

TOWN COUNCIL  
MEETING  
AUGUST 11, 2025  
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 11th day of August 2025 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-Absent  
Councilwoman – Claudia Andrews-Present

**STAFF ATTENDANCE:**

Taylor Dukes, Pam Ward, Chief Zieger, Capt. Gonzalez, Lt. Hinman, Sgt. Parks, Officer Hipple and Officer Mateo.

**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 Mayor Greer.

**PUBLIC COMMENT:**

Kris Branch, Tim Branch, Sophia Pontoppidan, Roxanne Ward, Virginia Manzione, Amanda Lowery, Ken Dufty, Tyler Hall, J.R. Bishop, Debbie Campbell, Glen Clark and Andy Teiling all spoke in opposition of the PUDs. Chris Carbaugh spoke in favor of PUDs.

**APPROVAL OF MINUTES:**

**TOWN COUNCIL MEETING – July 14, 2025:**

Councilman Heaster made the motion to approve the July Minutes. The Motion was seconded by Vice-Mayor Lewis and was passed unanimously with Councilman Sturgis being absent.

**TOWN MANAGER'S REPORT – MR. DUKES:** Mr. Dukes stated Doug Colburn will have his 2nd anniversary this month. Department of Health has sent a letter to their central office asking for the consent order for the old sewer system to be dissolved. This letter is holding up \$100,000 from DHCD. Should have everything else done this week for DEQ. We are waiting for the Certificate to Operate from DEQ for them to administer the end of the grants for this as well as USDA. Right now, we are owed a little over 1.4 million dollars. Mr. Dukes mentioned the Tax Rate; Personal Property rate is .49 per \$100 and Real Estate Tax came down to offset the re-assessment at .0925 cents per \$100 of value. Mr. Dukes stated in order to get restaurants here they want 25,000 cars a day to pass through town and we are at about 22,000 and Department stores want 1000 homes valued between \$400,000 and \$750,000 within a three-mile radius. Mr. Dukes stated Mr. Carbaugh has asked to have a meeting with council to discuss what he proposes. Mayor Greer asked that he meet with Planning Commission first. Mr. Dukes suggested having a Public Hearing before the next Council meeting. Vice Mayor Lewis suggested having it at 5:00 on September 8<sup>th</sup>. Council agreed.

**FINANCIAL REPORT – MR. DUKES:**

**JULY FINANCIALS:**



Mr. Dukes stated the Virginia Investment Pool made a little over \$14,000 in interest. The total in that account is \$3.9 million. We started the month of July with a cash balance of \$5,776,098.22 and ended the month with \$5,980,589.09. The 1- General Funds year to date Expenses of \$58,688.05 and gross Revenues of \$172,881.27 with Year-to-Date for a Net Profit of \$114,193.22. The 20- Enterprise Funds net Revenue on Expense of \$13,726.93 and gross Revenues were \$106,489.82 with a Year-to-Date net revenue of \$120,216.75.

**NEW BUSINESS: MR. DUKES**

No Report

**OLD BUSINESS: MR. DUKES**

Nothing to Report

**POLICE REPORT** – Chief Zieger noted that everything is going well. Officer Mateo has finished with FTO. Unfortunately, he had his first pedestrian fatality. It was the only reportable accident we had for the month. Chief Zieger stated he had applied for a heat grant from Virginia State Police and was awarded \$10,000 that will help offset the cameras. We were also awarded funds from the DMV Grant for fiscal year 25/26. Chief Zieger stated that Jonathan Gonzalez has been moved to Capt. and Tyler Hinman has moved to Lt.

**PUBLIC WORKS – MR. DUKES:**

Mr. Dukes stated everyone is doing well. Supervisor Dontrell Lewis is doing a great job leading his team. We have been plagued with water leaks, and the team has been busy repairing them. Mr. Dukes stated he took Dontrell Lewis and J.J. Thornes to the E One representative in Virginia and spent a day learning how to work on and repair the grinder pumps. We also have a new employee, Mae, who seems to fit in well.

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

Mr. Dukes reminded the Council that we borrowed a little over \$5.5million, which is where the \$40 a month comes from in the bills. There is still room for an additional 250 taps.

**ZONING REPORT – MR. DUKES:**

Mr. Dukes stated there is another developer that will be presenting their project on August 20<sup>th</sup> at 6:30 to the Planning Commission. There will be no votes taken. It's just a work session.

Mr. Dukes stated that there were three letters emailed to the Town and would like them to be entered into record. They were from David Cavler, David Henderson and Deborah Rao. There was also a letter from the Community Fire Company to be entered into record as well.

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

Ken Dufty stated that the Town doesn't have Planning Commissioners unless they go to school.

**CLOSED SESSION:** Councilman Heaster made the motion to enter into Closed Session and read: Conduct Closed Session in accordance with Section 2.2-3711 (A) of the Code of Virginia of 1950, as amended: Paragraph 1: Discussion or consideration of employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees.

The motion was seconded by Councilwoman Andrews and was passed unanimously with Councilman Sturgis absent with the roll call vote of: Councilman Adkins-Aye; Mayor Greer-Aye; Councilman Heaster-Aye; Councilman Metz-Aye; Vice-Mayor Lewis-Aye and Councilwoman Andrews-Aye.

**CERTIFICATION OF CLOSED SESSION:** 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 11th day of August 2025 at 7: 43 pm. Councilman Heaster made the Motion and read the Certification of Closed Session.

WHEREAS, the Council of the Town of Exmore has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of Section 2.2- 3712 (D) of the Virginia Freedom of Information Act: and WHEREAS, Section 2.2- 3712 (D) of the Code of Virginia requires a certification by this Council that such a closed meeting was conducted in conformity with the Virginia Law; NOW, THEREFORE, BE IT RESOLVED, that the Council of the Town of Exmore hereby certifies that to the best of each member's knowledge, (i) only public business matters lawfully EXEMPTED FROM OPEN MEETING REQUIREMENTS BY Virginia law were discussed and (II) only such business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered. The Motion was seconded by Vice-Mayor Lewis and was passed by the roll call vote of: Councilman Adkins- Aye; Mayor Greer- Aye; Councilman Heaster- Aye; Councilman Metz- Aye; Vice- Mayor Lewis- Aye and Councilwoman Andrews-Aye. Councilman Sturgis was absent.

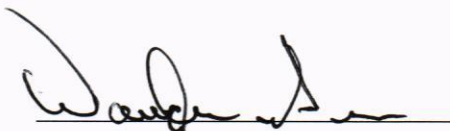
**SCHEDULED MEETINGS & CLOSINGS:**

**TOWN COUNCIL MEETING – MONDAY, SEPTEMBER 8, 2025 @ 7:00 pm**

**TOWN OFFICE CLOSED SEPTEMBER 1, 2025 FOR LABOR DAY**

**ADJOURNMENT:**

Vice-Mayor Lewis made the Motion to adjourn the meeting. The Motion was seconded by Councilman Metz and was passed unanimously with Councilman Sturgis being absent.

  
Douglas Greer, Mayor

  
Pam Ward, Town Clerk