeting.

**ZONING REPORT – MR. DUKES:**

Mr. Dukes asked the Mayor and Council to review the ordinance dealing with derelict structures and they will discuss it next month.

Mr. Dukes said that Northampton County is looking into a revitalization ordinance for the Enterprise Zone. He noted that every parcel of land in Exmore falls under the state Enterprise Zone. It would be for a reduced rate for Meals tax, Real Estate tax, BPOL, Transient Occupancy tax and Personal Property tax. Northampton County is proposing to reduce rates or offer a rebate for 5 years. Mr. Dukes said that the County Administrator has asked if Exmore would support Northampton County. Mr. Dukes noted that we already give a reduced rate for new businesses for 2 years and a reduced rate for filing and paying Meals taxes on time. The Mayor and Council agreed to be in support of Northampton County.

Mr. Dukes stated that he has recently met with Northampton County School Board about redeveloping the railroad property. He said that they discussed housing for public employees, such as teachers, EMS, police, etc. He said that he would need to get some proposals to see what the cost would be for a redevelopment study. The Mayor and Council agreed to Mr. Dukes’ request.

Mr. Dukes announced that there will be a Public Hearing for a Special Use Permit for a battery storage facility on September 23, 2024 at 7:00 pm.

**CITIZEN COMMENT (LIMIT OF 3 MINUTES PER SPEAKER):**

Dot Ortelli asked who Mr. Kowlakowski is. Mr. Dukes told her that Mr. Kowlakowski is our County Administrator.

Councilman Adkins asked about the new homes proposed for Browne Avenue. Mr. Dukes said that the owner wants to build 12 homes, but has cleared enough land for only 6 homes.

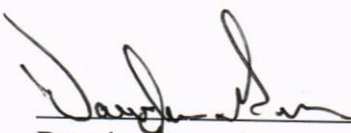
**SCHEDULED MEETINGS & CLOSINGS:**

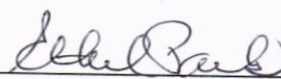
**ZONING PUBLIC HEARING – SPECIAL USE PERMIT – BATTERY STORAGE FACILITY, MONDAY, SEPTEMBER 23, 2024 @ 7:00 pm**

**TOWN COUNCIL MEETING – MONDAY, OCTOBER 7, 2024 @ 7:00 pm**

**ADJOURNMENT:**

Councilman Adkins made the Motion to adjourn the meeting. The Motion was seconded by Councilman Metz and was passed unanimously.

  
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Douglas Greer, Mayor

  
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Ethel Parks, Town Clerk