

TOWN OF WACHAPREAGUE
PUBLIC HEARING AND
TOWN COUNCIL MEETING
JULY 14, 2015

COUNCIL PRESENT: Fred Janci, Mayor, Bonnie Munn, Vice Mayor, Susie Atkinson, Stuart Bell, Aileen Joeckel and John Joeckel
ABSENT: Sandi Wood
TOWN CLERK: Lynn Weeks

TOWN COUNCIL MEETING

I. Public Comments –

- Mayor Janci presented Judy Morgan of Eastern Shore Communications who discussed possibly partnering with the Town of Wachapreague to bring FIBER based high speed internet service for the Town’s residents and businesses. To date participants of this service are Cape Charles, Nassawadox, Exmore, Onancock, Parksley and Chincoteague on the Eastern Shore. This would be for internet and phone service. The landline service would run \$14.95 per month for unlimited local and long distance phone calls. Ms. Morgan advised it would cost \$17,000 per mile for a cost of over \$80,000. She suggested a Grant could be applied for by the Town with 50/50 matching. Until Ms. Morgan has a better idea on the interest of the businesses and residents of the Town she could not give specific answers due to a number of variables. However, she indicated the prices range from \$39.95 to \$69.95 per month. Ms. Morgan had been advised speaking with VIMS who indicated they have FIBER high speed internet already. Ms. Morgan is going to check into this and let council know.

II. Call to Order

Mayor Janci called to Order the Town Council Meeting at 7:45 p.m. on July 14, 2015 in the Wachapreague Town Hall.

III. Pledge of Allegiance

Mayor Janci led the Council in the Pledge of Allegiance.

IV. Approval of Minutes – All council had no comments on the Minutes of the May 13, 2015 Town Council Meeting, May 23, 2015 Budget Work Session, June 9, 2015 Public Hearing and Town Council Meeting and June 22, 2015 Special Town Council Meeting.

Bonnie Munn made a Motion to approve the Minutes of the Meetings described above and Stuart Bell seconded the Motion. There being no further discussion the Minutes of the May 13, 2015, May 23, 2015, June 9, 2015 and June 22, 2015 meetings were voted upon and passed unanimously.

V. Review of Financial Report – John Joeckel reported this is the yearend review, keeping in mind the final report with not be until December, January due to depreciation, etc.

TOWN OF WACHAPREAGUE

- Total Assets are \$427,000 versus \$418,000 last year.
- Checking and Savings is down \$33,000 or \$114,000 versus \$146,000. This is most likely due to the purchase of the Siskovich Property.
- Total Income for the year is \$106,000 versus \$99,000 last year, up by \$6,000.
- Expenses were \$95,000 versus \$98,000 last year.
- Net Income was \$10,500 versus \$300 last year which is right on Budget.

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- Checking and savings is \$90,000 versus \$68,000 last year. This is a timing issue with expenses last year of dredging and marina repairs.

- Total Assets are \$567,000 versus \$574,000 last year.
- Total Revenues were \$30,500 versus \$36,000, last year. In reviewing 2013 and 2014 the revenues were \$36,000. The problem appears to be in the annual long term slip rentals not in ramp fees or short term slip rentals.
- Net Income is -\$7,000 versus -\$3,000 last year. Again this is a timing issue as to the Grant monies and reimbursements.

Aileen Joeckel made a Motion to accept the June 2015 Financial Report and Bonnie Munn seconded the Motion. There being no further discussion the Motion was voted upon and passed unanimously.

VI. Old Business

A. MARINA – John Joeckel reported

- The VPA Grant of \$80,000 from 2013 was utilized by the Marina with a remaining balance of \$780 prior to the June 30, 2015 deadline.
- Mr. Joeckel and Mayor Janci met with BIC Contractors to discuss upgrading the Marina to floating docks. Discussed was an 8' wide walkway going West/East on the North side of the T-dock, between the dock and the 1st pilings. The floating dock would have steel loops around the existing pilings with a ramp down the North/South walkway as you come out from the land and onto the floating dock. There would be a wider piece to go around that ramp to come back towards the North/South walkway to get the two slips close to land keeping the 7 slips which can accommodate large and small boats. The Grant Mr. Joeckel is looking into requires having a capacity to moor a 26 foot or larger boat. Mr. Joeckel still would like to see a drawing of the proposed floating docks from BIC. The idea would be to get the Federal grant in place with the 75% - 25% match and try to get the VPA Grant with the 75% - 25% match to cover the 25% Federal Grant cost. The total cost will be somewhere in the \$32,000 range and with the Town paying 25% would be around \$2,500-\$3,000. An Army Corps of Engineers permit would also be needed, as well the grant requests. Further discussion is needed and no steps will be taken until Council is in agreement.
- Mayor Janci has prepared a questionnaire for boaters at the marina asking their opinion regarding the Town installing floating docks. So far Sean Fate, Peter Judah, Reade Bonniwell and M. Baril are for it and Jonathan Turner of Melfa was against.
- Blank surveys were handed out to all council interested.
- Mayor Janci will approach Chris Wardius to see if these forms could be placed at the Inn too.

B. TOWN AND MARINA CASH ASSET DISPOSITION – Mr. Joeckel is still awaiting the final figures on the survey and attorney's fees regarding the purchase of the Siskovich property.

C. TOWN MAINTENANCE/GARBAGE – Bonnie Munn advised

- The garbage truck had major work done on it. It required two pistons to be repacked which turned out to be a complete top shelf rebuild for close to \$5,000 and spray welding for around \$3,500. A request has been made to Colonna for estimates in advance of any work being performed.
- The trash truck needed to be towed from the landfill to Colonna's due to a faulty motor mount. The towing cost was \$175 and Colonna's rough estimate for labor is \$666. Parts are on order. Notice has been given to the residents of the possibility of delays in limb and debris pick up. There was also an oil leak that turned out to be a broken air filter and has been fixed.
- Mayor Janci wondered if monies from the Meals Tax revenues should be placed in a separate fund for the eventuality of Town vehicle replacement. Mr. Joeckel indicated the monies could come out of the General Revenue.

- Susie Atkinson recalls a survey having been done on outsourcing the garbage pickup. The Town needs to weigh the upkeep of a garbage truck versus an outside source. Ms. Atkinson is going to check into this and advise council at the next meeting.
- D. Powell Memorial Park** – Ms. Munn advised the spike has been removed and the ground filled in. However, there are other things not yet done and she is to speak with Wayne Burton of Parks and Recreation.
- E. Town Hall Beautification/Maintenance** – Ms. Munn again mentioned shells surrounding the flagpole will be removed but not until the Fall.
- F. Street and Drainage** –Stuart Bell advised
- There is a culvert that runs from Finney to Atlantic with 3-4 manholes that are 4x4 and 6’ deep with no covers on them. Mr. Bell, Mayor Janci and Chris Isdell of VDOT walked this area and were advised VDOT does not cover this.
 - Mayor Janci has spoken with Stewart Hall of Accomack County Public Works who will be sending the Town a check for \$821 under District 8 and the Town will need to contract with someone to cover these manholes.
 - Mr. Bell discussed the overgrown property on Atlantic where the old railway used to be that runs up to the Marina and also by the Vodvarka property. Wanted to know if Town employees could take care of this and then bill the property owners. Lynn Weeks will look into this.
 - Mr. Bell also discussed a damaged culvert at Liberty and Lee that VDOT will be repairing.
 - Also discussed was the sidewalk VDOT recently repaired by Seaside Park where 4” of concrete was poured but 6” was needed so now there is a 2” gap. VDOT is to correct this.
 - Stuart Bell requested a thank you be sent to Chris Isdell for all of his time and effort in getting the sidewalks repaired along Main Street. All council were in agreement.
 - John Joeckel offered a Town Resolution on parchment paper be given to those citizens such as Darryl Matthews and the volunteers who are always giving of their time. Also mentioned was nominating one citizen a year to receive a Sandy Russell decoy with plaque that council would vote on and present in person. This will be discussed in detail at the next council meeting.
- G. Safety/Security** – Stuart Bell has nothing to report.
- H. 911 System** – Bonnie Munn has been working on Liberty Street and made several attempts to speak with Linda Thibodeaux as she owns a home and several lots and questioned the form she received. Lynn Weeks is to check and see if she has her phone number.
- I. Seaside Park** – Mayor Janci thanked all of the council who participated on the 4th with the organization of the parade, participation and assistance at the cook-out. It was a great success and enjoyed by all. However, Mayor Janci discussed the length of time it takes to set up and take down the float. A number of people came to set up the float but when it came to breaking it down, it fell on him and his wife. Mayor Janci would be hesitant to work on the float next year without participation by council and Town residents from beginning to end.
- Mayor Janci advised the food donation received was \$230, about \$200 less than last year. The beautiful Independence quilt Cathy Janci made to raffle brought in \$1,120 which may have caused the decrease in the food donation. It was suggested noting “All Donations Welcome” as part of all announcements, i.e. Facebook, Post Office/Kiosk/Town Hall and email. Also a special Thank You to Cathy Janci for her hard work on the quilt, etc. would be greatly appreciated.
 - Bonnie Munn and Susie Atkinson mentioned the long lines for food. Discussed was the thickness of the burgers and the time to cook them. Several suggestions were thinner ones or another grill.
 - Blake Johnson of the Island House, thanked the Town for a wonderful event. He thought it was awesome coming down Main Street with the flags flying, the Town float with all of its

participants, as well as the Carnival all taking place in the Town of Wachapreague. To him it looked like a Norman Rockwell painting.

- J. Delinquent Real Estate Taxes** – Mayor Janci asked Lynn Weeks if Kathy Bilicki, Ed Nelson, Juliana Riahi or William Trout have come in to pay their outstanding real estate taxes. Mayor Janci has spoken with Mrs. Bilicki and Mr. Nelson who advised they would come in to pay. To date, no one listed above have come in. Mayor Janci requested letters be sent to all delinquent tax payers.
- K. Planning Commission – Town Comprehensive Plan** - Aileen Joeckel advised there was no quorum as only two people were in attendance at the last meeting. Some of the Goals and Strategies have already been accomplished, such as the repair of the sidewalks along Main Street and the purchase of the spoil site. It was suggested removing these items but Mr. Joeckel feels keeping them with a notation that they have been completed would show the progress made to date. Mr. Joeckel feels the proposed Town Comprehensive Plan should be presented to council at one of the upcoming meetings for approval and agreement, then posted on the Town’s website and finally a Public Hearing. Mayor Janci asked Mrs. Joeckel if she would stress to the Planning Commission the importance of getting this before Council and she agreed.
- L. Virginia Hazard Mitigation Plan** – John Joeckel advised they are still on the summer hiatus.
- M. Tourism/Business and Tourism Advisory Board** – Aileen Joeckel asked
- If council was interested in the Blue Crow sign across from 84 Lumber which would be \$200/Month for the “Playground for your Passion” billboard, which is the Grant name.
 - Mayor Janci feels reworking the Town Billboard Sign which has electricity that could be brought out to it, fixing or replacing the poles that are leaning and updating the sign would be in the Town’s best interest. The majority of council concurred.
 - Mayor Janci suggested a billboard sign on Route 13 heading southbound outside of Onley might be a good idea.
 - Mayor Janci asked Blake Johnson of the Island House about his billboards who advised they have been very successful.
 - As to the Town website, Ms. Joeckel advised one of the delays is awaiting additional information from some businesses in Town. The Town website will also have a mobile app.
- N. Board of Zoning Appeals Appointments** –Ms. Joeckel indicated a list of residents who are here year round would be helpful in her search.
- O. Town Ordinance – Limitation of Helicopter Landings** – Mayor Janci asked council if they had read Mr. Joeckel’s proposed Ordinance and his suggested changes. As not everyone has read it this matter will be brought up again next month.
- Q. Color Copier** – Three proposals were presented to council; Canon Image Runner C250iF, Xerox WorkCentre 6655 and Savin MP C305.
- Mr. Joeckel stated with technology today purchasing a copier did not make sense. The cost differential between buying one outright and a 60 month lease is about \$300. Both Mr. and Mrs. Joeckel have Xerox copiers at their respective places of business and are very pleased with the copiers and service.
 - Council compared the different proposals and found them to be similar except for the Eastern Shore Printers maintenance agreement which was considerably more than the others.
- Bonnie Munn made a Motion to lease the MP C305 SAVIN for 60 months for \$55.79/month from ABS (Affordable Business Systems) and Susie Atkinson seconded the Motion. There being no further discussion a Roll Call Vote was taken with Stuart Bell for and John and Aileen Joeckel against. The Roll Call Vote is attached hereto.
- R. Acquisition of Property** – Mayor Janci advised
- The property is now owned by the Town.

- Surveying quotes received were Shore Engineers with a minimum of \$7,500 and a maximum of \$10,000, Shoreline Surveyors \$4,700, Eastern Shore Surveyors \$3,840 and Gillespie Consulting in Onley of \$3,250.

Bonnie Munn made a Motion to contract with Gillespie Consulting for surveying the 22 acre property recently purchased from Mr. and Mrs. Siskovich for the amount of \$3,250 which was seconded by Susie Atkinson. There being no further discussion the Motion was voted upon and passed unanimously. A copy of the Roll Call Vote is attached hereto.

- Mayor Janci advised speaking with the Nature Conservancy about their continued interest of wanting to purchase a large portion of the site the Town now owns. Mayor Janci produced an aerial map of Parcel 113-A-36 and 113B-A-39 and highlighted in blue the Town property and in red the property owned by the Nature Conservancy. (A copy of this map is attached hereto) The Nature Conservancy wants to purchase all but the small area that houses the spoil site for a wetlands project. The project site they are interested in is the field that abuts the Town's spoil site where they want to plant vegetation hydrologically. However, when asked why they can't use the property they already own they indicated they were too close to the next property.
- At this time council does not feel the Town should sell any portion of this property to anyone.

VII. NEW BUSINESS – Mayor Janci discussed Dawson Shoals

- Recently some people on Dawson Shoals were asked to leave by the fisheries police for supposedly camping and fishing without licenses. As the story goes they were advised the property is under new ownership, the Nature Conservancy. In checking the Nature Conservancy's website they have listed this property as theirs. Mayor Janci then went to the Tax Assessor's office who advised it belongs to the County. After attending a meeting in Brownsville for the Nature Conservancy where it is shown on their map ownership of this property, Mayor Janci returned to the Tax Assessor's Office and was advised they made a mistake that it is owned by the Nature Conservancy. He then went to the Accomack County Clerk's Office and performed a search with the assistance of Mr. Custis. Found was 2 deeds, one dating back to 1987 naming Hilary Little and Amy Little, to Hilary Little, Michael Johnson, Potter Henderson and William Roberts. On July 14, 1992 the deed was transferred from Hilary Little, Amy Little, Michael Johnson, Potter Henderson and William Roberts to the Nature Conservancy. Research did not reveal any other deeds.
- Mayor Janci came across a letter from Tony Watkinson of VMRC to Samuel Cooper, Clerk of the Court, Accomack County dated February 20, 1992, along with an Executive Order from 1971 indicating Dawson Shoals belongs to the Commonwealth of Virginia.
- Mayor Janci has not spoken with Jill Bieri of the Nature Conservancy about this but Mr. Watkinson has and he reported her response was "we pay taxes on it [Dawson Shoals] so we must own it." However, Mr. Watkinson advised Ms. Bieri is going to look into this and get back with him.
- Mayor Janci has spoken with Andy Killmon whose grandfather bought the lower portion of Cedar Island back in 1902. When this matter was brought to his attention he said Hilary Little, etc. never had ownership of Dawson Shoals.
- Mayor Janci's concern is that the residents and tourists will lose the use of Dawson Shoals. Restrictions noted on the Nature Conservancy website are: No dogs, no camping, no camp fires and no disturbing the birds. In speaking with Jim McGowan at the Brownsville meeting discussed was the restrictions outlined on the website. Mr. McGowan responded that any abuse of the rules would be a reason for them close down all access. The Shorekeepers Group is on the watch to make sure all rules are adhered to.

VII. Announcements –

- Mayor Janci advised council VIMS has asked for permission to close Atlantic Avenue from Riverview, up around Liberty to Brooklyn on Saturday, September 26th from 11:00 a.m. to 5:00 p.m. for their

Marine Life Day. Also requested was the use of half of the Marina parking lot. All council were in agreement.

- Blake Johnson requested permission from council to close Main Street and a portion of Atlantic on November 7th for his Oyster Roast. Also, Mr. Johnson requested the use of Powell Memorial Park for additional parking and transporting participants to the restaurant. All council were in agreement.

VIII. Adjournment – Stuart Bell made a motion to adjourn the meeting and Bonnie Munn seconded the motion. The motion was voted upon and passed unanimously. The meeting was adjourned at 9:45 p.m.

CBW
7-14-15

MAYOR

TOWN CLERK