

TOWN OF WACHAPREAGUE
TOWN COUNCIL MEETING
APRIL 12, 2016

COUNCIL PRESENT: Fred Janci, Mayor, Bonnie Munn, Vice Mayor, Stuart Bell, Aileen Joeckel and John Joeckel

ABSENT: Susie Atkinson and Jeanette Sturgis

TOWN CLERK: Lynn Weeks (absent)

TOWN COUNCIL MEETING

I. Call to Order – Mayor Janci called to Order the Town Council Meeting at 7:00 p.m. on April 12, 2016 in the Wachapreague Town hall.

II. Pledge of Allegiance – Mayor Janci lead the Council in the Pledge of Allegiance.

III. Public Comments – MiMi Sedjat brought up the continuing problem with the drainage ditch in front of her house. Stuart Bell had tried to reach Chris Isdell of VDOT to discuss this problem but has not heard back from him. He will continue to follow up on this.

- Cathy Janci discussed the proposed Wachapreague Fishing, Crabbing & Wildlife Observation Pier/Marsh Walk and her concerns i.e. who will pay for and maintain the proposed pier and the safety of children while using it. She went down a list of properties in Town where maintenance has been an issue, such as Powell Park, the tennis courts, Seaside Park and the need for floating docks at the Town Marina for families with children and seniors.
- Chris Wardius is all for the pier and suggests the Tourism Funds could possibly assist in the maintenance of it. For the safety factor he suggests spindles that are up to code.
- John Joeckel indicated that there are no railings or stanchions at any location along the waterway. Mr. Joeckel feels with this attraction the lodging and meals revenues would go up which would increase the tourism funds for maintaining the pier.
- Stuart Bell cited Saxis which has a nice fishing pier and that they hold a children's fishing tournament once a year. Mr. Bell feels this would be a great asset to the Town.
- Mayor Janci discussed a factor which needs to be considered is insurance on the proposed pier. The Marina coverage annually is \$8,000.
- Ms. Sedjat offered her time for the Clean-up at Seaside Park and was told May 7th is the scheduled day. Mayor Janci will have Ms. Weeks put up notices and send out the email with all of the details. Ms. Sedjat also offered Charles for any heavier duty work needed.
- Steve Jones made a request for a possible gate to access Powell Memorial Park for the residents that live out that way and, if needed, he would be the key keeper.

IV. Approval of Agenda – John Joeckel made a Motion to Approve the Agenda and Bonnie Munn seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

V. Approval of Minutes – Stuart Bell made a Motion to Approve the March 8, 2016 Public Hearing and Town Council Meeting Minutes and John Joeckel seconded the Motion. There being no further discussion the March 8, 2016 Minutes were approved by all.

Mr. Joeckel advised he had not received a copy of the revised Minutes of the February 9, 2016 Meeting and therefore could not approve them. They will be presented again at the May 10, 2016 meeting.

V. Review of Financial Report – John Joeckel reported
TOWN

- Total Assets are down by \$3,800 due to the property purchase.

- Total Assets are up by \$5,000 including property taxes.
- Total Income is 2% less than last year when you factor in the elimination of the \$19,000 Fire Fund.
- Expenses are up under Dues, Supplies, Publications and Postage by 64% or \$800; Office expenses are up by 40% or \$760; Professional Fees are up by \$5,500 due to boundary property survey and triannual audit; Repairs and Maintenance - Building and Grounds is up 23% or \$1,500; Other Equipment is up by \$1,400 and Seaside Park is up \$1,100 over last year.
- Total Expenses are up by \$4,500.
- Net Income is down by 36% or \$6,000.

MARINA

- Current assets are approximately 7% more than last year.
- Total Income is basically the same this year as last year.
- Payroll is up by 19% or \$1,600 which Mr. Joeckel will look into.
- Net Income is up by \$9,000 over last year.

Bonnie Munn made a Motion to approve the Financials and Aileen Joeckel seconded the Motion. There being no further discussion at vote was taken and passed unanimously.

VI. Unfinished Business

A. MARINA –Mr. Joeckel advised repairs are being made at the Marina for under \$500. Regarding the VPA Grant that will not be known until after the end of May.

B. Virginia Hazard Mitigation Plan – Mr. Joeckel advised there was no April meeting. A meeting is scheduled with the A-NPDC along with Aileen Joeckel and David Fluhart of the Wachapreague Fire Company for next week to work on the Wachapreague portion of the Plan.

C. Eastern Shore Regional Navigable Waterways Committee – Mr. Joeckel recently attended a meeting with Colonel Kelly, Commanding Officer of the Army Corps of Engineers, Norfolk District. Mr. Joeckel prepared a priorities and needs list for the Eastern Shore of Virginia which he went over point by point with the Commander and Committee. Outlined in this list is to develop a Comprehensive Strategic Plan within a 7 year timeframe. Issues to be addressed are: Federal Designated Navigable Shallow Draft Waterways: Bayside & Seaside, focusing on dredging; Section 204 of the Water Resources Development Act which provides authority for the Corps to restore, protect and create aquatic and wetland habitats in connect with construction or maintenance dredging of an authorized project; Regional Sediment Management Plan (RSM) which manages sediments in a manner that maximizes natural and economic efficiencies to protect, preserve and restore coastal resources in the area of dredging and sediment placement to meet both environmental and economic objectives, including the “Beneficial Use” of dredged material; and, Non-Federally designated waterways of the Commonwealth of Virginia which waterways are vital to regional economics for recreational and commercial fishing.

Mr. Joeckel is in the process of developing a letter for implementation to put the Plan together. It is believed it would cost around \$100,000 to \$125,000 with monies being provided by the Federal Government, Accomack and Northampton Counties with the assistance of the Commonwealth of Virginia. Mr. Joeckel believes this will take 6 to 8 months to implement.

Mr. Joeckel advised meetings are posted on the Accomack County website and are open to the Public for public comments.

D. Fishing and Crabbing Pier Project – Please see also Public Comments. Mr. Joeckel feels this would be a significant plus to the Town and estimates the cost to be around \$465,000 with potential Grants from various sources would cover approximately \$436,000 with the Town having to pay approximately \$30,000. An extensive Study had been done by the Town in the past but never came to fruition.

What the project will need to go forward is to (1) work with the Nature Conservancy in partnership to permit the construction of an elevated boardwalk on pilings out to the Wachapreague Channel; (2) work with Mr. and Mrs. Trout to attempt to have them donate their empty lot to the town to develop a shell surfaced parking lot which would accommodate visitors using the pier, Seaside Park and overflow parking from community events at the Seaside Park, Wachapreague Inn, Island House and Wachapreague Marina. No trailers would be allowed; (3) work with Margarete Young to have her donate the small marsh piece of her property for the footprint of the boardwalk; (4) develop and submit applications for grants from two grant sources to design and build a free public lighted handicapped accessible/ADA compliant structure consisting of portable toilets with a fishing, crabbing and wildlife observation pier and; (5) financing for the project.

E. Spoil Site Fees – John Joeckel presented a 2 page outline on payback percentages which varied depending on a 21 year payback or a 30 year. Mr. Joeckel asserts that the Mayor requested waterfront property owners who will use the Town owned dredge spoil site pay a percentage over the 21 or 30 year period. The approximately 22 acres purchased came to around \$55,000. Mr. Joeckel feels it would be double taxation on the waterfront property owners as a portion of their tax revenues were used to purchase this property. In a study of taxes paid to the Town of Wachapreague by the waterfront property owners over a 10 year period of time came to \$59,175.

Mr. Joeckel continued with the options council has before them; (1) Charge the waterfront marina owners per cubic yard for the full amount of the property purchase; (2) Charge the waterfront owners per cubic yard surcharge on only 10% of the property or 2 acres; (3) Reestablish the annual boat trailer decal charge for Wachapreague property owners; (4) Charge boat launching ramp fees to Wachapreague property owners; (5) Increase Town Marina Boat Slip Rental Fees; (6) Remove the exemption of personal property taxes on boats; (7) Do nothing or; (8) Arrange a buffer strip around the spoil containment site of a few acres and sell off the rest.

Mayor Janci discussed the purchase of the spoil site was to benefit the Town and those businesses who would also need to dispose of their dredge spoils. He does not feel that it should be free as the spoil site will need to be dredged from time to time. Mayor Janci questioned if one of the waterfront property owners had purchased the spoil site would they not charge the Town for the use of it. No response was given

Blake Johnson of the Island House said he pays \$15,000 per dredge which he does not pass on to Nat Atkinson, Sam Parker, Ray Vickery and John Marsh all of whom are Charter Boat Captains who rent boat slips from him. He knows none of them can afford to take on any more taxes. Mr. Johnson stated that he does not recoup his dredge fee in his yearly boat slip rentals.

Stuart Bell made a Motion to not charge any of the waterfront property owners for use of the Town Spoil Site after they dredge and Bonnie Munn seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

John Joeckel made a Motion that there be no time limit but that the next council should review the spoil site and arrange a buffer strip round the dredge site to allow for dredge materials to be excavated out of the spoil site to operate vehicles around the spoil site and to have a buffer so that neighbors will have no ability to hinder spoil site usage and that the new Town Council should sell and find a buyer for selected pieces of that 22 acres whenever they can which was seconded by Stuart Bell. There being no further discussion a vote was taken and passed unanimously.

F. Property Donation Concerns – John Joeckel discussed the possibility of a donation of property on Cedar Island by one of the owners for use by the Town in perpetuity for recreational usage versus other entities that would perhaps prevent the public use of a barrier island entity. Mr. Joeckel discussed this possible donation with David Rowan and requested he look into the holding company concept and a

conservation easement concept. By having a Friends of Cedar Island Entity if someone were to sue it would be the entity only. Mr. Joeckel had wanted Mr. Rowan to attend this meeting but due to health issues he was unable.

- Mayor Janci spoke with Cathy Bell, one of the owners of this portion of Cedar Island who advised in the past certain individuals had been given the right to sell their portion and she did not believe there is much remaining.
- Bonnie Munn is to address this with Andy Killmon.

G. Town Maintenance/Garbage – Bonnie Munn discussed the letter from J.D. Bradshaw about the trash truck and the leak that started out slow has now become a real problem. After a discussion with the Melfa Mayor Ms. Munn requested J.D. Bradshaw go to Billy Moore who works on their trash trucks to get an estimate, if possible. Billy Moore advised Mr. Bradshaw no estimate could be given at this time but that their turnaround time is 7-10 days and they have someone who travels to and from Salisbury every day to Tri-State Hydraulics. Mr. Moore also advised he performs work for Bloxom, Exmore, Melfa, Davis Disposal and fire trucks. Mr. Bradshaw said the Town's trash truck, except for its appearance, runs fine and has gone through another inspection successfully which is good through March, 2017.

H. Powell Memorial Park - Bonnie Munn advised Parks & Recreation have torn down the remainder of the dugout and put the debris into the Town's brush truck with the understanding the Town would not be billed for dumping it at the landfill. However, we have now received the Public Works bill and have been charged \$49.35. Ms. Munn spoke with Wayne Burton of Parks & Recreation again and he advised he will speak with the Accomack County Landfill and clear this up.

Ms. Munn also advised she has booked the Park for Dog Training every Saturday from 9:30 a.m. to 10:30 a.m. for 5 weeks which will benefit Relay for Life. Ms. Munn reported Parks and Recreation has booked 4 all day events.

I. Town Hall Beautification/Maintenance –Bonnie Munn reported all seashells have been removed and knockout roses will be planted.

J. Streets and Drainage – Stuart Bell reported he has not heard from VDOT regarding the drainage issue and will try again. He has also tried to get the Radar Trailer from VDOT set up on Main Street to slow down the boaters coming into town.

K. Safety/Security – Mr. Bell advised there were 5 street lights out and that Ms. Weeks reported two additional ones. All have been taken care of.

L. 911 System –Bonnie Munn reported her continuing efforts on Lee Street, not an easy one to do, as well as Center Street and Church Street. She noted the difficulty and confusion in completing this project and understands why it has taken so long to get this accomplished. Ms. Munn will do her best to see that all streets are done.

M. Seaside Park – Mayor Janci reported clean up at the Park has begun and the official Town of Wachapreague Clean Up Day will be Saturday, May 7th.

N. Delinquent Town Real Estate Taxes, Vehicle & Golf Cart Tags –Mayor Janci advised speaking with someone recently who advised they would be coming in to bring their account up-to-date. The Mayor also advised additional people have come in to purchase decals/tags, even someone whose vehicles were not listed on the Counties or Town's records.

O. Zoning Administrators Report – Mayor Janci discussed a resident who had a business on Church Street that had been in existence prior to him becoming the Zoning Administrator. The resident then purchased property around the corner and moved this business to that location. When the Business License was issued it read, Home Office Use Only.

John Joeckel inquired into whether there are other businesses in Town that are located in a residential area that are using the property for anything other than a home office setting and if so is it written somewhere that they are exempt or grandfathered in?

Mayor Janci responded by saying these businesses were in effect under prior Councils and Zoning Administrators and therefore appeared to be acceptable.

Aileen Joeckel, also a member of the Planning Commission, advised the Commission will be going over all of the Ordinances on file and will present to Council any changes or additions they feel are necessary.

P. Property Survey Report – Mayor Janci advised he has received the Final Survey Map but did not have it to show Council and due to its size must be copied outside. He went on to state it shows the property being approximately 25 acres by the surveyor’s measurements. The survey follows all ditch lines with some of the pins pre-existing in the center of the ditch lines. There is also verbiage that he used to establish his findings. Should this survey be contested he will stand behind it.

Q. Mosquito Control – Council discussed Ehrlich’s Pest Control service which has been utilized for the past years. Aileen Joeckel reported communications received from VMCA (Virginia Mosquito Control Association) on the Zika virus were forwarded to Ehrlich. Ehrlich responded that their Entomologists continue their research on mosquito control and the Zika virus and that they support the CDC’s recommendations of using mosquito repellents, clearing any water containers around homes and neighborhoods, using screens, long sleeved shirts and pants, avoiding exposure to mosquitos by staying indoors during dusk hours, etc. They also mentioned that the Town only uses larvicide and dunks.

Bonnie Munn made a Motion to pay Ehrlich \$3,094.15, which is the discount amount if paid by May 1, 2016, for the Town of Wachapreague mosquito service for the period April 2016 through March 2017 and Aileen Joeckel seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

R. Floodplain Administrator/CRS Coordinator – Aileen Joeckel advised she has completed all paperwork for attending the CRS course scheduled for June 13th through 16th. Ms. Joeckel has met Charley Banks of DCR who is the Floodplain Program Engineer and he has confirmed her eligibility for taking this course.

S. Planning Commission – Ms. Joeckel advised all members now have copies of the Town Ordinances and soon will be meeting to go over them.

T. Tourism/Business – Aileen Joeckel discussed

- Town and Tourism websites that she recently forwarded to council. She would like the Minutes of the Council Meetings to be noted by date only with a link to assess particular minutes as was done on the Town’s .org website. Ms. Joeckel has also put the historical photographs up with words of description. She has requested any errors be brought to her attention. It was confirmed the first Saturday in May will be designated as Clean-Up Day at Seaside Park and this will be made a part of the notices under “Events”.
- Chris Wardius has offered to sublet his billboard on Route 13 at a cost of \$400 per month. Ms. Joeckel advised there will be an expense for set up and that it will need power from a transformer for lighting. The Town is getting advice from a marketer on how the sign should look and read. For the Grant purposes it must have “Little City by the Sea, a Playground for your Passion”.
- Ms. Joeckel has spoken with VIMS to see if it would be possible to have tours occasionally. With prior notice VIMS would entertain Wednesdays at 9:00 a.m. but does not want any signs advertising this.
- Chris Wardius discussed the rack card holders that are now a part of the kiosk.
- Ms. Joeckel will be putting the Port of Wachapreague Marina on the upcoming Oyster Trail at a cost of \$30.

- Blake Johnson who is a member of the Young Entrepreneurs had the opportunity to go behind the scenes at WBEC, Channel 13 to watch a show. Afterwards he spoke with Doug Wheeler about a Tower Cam being placed in the Town of Wachapreague looking out over Atlantic Avenue that they could scan to a beautiful sunrise, a storm, etc. as part of their weather report. Mr. Johnson feels it would be another avenue to put Wachapreague on the map.

U. Appointments – Aileen Joeckel advised Bonnie Munn is interested in being a part of the Board of Zoning Appeals once she is off council. Ms. Joeckel just needs one more.

V. 4th of July Celebration – Mayor Janci advised there will be one more entry in the parade, the Roaritan Club.

VII. New Business - John Joeckel questioned why the Wachapreague Fire Company had not notified the residents or Council that they had transferred the EMS Wachapreague Ambulance to Painter, instead of becoming aware of it in the newspaper.

- Steve Jones stated he recently had the need of an ambulance that came in from Melfa which response time was probably faster than a volunteer ambulance would have been.
- Blake Johnson is a member of the Wachapreague Fire Company and advised the directive came down from the County of Accomack to maintain certain stations along Route. 13.

VIII. Announcements – None

IX. Adjournment – Bonnie Munn made a Motion to adjourn the meeting and Stuart Bell seconded the Motion. The meeting was adjourned at 9:15 p.m.

CBW
4/12/16

MAYOR

TOWN CLERK