

TOWN OF WACHAPREAGUE
JOINT PUBLIC HEARING WITH
TOWN COUNCIL AND TOWN PLANNING COMMISSION &
TOWN COUNCIL MEETING
MARCH 17, 2015

COUNCIL PRESENT: Fred Janci, Mayor, Bonnie Munn, Vice Mayor, Stuart Bell, Aileen Joeckel, John Joeckel and Sandi Wood
COUNCIL ABSENT: Susie Atkinson
TOWN CLERK: Lynn Weeks
PLANNING COMMISSION PRESENT: Robert Hodgson, Z.R. Lewis and Aileen Joeckel
PLANNING COMMISSION ABSENT: David Van de Graff and Jackie Zang

JOINT PUBLIC HEARING

Mayor Janci addressed the Public, the Planning Commission and Town Council as to the purpose of this meeting and the need to update the Floodplain Ordinance in accordance with FEMA's new requirements. FEMA has a new map which establishes Floodplain Districts for the Town of Wachapreague. This map will become effective May 18, 2015. The Floodplain Ordinance has to do with the administration of and compliance with specific guidelines for construction in keeping with the rules and regulations set forth by FEMA. There were no public comments.

PLANNING COMMISSION

Robert Hodgson advised on January 28, 2015 the Planning Commission, consisting of 5 members, agreed to submit the Floodplain Ordinance with more specificity under Section 1.7 – Penalty for Violations and change the wording in paragraph 3 to . . . “and all such persons shall be required to correct or remedy such violations within 120 days from violation.”

Aileen Joeckel, who agreed at the time, has since attended a meeting at VIMS where the CRS (Community Rating System) specialist spoke. Ms. Joeckel was advised, to get discounts on flood insurance the Town would have to qualify by making changes to the Ordinance such as listing the CRS Coordinator and their responsibilities and making the freeboard 3', instead of 1'.

Mr. Hodgson agrees these are very important points and looks to the Town Council for their discussion and consideration. He did mention being advised on flood insurance that your Bank is the determining factor and it is up to you and your Bank.

John Joeckel advised he is on the Hazard Mitigation Planning Steering Committee for Accomack-Northampton County. This committee is working on the CRS Plan and Mr. Joeckel presented a memo from the A-NPDC where the Federal Government, by Executive Order, in dealing with Federal properties, quoted “It appears that this resiliency standard would apply to federal disaster or mitigation funding if the funds are to be spent building or rebuilding within a floodplain, and could potentially impose higher standards than called for in local ordinances – for example, a three-foot freeboard requirement for structures where federal funding is used to replace, substantially repair, or rehabilitate a substantially damaged structure.” This would be applicable should someone sustain substantial damage from flooding and obtain federal funding for repairs.

Mr. Hodgson and the Planning Commission will defer to the Town Council to make any changes as to the CRS Coordinator and the freeboard requirements voted upon at this meeting. Mr. Hodgson made a Motion to approve the Floodplain Ordinance and Z.R. Lewis, Sr. seconded the Motion. Aileen Joeckel was in agreement and the Ordinance was passed by the Planning Commission.

TOWN COUNCIL MEETING

I. Public Comments – None

II. Call to Order

Mayor Janci called to Order the Town Council Meeting at 7:25 p.m. on March 17, 2015 in the Wachapreague Town Hall.

III. Pledge of Allegiance

Mayor Janci led the Council in the Pledge of Allegiance.

IV. Approval of Minutes –

Stuart Bell made a Motion to Approve the Minutes of the February 10, 2015 Town Council Meeting and Bonnie Munn seconded the motion. There being no further discussion, the Minutes of the February 10, 2015 meeting were voted upon and passed unanimously.

V. Review of Financial Report – John Joeckel reported:

TOWN OF WACHAPREAGUE

- Net cash assets is \$180,500 versus \$153,500 last year, an increase of \$27,000.
- A decision still needs to be made on what would be the best option for investment of the Town and Marina monies. VML is having a dinner at the Island House on April 30th which Mr. Joeckel feels would be a good opportunity for council to get better information from VML on their investment programs. As such Mr. Joeckel feels council and Town clerk should attend this dinner, at \$35 per person and the Town pay for it. All council were in agreement and Lynn Weeks will inform VML.
- Net Income this year, subtracting the Fire Program pass through, is \$74,000 versus \$70,000 last year.
- Expenses are less this year \$50,000 versus \$54,000 last year.

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- Total current assets are \$107,000 versus \$117,000 last year. This is mostly due to the VPA Grant reimbursements and marina repairs.
- Gross profits are \$37,500 versus \$26,000 last year.
- Total expenses are \$31,000 versus \$18,000 last year, again due to marina repairs.
- Net Income is \$6,200 this year versus \$8,000 last year.

Bonnie Munn made a Motion to accept the February 2015 Financials and Aileen Joeckel seconded the motion. There being no further discussion, the Financials were voted upon and passed unanimously.

- Mayor Janci reported on delinquent town taxes that Lynn Weeks is doing a good job in collections. The Customer Balance Sheet for the period ending February 28, 2015 reported \$5,700 outstanding, but since then there have been additional payments made bringing this number down below \$4,600.
- John Joeckel asked about any DMV stops being implemented and was advised there are now only 3 people still owing.

VI. Old Business

A. MARINA – John Joeckel advised

- There is \$7,500 remaining from the VPA Grant that Mr. Joeckel would like to utilize in having 4 LED lights on the floating dock replaced, replacement of the freshwater outlets, that have deteriorated, plus adding an additional faucet at the fish cleaning station. The Town would be

spending \$931. He would like the council to vote on approving spending \$950 for these repairs. It was noted repairs next year should be minimal.

- Mr. Joeckel advises they are escrowing \$5,000 every year until the next dredge comes up so that there will be \$15,000 on hold to cover the Town's expenditures.
- Mr. Joeckel has requested a VPA Grant for FY 2016 in the amount of \$10,000 for any minor repairs that may be needed.
- Aileen Joeckel wanted to know if repairs could be made to the "Look out Station" on the boardwalk as the Marina is part of the Artisan Trail and will have a sign designating it so. It was suggested Ms. Joeckel work with the Harbor Master on obtaining estimates and an estimated time when repairs could be completed. All work has to be done by June 30th.

Stuart Bell made a Motion to approve spending \$950 of the Town's money on the replacement of 4 LED lights on the floating dock, replacement of the deteriorated freshwater outlets plus an additional faucet at the fish cleaning station which was seconded by Bonnie Munn. There being no further discussion, the Motion was voted upon and passed unanimously. The Roll Call Vote is attached hereto these Minutes.

B. Mosquito Control Contract – Susie Atkinson was absent but had advised Lynn Weeks she spoke with Bill Dornenburg of Erlich. The first visit by Erlich's technician will be Friday, April 10th. Ms. Atkinson is to meet the technician at Town Hall to map out locations for the dunks. Thereafter the technician will be here the 2nd and 4th Friday of each month. Mr. Dornenburg advised oils would not be necessary for every application. The invoice for the seasonal service, with a 5% discount if paid by April 30th is \$3,094.15.

Aileen Joeckel made a Motion to approve J.C. Ehrlich Co., Inc. for larvicide dunk service for mosquito control in the amount of \$3,094.15 which was seconded by Bonnie Munn. The motion was voted upon and passed unanimously with the Roll Call Vote attached hereto these Minutes.

C. Tourism/Business and Tourism Advisory Board – Aileen Joeckel requested the proposed website be up on the Town computer for all to see and make comments.

- The Town logo is in a very dark blue and in a small block near the top of the page, in the center. The color, size and location is to be changed and suggested not to be on all pages.
- Ms. Joeckel pointed out the links that can be accessed for the Tourism Site, Town Businesses, Charter Boats, etc. for ease of navigation.
- Ms. Joeckel is in the process of gathering pertinent information to be put up on the website.
- The Town of Wachapreague has been awarded \$10,000 for Tourism which will be utilized to cover the costs incurred.

FEMA

- Mayor Janci stated he was initially opposed to making the freeboard 3', feeling it was too restrictive. In speaking with Charlie Banks, Floodplain Program Engineer of DCR and Tom Brockenbraugh, GIS Coordinator with the Accomack County Department of Planning, Mayor Janci advised of a loophole on substantial improvements based on a per permit basis. It appears a project could be broken down into sections where when one permit is completed and it closes another permit can be requested, thus keeping the cost under 50% of the market value. Mayor Janci also advised this is the way the other Towns are handling it and it is okay with Mr. Banks and Mr. Brockenbraugh.
- Mayor Janci discussed the CRS Coordinator position. The Town is meeting their obligation by having a designated CRS Coordinator, however, the concern would be the lack of flexibility if made a part of the Ordinance. Having someone commit to being the Zoning Administrator, Floodplain Administrator and CRS Coordinator may not be so easy down the road.
- John Joeckel feels that with the change of councils there may not be the same emphasis on the importance of this position as there would be if incorporated into the Ordinance. It is felt the Floodplain Administrator and CRS Coordinator are interrelated.

- It was established that the Zoning Administrator will no longer be the designated Floodplain Administrator. The Floodplain Administrator shall perform a dual role as both Floodplain Administrator and CRS Coordinator with reappointment by each new council and will be responsible to administer and implement the Floodplain Ordinance and CRS program.
- Changes to the State Model Floodplain Ordinance are:
 - (1) Section 1.7, paragraph 3 - . . .; and all such persons shall be required to correct or remedy such violations within 120 days from the date of violation.
 - (2) Section 2.1 Designation of the Floodplain Administrator & CRS Coordinator. The Floodplain Administrator shall have a dual role as both Floodplain Administrator and CRS Coordinator. The Floodplain Administrator/CRS Coordinator is subject to reappointment with each new term of council and is hereby responsible to administer and implement these regulations.
 - (3) Section 2.3 – Duties and Responsibilities of the CRS Coordinator. The duties and responsibilities of the CRS Coordinator are outlined thereafter (see page 7).
 - (4) Freeboard is to be 3' and is so noted on pages 11 (3. 3rd paragraph), 12 (6. (1)), 16 (A & B) and 23 (Q).
 - (5) Glossary – MM, page 26 with the addition of . . . on a permit by permit basis.

Sandi Wood made a Motion to approve the Town of Wachapreague Ordinance No. I-2A – An Ordinance amending Ordinance No. I-1 and I-2, the Zoning Ordinance of the Town of Wachapreague, Virginia by establishing Floodplain Districts, by requiring the issuance of permits for development, and by providing factors and conditions for variances to the terms of the ordinances, incorporating changes 1-5 addressed above and Bonnie Munn seconded the Motion. There being no further discussion the Motion was voted upon and passed unanimously.

John Joeckel thanked the Planning Commission and Mayor Janci for their time and efforts in this difficult process. All council were in agreement.

VII. NEW BUSINESS

Bonnie Munn discussed the upcoming Saturday hours for decal/tag sales. Sandi Wood and Barbie Jones are to cover March 23rd, Stuart and Joann Bell - March 30th, Lynn Weeks - April 4th, and Bonnie Munn - April 11th with Mayor Janci providing access to Town Hall.

Mayor Janci discussed the upcoming 4th of July Celebration at Seaside Park and his conversation with the Accomack County Health Department. The Town will no longer be able to request citizens bring with them foods that need to be kept cold. The Town will supply the hot dogs, hamburgers, etc. and will handle these items in accordance with the Health Department requirements. Also discussed was church groups, fire departments and the like that are 501-C-3 non-profit organizations. It was suggested a non-profit organization be formed called “Friends of Wachapreague”. Through the “Friends of Wachapreague” Town events could be held. Sandi Wood will look into this and report her findings at the next Town Council Meeting.

VII. Announcements –

Bonnie Munn discussed what a wonderful parade the O’Nancock St. Patrick’s Day Parade was and that the Town won 1st Place in the Best Float category. A special thank you was given to Mayor Janci and his wife Cathy for the use of their home and expertise in the organization and completion of the float. Mayor Janci thanked all of the volunteers, Bonnie Munn, Aileen Joeckel, Barbie Jones, Mimi Sedjat, Lynn Weeks and Stuart Bell for helping to make it all happen.

Mayor Janci discussed the upcoming Easter Egg Hunt which the Town is planning for Saturday, April 4th at 11:00 a.m. at the Powell Memorial Park. The Easter Bunny will be there. Sandi Wood and Susie Atkinson are assigned to purchase and fill Easter eggs. Cathy Janci will make the cupcakes and cookies. Bonnie Munn mentioned chips and dip that had been provided at last year's Easter Egg Hunt.

VIII. Adjournment – Bonnie Munn made a motion to adjourn the meeting and seconded the motion. The motion was voted upon and passed unanimously. The meeting was adjourned at 8:25 p.m.

CBW
3-17-15

MAYOR

TOWN CLERK