

MALABAR TOWN COUNCIL WORKSHOP
AUGUST 31, 2004 7:30 PM

This meeting of the Malabar Town Council was held at the Malabar Fire Station at 1840 Malabar Road. The meeting was called to order at 7:30 p.m. by the Chair, Bobbi Moccia. The prayer and pledge were led by Mr. Rivet.

<u>ROLL CALL:</u>	MAYOR:	PHILLIP CREWS (excused)
	CHAIR:	BOBBI MOCCIA
	VICE-CHAIR:	STEVE RIVET (excused)
	COUNCIL MEMBERS:	JANE HAVET
		BRIAN HUNTER
		BOB ROSSMAN
	ADMINISTRATOR:	ED BOOTH
	CLERK:	SUSAN KABANA
	PLANNER:	KEITH MILLS

DISCUSSION OF PROPOSED ANNEXATION OF VALKARIA

Moccia-brought meeting to order. An announcement was made to the citizens that a three minute time limit would be set for each person wishing to address the Council. Anyone wishing to address Council must complete a blue Speaker Card. Ms. Moccia opened the meeting with the reading of the preamble of the Town Charter. This reading gave the citizens of Malabar and Valkaria information regarding how the Town of Malabar is made up of.

Ms. Moccia stated that after a voluntary annexation at Valkaria Road and Babcock Street into the city of Palm Bay, a few citizens of Valkaria had approached one of the Town of Malabar's Council members, Bob Rossman. These citizens asked if the Malabar Town Council could discuss the topic of annexing Valkaria. After the second voluntary annexation into the city Palm Bay along Babcock Street, their request was back with more concern. This is when the Malabar Town Council invited the Homeowner's Association of Valkaria to come and discuss the topic during a Council meeting. We had two meetings with the citizens of Valkaria and this topic was discussed. It is to be noted that the Council did not realize that all the citizens of Valkaria were not members of the Association.

After those to meetings in December 2003, a meeting was held at the Malabar Fire Station, similar to this one tonight, with a topic of having a feasibility study regarding a possible annexation. The study would cost the taxpayers of Malabar and the Council wanted to hear a larger number of Valkaria residents say that they were interested in seeing the results of the study. Some people there were for the annexation and some were not. But the vast majority was interested in seeing the results of the feasibility study.

The Council approved the study and we now have that information available. It is not a great long document because we are not offering water and sewer to the citizens of Valkaria. If we were offering water and sewer, then the report would have been much thicker. Tonight we are going to hear from Mr. Booth, the Town Administrator, and those who wish to address Council from the audience. From tonight's discuss, the Council would make the decision to spend the funds to have an election. At this time, the meeting was turned over to Ed Booth, Town Administrator, to present the information gathered in the feasibility study.

Booth-the purpose of this meeting is for Council to decide the authorization to go out for referendum. Mr. Booth made a presentation showing all the information gathered in the feasibility study. Copies of the feasibility study were provided at the meeting for the public. Mr. Booth advised the public that it would cost the Town of Malabar \$10,000.00 for a referendum to be mailed to the citizens of Malabar and Valkaria for the annexation. The zoning of the Town of Malabar would remain the same, residential/rural, with 1 ½ acres for one unit. This is set by the Charter, Council is not authorized to change the Charter without the consent of all residents of the Town of Malabar. This section of the Town would still be known as Valkaria. You would have two representatives for the Town Council. You would also have more direction for your tax money.

The annexation of Valkaria would mean paying less taxes for the citizens of Valkaria. Cannot promise that the MSTU tax paid to the County for the Sheriff's Department would go away. The Town of Malabar may be the ones to pay this fee. Meetings are scheduled for next month to discuss this issue. By statute, we may not be required to take the MSTU. We would not take over the airport or the golf course. The only increase of staffing would be the Public Works Department for street maintenance. Each section of the Town would have the staffing needed to maintain the streets, drainage ditches and right-of-ways. The cut-off to the south would be Ramblebrook Road. Mr. Booth stated the importance of the input of the citizens of Malabar and Valkaria, as Town Council will be conducting a special workshop to discuss the decision of annexation.

The Town of Malabar's in-take is approximately \$1,750,000/year. We have approximately \$700,000 in the bank. Each year, we put aside \$60,000 to be used in building a new Town Hall. The new Town Hall would be constructed in such a manner to act as a community center/shelter. A shelter in this area is much needed. We have no shelters available to us if a major disaster were to happen in this area. If Valkaria were to be annexed into the Town of Malabar, the Town would take in an additional approximately \$807,000/year in taxes. The balance comes out to approximately \$10,000. The largest expense with the annexation would be the streets and drainage. This is where the additional staff would need to be hired, to be able to assist and maintain the roads, drainage and right-of-ways. The Town of Malabar would not be providing water/sewer. We have two communities now that we provide this service to and will be obtaining two more communities, which will have water provided. As we see more building coming into the area, we would increase staffing to assist in making accommodations to get building inspections completed in a timely fashion.

One of the main reasons a feasibility study was completed was to see if the Fire Department would be able to provide the same level or better service than what you are receiving at this time. The study shows that the Town of Malabar would not be able to provide adequate care in this area. The Town of Malabar is working with Brevard County to see if a contract can be worked out to provide this service to the public of Valkaria. The contract price with the County of Brevard would be \$180,000. This would provide the same or better level of service to the citizens of Valkaria. The bottom line of the study showed that Malabar would not be able to provide adequate fire protection to Valkaria with what we have in place at this time. The citizens would not have to pay the MSTU tax to have the County's fire protection.

The budget information was presented at this meeting. The franchise for FPL fees would come directly to us once the annexation took place. What we had looked at in the first year of annexation, we would have to take \$150,000 out of the reserve funds to fund that additional service to you until the taxes caught up. What we really found is that many of the franchise fees will get immediately, so the reserve funds would not have to be used. One of the major goals for the Town is to build a new Town Hall, community center and shelter. We do not have a shelter in this area for major disasters. And possibly, down the road, a small library. We do not have a shelter in this area for major disasters. Mr. Booth advised the citizens of the equipment that would need to be purchased to assist with the upkeep of the Valkaria citizens. Once again, it was emphasized that a separate crew would be hired to take care of this portion of the Town.

Moccia-at this time, the citizens of Malabar and Valkaria were permitted to address the Town Council.

Chris Notts-3880 Leghorn Road, Valkaria-residential business. They are not interested in any City at this time, neither are her neighbors. If at the time that they feel they should become part of the city, they will ask.

Melanie Middaugh-Grand-3850 Burton Road, Valkaria-moved from south Florida many years ago. Understands that a parcel on Valkaria Road that is either going to be re-zoned or has been re-zoned, is that something that could be stopped so that it wouldn't go to ¼ lots? **Moccia**-doesn't think that it's a ¼ acre lot, but 1/3 acre lot. That started ten years ago. A meeting was held and we were told after the fact. **Rossman**-there's two answers to your question. If it's already been approved, there is nothing we can do about it. If it hasn't been approved and we were going to annex you, then you would have to comply to the Town of Malabar's Charter to 1 ½ acre lots or 1 acre lots to Valkaria's standard. Palm Bay has annexed the two properties on Babcock Street for commercial businesses. It is Ms. Middaugh-Grand's understanding that once they do this, they put in water and sewer. Once they do this, there is something saying that within a five mile linear from that area to pick up the sewer. **Rossman**-doesn't think they can do that. The way water and sewer comes in is developers use this as a means to annex into a city. Whoever owns the property adjacent to the annexed property could

petition the City of Palm Bay for water and sewer and then asked to be annexed. They would then be covered by Palm Bay's zoning. Middaugh-Grand-does not want to be annexed into the City of Palm Bay.

Bonnie Salee, 2505 Valkaria Road, Valkaria-asked a question for someone in the audience while addressing the Council. The new fire station that was planning on being built on Valkaria Road, what would happen to that project if Valkaria was annexed into the Town of Malabar? Booth-that is where the negotiations would take place, we have gotten a number and from there we would have to negotiate what kind of fire station. The County would provide the service, the fire station would be in the Town of Malabar, so we would set the perimeters for the new building. We would use the expertise of our Fire Department to assist in developing what is needed there. In both areas of Malabar and Valkaria, we need to do more recruitment. We have a lot of firemen here and outside the town. We like to see the participation of our citizens in the Town.

Rossman-it is his understanding that the County would continue to build the building and it would then fall into the jurisdiction of the Town of Malabar. Salee-wanted to thank the Town of Malabar for all the time and effort on the Town's part for all the work being done to get this ball rolling. Ms. Salee wanted to bring to the citizens and Town's attention some information regarding property being annexed into the City of Palm Bay. Maybe some of the people here at the meeting were not aware of what is happening in and around Valkaria. There is twenty acres on the north side of Valkaria Road and Babcock Street, which everyone knows about, there is the 4 acres on the south side of the road now being looked at. It has taken nearly a year for us to reach a stage where the Town of Malabar were willing to reach this point. In that year, the City of Palm Bay, the annexations were voluntary, there are developers going out and looking into properties, has annexed 2500 acres of ground. In that 2500 acres, 1700 acres has not been planned for. The remainder of the 2500 acres, the City of Palm Bay is planning on putting in over 4,052 units. Most of the property is a 1200 acre unit that used to be called Wheeler Groves. The 1700 acres that have not been planned for is located one mile south at the intersection of Grant and Eldron. Audience member spoke up about the speaker speaking of other areas than the annexation of Valkaria. Ms. Salee stated that the reason for being at this point is to say that if Palm Bay can voluntarily get this much property in one year and make this many plans, if we do not have an opportunity to express a vote as to whether we're for/against or otherwise this issue, and one day we see that there is another piece of property closer to us that is annexed, this whole group will have to start over with preparing another feasibility study. Whichever way the citizens wish to go, they need the opportunity to express their opinion, not be governed by a small group of people who say we represent this group. There is only a little over 500 households that make up Valkaria. Why can't we, as a group, vote ourselves and not leave it up to somebody else? Ms. Salee stated that she really appreciates that if the Town of Malabar is going to let us come in, she thinks that most of us would appreciate at least having a say in this situation.

Patrick Reilly-1985 Howell Lane, Malabar-the question he has is will the residents of Malabar be able to vote on this also? **Moccia**-stated that a workshop would be set-up for Town Council to discuss the annexation and make a decision at that time regarding the voting and who would participate in it.

David Foltz-2510 Valkaria Road, Valkaria-had hoped to come to some of these meetings to hear from his neighbors expressing their opinions about things and find some reasons that would be perhaps contrary to annexation because he could not, himself, find a lot of significant reasons for not being annexed into Malabar. The similarity and approach to the life style goes along ways in forming that opinion and he has not heard a lot of negatives. He's heard his neighbors expressing opinions that we shouldn't react in an irrational manner to Palm Bay, but on the other hand, we have evidence that Palm Bay is clearly moving in our direction. The fear is not totally irrational. Another thing that he has heard expressed is the domino theory. There is always an adjacent proximity that can be voluntarily annexed into Palm Bay as long as that property is not part of an existing legal entity. We in Valkaria, have to realize that if we continue to stand solely as individuals, we may not have that organic capability to recognize someone moving in on the edges. Mr. Foltz feels that this is a distinct problem with the situation. We don't know when Palm Bay is moving in, we can't tell. In reaction to Palm Bay moving in, we have to act in concert. It is difficult to do that if you are not part of a formal organization. To sum up, he hasn't heard significant reasons given that annexation would not be to Valkaria's benefit, or annexation would not be to Malabar's benefit. He doesn't see a reason not to annex into the Town of Malabar.

Tom Eschenberg-2835 Beran Lane, Malabar-one comment for the Valkaria residents. If it ever comes to a vote, he hopes that the residents would choose to come into Malabar simply because that is what you really want and not out of fear of Palm Bay. As it was stated at the last meeting, Palm Bay can't get you unless you want to be gotten by them. Mr. Eschenberg has a couple of questions for Council. The first question was address to Ed Booth. Based on the study, it looks like if Valkaria was to be annexed in, the Town of Malabar would make a \$400,000 profit/year. **Booth**- \$180,000 of the funds would go to the fire department. **Eschenberg**-only concern was that the taxes for Malabar would go up to cover fire and rescue for Valkaria, but the funds come out of the \$400,000, the taxed would not go up to pay for this service. Mr. Eschenberg asked Bobbi Moccia to have the Malabar residents stand up and give a show of hands to see how many would like to be included in the vote for the annexation. **Moccia**-stated that at the end of the meeting she would ask this of the Malabar residents present tonight.

Jim Tonti- 3860 Toby Avenue, Valkaria-has lived in Valkaria for four years. Attended a lot of the Town's meetings with the residents of Malabar and Valkaria and is surprised and encouraged by how many people are expressing interest. Has attended meetings for other municipalities and no one shows up. The whole idea of joining a municipality is not something that we have not had to think about. Most of us moved out to get away from the close neighbors and government interference. But whether we like it or not, we are under the control of the County. There is no reason to believe that the County isn't

going to continue to support our wishes, we've just been out of their sights. We've seen that they haven't supported us at meeting. Seventy people spoke at the County Commissioner's meeting, the County Commissioner's only tabled the issue. Mr. Tonti expressed appreciation for the time and effort that the Town of Malabar has put forth in getting to this point. He's been talking to a group of people from both Grant and Valkaria. They are researching requirements and looking into obtaining a feasibility study for Grant and Valkaria to come together and form their own government. Valkaria and Grant don't have their own government, so this will take some time to get done. He's appealing to the residents of Valkaria and Grant to come together and discuss this possibility. He's also asking that the Town of Malabar hold off until such time as the determination the feasibility of this happening. He asked the people of the audience if this was something of interest. Some of the audience was open to this idea.

Rev. Pauline Borland-2535 Valkaria Road, Valkaria-question for the Town Council, is the feasibility study completed yet, and it has been. Rev. Borland is a fifteen year resident of Valkaria, she moved here because she enjoys the quietness of the area, has vested interests in Palm Bay, Valkaria and Malabar. She is excited about the annexation between Malabar and Valkaria. Palm Bay has the funds, and if we leave ourselves open, Palm Bay will take over. Rev. Borland asked how many meeting will take place before we make a conscience decision to say that we need to make a decision now? What is hindering us from moving forward?

Moccia-it is going to cost the Town of Malabar taxpayers \$10,000 for a referendum, and we want to make sure that this is what the community wants before we spend the funds.

Curt Lorenc-Valkaria-has talked against the annexation based on fear. The process that you are going through here tonight is the same process that Palm Bay would have to complete the same process and the residents of Valkaria would get to vote. They would never be able to annex Valkaria. There are many options available. We could incorporate with Grant and become our own city and have a lot of say over exactly with what we want to do. The south beaches have come forward and stated that they may want to come in with us, there is dialogue going on. Valkaria gets excellent services from the County. They take excellent care of the roads and ditches, much better, in Mr. Lorenc opinion, than that of the Town Malabar. With the feasibility study, Mr. Lorenc didn't see any supporting documentation to show credibility to the findings of the study. Mr. Lorenc doesn't believe the numbers and doesn't see where the dollars for the fire and police are actually in the study that he got last time that he was here, they were omitted. The spending by Malabar, the Town Administrator, in one meeting, stated that he would have water and sewer running down Malabar, Corey and Valkaria Roads, we have this on audio tape. There is a new civic center being planned, possibility of a new Town Hall. **Moccia**-stated that the new building would consist of the new Town Hall with a shelter/community center. This building is to be a multi-purpose building.

Lorenc-he sees quite a bit of spending. The newspaper is stating that possible lawsuits with the County, the spending is going to go up. He feels that the taxes for the Town of Malabar and Valkaria are going to go up. He's against the annexation and wishes that it would be forgotten.

Nancy Johnson-2300 Oakridge Lane, Malabar-last week we addressed the fear tactics of Palm Bay coming in and taking over. Valkaria cannot be annexed unless they want to, but if a developer purchases land that abuts Palm Bay, they can voluntarily asked to be annexed into Palm Bay. There is annexation happening everyday in Rockledge, rural people who don't want it to happen, but it's happening. They came out with political contributions from the developers to the County Commissioners. Do you think we're going to be protected? Ms. Johnson doesn't want to be in Palm Bay, the traffic on Weber and Corey. You can't ride bikes or horses safely. Don't say we have nothing to fear, it's coming. She moved here for the rural atmosphere, with less government. If we don't do something, we're going to be swallowed up, we'll need to put up a wall around us and be our own little country within ourselves. We are a very unique area, we are the only rural area east of I-95, developers want us and if we don't do something, they're going to get us.

Del Yontz-3855 Toby Avenue, Valkaria-would like to know about the two new subdivisions coming into Malabar. What is the size of those and the nature? What about water and sewer? **Rossman**-the lot size requirement would be 1 ½ acres and they will have water but not sewer. There is existing water along Malabar and Corey, the residents of Stillwater will tie into these lines. Harris wants water along US #1. Harris is going to pay for part of it and a grant will take care of the rest. The communities will be gated, deed restricted, and 1 ½ acres and be consistent with the rest of the Town. **Yontz**-there has been mention of the property at Weber Road and Valkaria Road. The zoning was trying to be changed from ½ to ¼ or smaller lots. That was held up by Commission and they tabled it and the developer withdrew his application, so it reversed to what he was given ten years ago, which was ½ acre lots, which means he doesn't have to have water and sewer brought in. **Rossman**-we've had developers want to buy property here, when they found out it was a 1 ½ acre, they moved on. **Yontz**-we have talked about the cost for this project. What is the total cost that has been spent to this date? **Booth**-most of the studies were done by in-house staff. We have not received a bill from the Planner with his cost as of yet, but is probably less than \$1,000. The fire study was completed by Bob Rossman. Each Council Member has a discretionary fund, and he used monies from this account, which was approximately \$2,000, it was a much more comprehensive study. **Yontz**-after all these meetings, he's still undecided. If you want to come to Malabar, it should be because you want to be a part of our Town, not running away from Palm Bay.

Fran Putnam-3825 Toby Avenue, Valkaria-put a plea out to the Homeowner's Association of Valkaria to get together as a whole and discuss the issues amongst themselves and then come to the Town of Malabar with their findings. She doesn't feel that, the people of Valkaria, have come together on this issue. We need to consider this because we want to be a part of the Town of Malabar. **Havet**-Ms. Putnam brought up a very good point. Ms. Havet asked if anyone had gotten together to discuss this matter. She asked Mr. Lorenc if, as the Valkaria Homeowner's Association, they have come together as a whole. **Lorenc**-stated that it's a Valkaria Neighborhood Association, not a Homeowner's Association. **Havet**-Mr. Lorenc, have you offered or hosted any meetings with the neighborhood of Valkaria to see how everyone feels about the annexation?

Several people in the audience stated that they have never heard from anyone involved with the Neighborhood Association since they have lived in Valkaria. **Havet**-that would be a good venue to get a conversation going regarding this issue, she's just wondering why that hasn't happened yet. **Moccia**-Council will be meeting again soon, so if the citizens would like to have a meeting and then present the findings to Council. This meeting will be taking place in September. Town Hall was volunteered as the meeting place. **Putnam**-this is what she wanted to say. She would like to have a meeting prior to the 13th, so that the findings could be presented to Council before the workshop.

Moccia-announced to the citizens that she had an orange flyer asking for people to come to the meeting. It's a good thing to have someone trying to get people to the meeting. It's important to get the feed-back from the citizens to be able to make an informed decision, that's the whole purpose of these meetings.

Dominick Vitaliano-1760 Corey Road, Malabar-if Valkaria wants to form their own city, they should do it on their own. He is not for the annexation.

Linn Walters-1955 Valkaria Road, Valkaria-I would like to comment on the fact that if Bonnie Salee hadn't called me, I wouldn't have known about this meeting. That could be why there is a poor showing. The Valkaria Neighborhood Association, as far as he is concerned, is a secret society of it's own. There are a few people in this group who propose to speak for the rest of us. They haven't ever spoken for me. There is no communication between this group and the rest of the citizens of Valkaria. Audience stated that they have never heard from the Association. Ms. Salee explained that this meeting tonight was that Council wanted to know whether people would vote or wanted to vote a referendum. The only thing that I ask about a referendum is if you go ahead and do a mailing for a vote, to consider a no return vote as a no vote. There's a lot of people that will not send the vote back. He hasn't seen anything positive or negative regarding this, and he doesn't know how he would vote at this time.

Moccia-we need to know how the citizens feel about this annexation. Was very excited to see the flyer telling the citizens about the meeting. Susan Kabana also informed Bobbi that the annexation information went out in the newsletter to both Valkaria and Malabar. We are coming to the end and we need to make a decision.

Lisette Kolar-5180 Red Bay Lane, Grant-thanked the Council for allowing her to speak at the meeting tonight. We all recognize the threat of Palm Bay. We all want to preserve the rural life style. We, in Grant, have been discussing incorporation for a while basically because I got involved in the 1200 acres that Palm Bay did and the 1700 acres. We were successful in getting the 1700 acres challenged by Brevard County. It went to a lawsuit and is now in mediation. Ms. Kolar does not know the outcome at this time, but we slowed Palm Bay down with this. We, citizens of Grant, wrote to DCA and got them to object a lot of things that Palm Bay is trying to get through. What can we do to protect ourselves. We not only talked about incorporation, but it was brought before the County Commission and Chartering Commission to have things called preservation districts, where an entity like Valkaria and Grant can ask the County to declare them a

preservation district, where it would be harder for any annexation to take place in the preserved district. The Charter Commission turned it down and the County Commission turned it down by one vote, so we can't use that. There is all kinds of proposals that came up before the County Commission referrals control, none of the proposals happened. So the only thing that we see for Grant is incorporation, but we are very small. So we've been thinking that Valkaria, which is very much like Grant, and Grant could get together. There have been discussions between Valkaria and Grant. We need to look at and research where the funds for a feasibility study would come from and how to go about coming together. This is another choice to look at. There are several different choices. She would ask that Malabar hold back until this option is exhausted. A dialogue should be opened. **Moccia**-stated that we could hold off until such time as all information is presented to the Council Members, maybe we should hold off until next election year. We would, however, not complete another feasibility study, this one would have to stand as is. **Kolar**-this would be between the citizens of Malabar as far as the feasibility study is concerned. Ms. Kolar just wanted Town Council to know that a dialogue has been started. The Grant Community Center Board would be having a meeting on September 13, 2004 to discuss these issues, with hopes of providing the findings to Town Council. **Moccia**-stated that the Town Council would be having their workshop for this issue on the same date.

Joe Shea-2855 Valkaria Road-left the meeting before addressing the Council.

Fran Putnam-if enough of us would like to get together as the residents of Valkaria to express ideas and discuss the issues, could we borrow one of the buildings from Town of Malabar. Town Hall was volunteered. We could maybe send out a mailer or just have volunteers to call each of their neighbors, to make the meeting known. How many people would be interested. **Moccia**-stated that a listing of people interested should be started after this meeting. **Rossmann**-volunteered to come and answer any and all questions that would be asked at this meeting.

Moccia-asked that all the people of Malabar, those who would like to be annexed remain standing, those who don't please sit down. This was not what was asked. It was asked that those of Malabar who would like to have a vote in this annexation. All of the people of Malabar hear tonight want to have a vote. Thinks it's a good idea that the people of Valkaria should get together and have a meeting.

Fran Putnam-asked that the Neighborhood Association provide a list of the people that they have numbers for. It should be the whole of Valkaria, not just a few, we need unity on this issue, everyone is responsible.

Rev. Pauline Borland-feels that we should not leave the Neighborhood Association out of this meeting, it is very important to have all of Valkaria come together.

Brian Hunter, Council Member-lives in Malabar-introduced himself to the citizens at the meeting. Asked if everyone knew what is happening in our county, do we know how many annexations are happening by the municipalities at this very moment? At the League of Cities meeting, one of the common words he hears across the board is annexation. Recent legislation had made it very easy for annexation to happen. This is encouraged, the lesser County government greater municipality called home rule. Doesn't want the people of Valkaria to come into the Town of Malabar out of fear. We want you because you are welcome here and we would be welcomed there. Mr. Hunter has encouraged that the everyone get together and discuss their issues and make them known to the Council. Mr. Hunter also encouraged the people of Grant and Valkaria to do what they have to do, but there are some serious road blocks against you and if you want to make this happen, it needs to be happen quickly. This was not said as threat or intimidation, but based on fact.

Havet-Town Hall will be available to have a meeting. Please provide a copy of all the lists from Homeowner's Associations and any other groups in your community to Bonnie Salee. We need to have as many people to this meeting. When in doubt, turn it to the vote. Ms. Havet cannot make a decision based on the conflicting things that she has heard.

Moccia-was asked by the audience if they could have their meeting before the 13th of September, and could one of the Council Members be available to answer questions. Bob Rossman volunteered to sit in and answer questions. **Havet**-our Town attorney knows the legalities of annexation. She wants to call him. **Moccia**-stated that if it could be worked out, then maybe Mr. Bohne would be able to attend and answer questions also. Ms. Moccia thanked everyone for coming to the meeting and for showing their support.

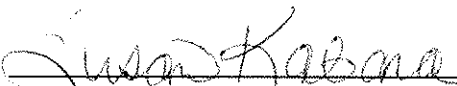
ADJOURNMENT

Meeting adjourned at 9:15 p.m.

BY:


Chair Bobbi Moccia

ATTEST:


Susan Kabana, CMC
Town Clerk/Treasurer

DATE:

10/4/04