

TOWN OF WACHAPREAGUE
TOWN COUNCIL MEETING
SEPTEMBER 13, 2016

COUNCIL PRESENT: Fred Janci, Mayor, Robert Hodgson, Vice Mayor, Kathy Ciaccio, Cathy Janci, Don Minniear and Sandie Puchalski

COUNCIL ABSENT: Carlee Vincent

TOWN CLERK: Lynn Weeks

TOWN COUNCIL MEETING

I. Call to Order –Mayor Janci called to Order the Town Council Meeting at 7:00 p.m. on September 13, 2016, in the Wachapreague Town hall.

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

III. Public Comments – Mayor Janci opened the meeting to the Public.

Patricia Bragg requested the Town develop an Ordinance allowing property owners to have 6 chickens in their backyard. In speaking with the County she was advised that since the Town is incorporated we are not under the 5 acre rule. It was brought to Ms. Braggs' attention that the Planning Commission is looking at all Town ordinances and this one in particular. When the Planning Commission is ready they will present it to council.

Ms. Bragg has a project in mind where she would like to purchase the unused license plates for the Town and transform them, but would not divulge how, and sell them at Daytrippers with sales being earmarked as a Town donation. Sale of any Fire Department plates would have be cleared by the Fire Company to rule out any legal ramifications.

Ms. Bragg also discussed the chicken houses where some land has been cleared but that the County Supervisors feel more studies are needed. The Zoning and Planning Commission of Accomack County will be holding a meeting on September 14th at 7:00 p.m. in Room 104. The Accomack County Board of Supervisors Meeting will be September 21, 2016 at 5:00 p.m. The Virginia Code, Article 11 states "we have the right to fresh air and clean water". It is felt the Town needs to rally together and write a letter to the County Supervisors and that Ms. Bragg would be happy to furnish the names and addresses and, even a proposed letter that could be used. She is most concerned that the Town of Wachapreague, being within the 2 mile radius of the proposed chicken houses at the corner of Wachapreague Road and Seaside Road, will create a great deal of dust that will get into houses, even with the windows closed, get on your pets, and is a high allergen for those who have allergies. She would like the Town to rally and make themselves heard.

Mayor Janci had attended the Public Hearing on September 11th on this matter and indicated that Purdue and Tyson are one of the largest employers here on the Virginia Eastern Shore and that the Accomack County Supervisors have a lot to take into consideration. Mayor Janci believes the Supervisors were rushed into making decisions and will await the Zoning and Planning Commissions report before their September 21st, meeting. It was pointed out that even though Purdue and Tyson will hire a large number of employees the Chicken Houses themselves can be run, and are being run by only one to two people.

Spencer Morgan is running for Commonwealth Attorney of Accomack County. He has been working as a prosecutor for the last five years. Since that time he has appeared in Circuit Court on 800 different matters. He finds this work tremendously fulfilling. His main goals are communication with victims, 24 hour commitment to our officers and victims and, gaining confidence with the officers and victims. He has been endorsed by Sheriff Todd Godwin. He hopes that council and the public will vote for him in November.

MiMi Sedjat asked about the signs that were made to be placed at the Town Marina and asked when they would be put up. Ms. Puchalski advised that once the work has been completed on the Marina Office building, they will be put up.

Ms. Sedjat asked when the Crab Cake Cook-off would be held and was advised it is not a Town sanctioned function but that it is being held on Saturday, September 24th at 4:00 p.m. Also being held that day is the Town Wide Yard Sale from 8:00 a.m. to 1:00 p.m. with a sign-up sheet in the Wachapreague Post Office. VIMS will be holding their "Marine Life Day" from 12:00 noon to 4:00 p.m. and the United States Coast Guard will have two of their response boats open to the public and an interactive boater safety trailer that will be parked in the Town Marina parking lot from 12:00 noon to 3:00 p.m. A newspaper ad is being placed in the Post and will also feature the Island House Restaurant, Daytrippers for shopping, the Current Reflections Art Studio and Pat Hart's Antique Shop.

Ms. Sedjat also requested a list of council members and their responsibilities to which Ms. Weeks furnished her with a copy.

IV. Approval of Agenda –Cathy Janci made a Motion to approve the agenda and Sandie Puchalski seconded it. A vote was taken and passed.

V. Approval of Minutes – Cathy Janci made a Motion to accept the Minutes of the Town Council Meeting of August 9, 2016 and the Special Town Council Meeting and Work Session on August 18, 2016 and Kathy Ciaccio seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

VII. Review of Financial Report – Mayor Janci reported on the Town of Wachapreague PRELIMINARY Profit and Loss Budget vs. Actual for the period ending June, 2016.

- The Budgeted Income for the Town was \$97,145 versus the actual of \$100,836 which shows a profit of \$3,691.
- The Budgeted Expenses for the Town was \$97,145 and the actual was \$89,280 which shows a profit of \$7,865.
- Total Profit during this preliminary stage is \$11,555.92.
- Mayor Janci stated congratulations are in order for the 2014-2016 Council on this very good result. As mentioned previously though these figures are preliminary pending Mary Jo Tatum's receipt of all final payments and depreciations.

PRELIMINARY Profit and Loss Budget vs. Actual of the Port of Wachapreague Town Marina for the period ending June, 2016

- The Budgeted Income for the Marina was \$46,775.00 vs. the actual of \$37,516, showing it is \$9,000 below the estimated income.
- The Budgeted Expenses were \$46,775 vs the actual of \$34,396.41 which is \$12,079 under budget.
- Total profit during this preliminary stage is \$3,119.59.
- Once again Mayor Janci gave credit for this to the 2014-2016 Council.

TOWN

- Mayor Janci reported the Profit & Loss Budget vs. Actual shows the Town is running over budget on Expenses. Under Dues and Subscriptions \$388 and under Publications & Postage \$227.50. There is also under Office Expenses – equipment \$350.83 and supplies \$174.22. The Mayor will go over this with Lynn Weeks and Mary Jo Tatum.
- The Mayor also reported the legal fees were high. Mayor Janci pointed out this is only the first month, some months may seem high but then several months will go by and these amounts will remain the same.

MARINA

- Mayor Janci stated that due to this being the end of the season for receipts on both the transient and annual slip holders the Marina shows a negative balance of -\$2,808 vs the budgeted amount.

Robert Hodgson made a Motion to approve the Preliminary Year End Financials for the Town of Wachapreague and Port of Wachapreague Town Marina for the Fiscal Year ending on June 30, 2016 and Sandie Puchalski seconded the Motion. A vote was taken and all agreed.

Cathy Janci made a Motion to approve the July through August 2016 Financials for the Town of Wachapreague and Port of Wachapreague Town Marina and Sandie Puchalski seconded the Motion. A vote was taken and all agreed.

Mayor Janci stated there is \$1,000 on the FY2016 Budget to donate to the Wachapreague Volunteer Fire Company.

Sandie Puchalski made a Motion to make a \$1,000 donation to the Wachapreague Volunteer Fire Company and Kathy Ciaccio seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

Cathy Janci would like the Town to make this donation to the Fire Company on an annual basis and by Ordinance if needed.

XI. Unfinished Business

A. MARINA – Sandie Puchalski had Mr. Fisher of Chincoteague come to evaluate the work required at the Marina but as of this date he has not provided an estimate. Ms. Puchalski presented estimates from Chris Wardius in the amount of \$6,800 and RP Marine for a total of \$5,220 both of which are for labor only. The repairs as reported in the August 9, 2016 Minutes and here where the work required is scraping in and around and under duck pen walkways; inspection of all whalers and timber bolts; adding whaler type wood to existing bulkhead that surrounds duck pen with two rows of whalers; scrape small boat walkway and inspect whalers and timber bolts; scrape T-dock and north dock walkway; inspect all whalers and timber bolts under walkways; rebuild floating dock requiring the floating dock to be removed to the ramp area and the walkway closed off; replacing all deck boards and any whalers to stringers needed on the floating dock walkway.

Council discussed the needed repairs to the Marina and all felt a vote at this time would be appropriate with RP Marine making the repairs.

Don Minniear made a Motion that RP Marine make the repairs to the Port of Wachapreague Town Marina by scraping in and around and under duck pen walkways; inspect all whalers and timber bolts; adding whaler type wood to existing bulkhead that surrounds duck pen with two rows of whalers; scrape small boat walkway and inspect whalers and timber bolts; scrape T-dock and north dock walkway; inspect all whalers and timber bolts under walkways; rebuild floating dock requiring the floating dock to be removed to the ramp area and the walkway closed off; replacing all deck boards and any whalers to stringers needed on the floating dock walkway, labor only, in the amount of \$5,220. This Motion was seconded by Cathy Janci. There being no further discussion a vote was taken and passed with Sandie Puchalski abstaining.

Dredging - Mayor Janci has contacted the Army Corp of Engineers and they are fine with the permit. Soundings will be performed to determine the cubic yards. The dredger, Mr. Nornes, wants any fees that will be charged to waterfront property owners who will also be dredging be made aware of the cost for transporting the spoils from their site to the spoil site be as transparent as possible. A letter will be sent to all waterfront property owners advising of the upcoming dredge and will advise of the cost per cubic yard for the transporting of spoils from their property to the spoil site.

Robert Hodgson made a Motion that the dredger be charged a \$1.00 per cubic yard fee on all spoils materials deposited in the Town's spoils site payable to the Town for un-granted portion of spoils site maintenance and insurance costs. The dredger will in turn charge all waterfront property owners who will be dredging their sites this fee and that they shall be responsible to cover all of their own costs.

Kathy Ciaccio seconded this Motion. There being no further discussion a vote was taken and passed unanimously.

Robert Hodgson made a Motion to rescind the vote taken at the April 12, 2016 Town Council Meeting where a motion was presented to not charge waterfront property owners for the use of the Town's spoil site which is in direct conflict with Virginia Code Sec. 2.2-3100 et seq. due to two council members who would receive a direct benefit from this vote. Had the two councilmen recused themselves no vote could have been taken as there were only four councilman present. See David Rowan's July 28, 2016 letter re: Conflict of Interest. Cathy Janci seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

Spoil Site – Mayor Janci has spoken with David Rowan on the sale of the spoil site to the Town Marina. He does not feel there would be any legal problems but has a concern on permitting when changed from Town to Marina. Mayor Janci will speak with Hank Badger of VMRC on this matter.

Mayor Janci discussed the letter received from the Town's surveyor regarding the survey performed by Michael Starling, LS, CFM of Shoreline Surveyors on behalf of Robert Douglas. Mr. Douglas' property backs up to the property the Town now owns. Mayor Janci agrees with our surveyor that the findings made by Mr. Douglas' surveyor sheds new light on the additional acreage he attributed to the Town and better confirms the deeded 22 acres. Originally the Town's surveyor calculated the property to be almost 24 acres and with this survey it makes more sense.

B. Virginia Hazard Mitigation Plan – Robert Hodgson reported no meeting this month. The next meeting is scheduled for December 1st. During the day the group will meet for their final discussion and that evening there will be a public hearing. Mr. Hodgson advised he attended a Green Infrastructure for Coastal Resilience workshop in Virginia Beach on August 24, 2016. Discussed was prevention of flooding and drainage. Mr. Hodgson found it most interesting. Mentioned was Aileen Joeckel who had participated in the final review for the Town. Ms. Joeckel's comments were taken into consideration as all other Towns were. It is estimated the final version will be sometime in February, 2017 and not revisited for another five years.

C. Town Wide Yard Sale – Cathy Janci reported a half page ad will be placed in the Eastern Shore Post for Friday, September 23rd which will include all of the businesses in the area i.e., The Reflections Art Gallery, Wachapreague General Store, The Island House, Wachapreague Inn, Daytrippers and Seaside Antiques. This Ad will also include VIMS Marine Life Day from 12:00 noon to 4:00 p.m. and the U.S. Coast Guard Station will have two of their response boats for touring, along with one of their trailers with information on "Boater Safety", from 12:00 noon to 3:00 p.m. A request was made from everyone for a \$20 contribution, which all were in agreement with.

Sandie Puchalski made a Motion for the Town to spend \$370 for the Ad to appear in the Eastern Shore Post for the Town Wide Yard Sale with mention of all businesses and additional events to be held Saturday, September 24, 2016 and Robert Hodgson seconded the Motion. There being no further discussion a Roll Call Vote was taken and passed unanimously.

D. Town Maintenance/Garbage – Sandie Puchalski had nothing additional to report.

E. Powell Memorial Park – Sandie Puchalski has been in contact with Parks & Recreation to have work done at the Park in October. Cathy Janci thanked Ms. Puchalski for how nice the Park looked for the Labor Day Picnic.

F. Town Hall Beautification/Maintenance – Kathy Ciaccio advised Sue Fountain has been to see Town Hall and will prepare a proposal on some possible solutions. Discussed was old equipment and the best procedure for selling it. Mr. Hodgson suggested contacting other government offices to see what they do.

Sandie Puchalski made a Motion to place an ad or put up for auction obsolete equipment in storage in Town Hall and Kathy Ciaccio seconded the Motion. There being no further discussion a vote was taken and passed unanimously.

G. Streets and Drainage – Don Minniear advised he and Mr. Hodgson inspected the “big ditch” on the south side of Town and that it is a jungle. Mr. Minniear does not think any work should be done on it until winter. Mayor Janci advised K.C. Kellam is interested in the job. As mentioned in last month’s meeting under the Drainage & Ditch Fund is \$5,000. The Town could also ask for assistance from the County. Mr. Minniear spoke with VDOT to obtain a list of locations in Town that they will be working on and was advised the culvert at Church and Custis was next.

H. Safety & Security – Mr. Minniear advised ANEC replaced three street lights that were out. Mr. Minniear inquired into who had erected the signs that were down and was advised J.D. Bradshaw and John Burton Town maintenance personnel. Mayor Janci spoke of several streets signs that were missing, High Street and on the corner of Church and Willis/Richardson. Mr. Minniear will have these taken care of.

I. 911 – Ms. Weeks advised speaking with MSAG on the Powellton Avenue issue where there is a house numbered 14A and which Jeff Flournoy of 911 had indicated was not allowed. Also discussed with MSAG was increasing the “point to centerline” on Main Street and decreasing the “point to centerline” on Brooklyn. Ms. Weeks is awaiting word back from MSAG with further instructions.

J. Seaside Park – Mayor Janci stated he is keeping the Park maintained and everyone agreed it looks great.

K. Delinquent Town Real Estate Taxes, Vehicles & Golf Cart Tags – Mayor Janci indicated the bottom line on outstanding taxes owed the Town is \$1,159. Mayor Janci thanked Lynn Weeks for her continuing efforts in reducing this figure even more.

L. Zoning Administrators Report – Mayor Janci has nothing additional to report.

L. Floodplain Administrator/CRS Coordinator – Mr. Hodgson thanked Mayor Janci and Lynn Weeks for all their efforts on the Town’s behalf regarding the Community Rating Services (CRS) credits which were a Classification of 9 and now is a Classification of 8 or a 10% discount on flood insurance.

M. Planning Commission – Mr. Hodgson advised a meeting is scheduled for September 21st at 6:00 p.m. in Town Hall. Thereafter every 3rd Wednesday of the month a meeting will be held. The Committee is getting better organized and have chosen one Ordinance to review.

N. Tourism/Business – Cathy Janci reported a meeting of the Tourism Committee is in the process of being scheduled as there has not been one in a while.

Mayor Janci reported speaking with Chris Wardius about the Billboard on Route 13 and discussed what trees need to be cut back.

Ms. Janci asked Ms. Weeks about the Town and Tourism Websites who advised all Minutes of recent meetings are now up on the Town Website.

VII. New Business – Mayor Janci discussed the Taxpayer insert sent out with the Real Estate Tax Bills. A copy had been furnished to all council with no comments. Mayor Janci requested Ms. Weeks forward to council the Year End Letter John Joeckel has authored in the past. Mayor Janci has heard from residents that they like reading about what council has done during the year.

VIII. Announcements – Mimi Sedjat spoke of several events coming up in the near future; first is the Relay for Life at Nandua High School on September 17th; Brew & Cue at Sunset Beach Inn on the 23rd and 24th of September in support of Abilities of Virginia and; On September 24th in Cape Charles will be an event in support of Suicide Prevention starting at 2:00 p.m.

IX. Adjournment – Cathy Janci made a Motion to adjourn the meeting and Sandie Puchalski seconded the Motion. The meeting was adjourned at 8:35 p.m.

CBW
9-13-16

_____ MAYOR _____

_____ TOWN CLERK _____