

TOWN OF WACHAPREAGUE TOWN COUNCIL MEETING

July 14, 2022

COUNCIL PRESENT:

Fred Janci Mayor,
Sandie Puchalski, Vice Mayor
Robert Williams,
Robert Bilicki,
Stephen Joseph
Margo Digan

TOWN CLERK: Charlie Gibble

ABSENT: Glenn Schagelin,

I. Town Council Meeting

Meeting began at 7:05 PM

The Pledge of Allegiance was said by all.

TOWN OF WACHAPREAGUE COUNCIL MEETING

- Mayor Fred Janci called the meeting to order.

I. Public comments

Councilman Bob Williams reported that at our next meeting, and every meeting afterward, if you want to speak during public comments you will need to sign the sheet when you arrive that specifies that. Mayor Fred Janci will be given the list and he will call your name when it's your turn to speak. Up front there will be a podium provided to speak at.

Mayor Fred Janci said it is the same way the county does their meetings.

Anne Swick stated she saw the basketball hoop was up and she thought that was awesome. She also said that she wasn't here for the 4th of July parade and festivities. She said she heard that it was great.

Anne reported that the main reason she was speaking at tonight's meeting was Paul Norris who has a contract on the old marina asked her to read a letter.

He stated in his letter his intent is to restore the marina to the condition it was in when Henry operated her. He thanked the council and the citizens for their efforts to bring waste water collection system to the town.

This will enable revitalization to our waterfront while protecting our ground water resources. He wants the marina to be an amenity that all of Wachapreague can enjoy.

Linda Jones stated she wanted to thank Charlie for the 4th of July celebration. She stated she worked on this event for about 6 or 7 weeks. Linda also stated Charlie has been such an asset to this town. Linda said it started last year when she did a phenomenal job on the map for the town yard sales. Linda Jones said she likes walking up to town hall and knowing she will always be greeted with a smile when you walk in the door.

Linda Jones went on to thank Shaun Fate, and the fire company for helping with our group that was involved with the July 4th festivities. She said she also wanted to thank The Wachapreague Inn, the new General Store and the Book Bin for donating prizes for the parade.

Linda also thanked Sandy and Richie for the beautiful firework display.

Town Clerk Charlie Gibble spoke about the participation of the coast guard. She thanked them for judging and having a boat in the parade. She thanked Lucky Levens for playing the bagpipes, the fire company for driving 3 fire vehicles in the parade, and giving the town permission to use the carnival grounds. She stated there were a group of ladies that worked together. Charlie also said she greatly appreciated Shaun Fate, for his help and guidance that he provided. She thanked all the volunteers that donated, their time, money and food.

Mayor Fred Janci said speaking for the council he wanted to thank everybody involved. He said Charlie, you kind of lead the charge. He said it was a great day, great parade and great picnic.

Councilman Stephen Joseph thanked Linda Jones for her participation. He said he had heard her name come up a few times.

Chief Petty Officer Charles Dawkins introduced himself as the officer in charge at the station. He stated his Duty Crew is currently living at the Wachapreague Inn because their living quarters are being upgraded. He wanted to quash any rumors that the coast guard is leaving town. He spoke to VMRS and other people, and as far as he knows the future of the coast guard in Wachapreague is safe and secure.

He said they just got a new 27 foot jet drive boat. There were only 9 or 10 jet boats operational. Chief Dawkins said they got the 3rd one.

Chief Petty Officer Charles stated he wants the coast guard to be an integral part of Wachapreague. He stated the station is always open. Feel free to stop by, knock on the door, and talk to the crew. They will be happy to, help where needed, answer questions, or show you around .

Chris Wardius, The Wachapreague Inn, thanked the town for all the effort the town council and the Mayor have put into the sewer project. He said he has heard some of the money has been pulled back for this. Chris stated his wishes are that we find other avenues to find the additional money needed. He stated that this is vital to our town's commercial district.

It will open so many doors. He said he does not want to see the town give the money back. He said this is a gift from the government that we need to embrace. Delegate Rob Bloxom spoke with Chris and said if we don't take the money there will be other places that will.

Blake Johnson, The Island House Restaurant, stated he echoed the same sentiment as Chris Wardius. He said please consider all options that are on the table. He said he understands the town has taken a stance that they will not take on any debt. He said he spoke with Delegate Rob Bloxom who informed him about the possibility of low interest loans to make up the difference. Blake stated if his septic system goes, it will not be cost efficient for him to replace. Blake stated we have somebody potentially willing to drop a million dollars into the old marina. He stated that will be fantastic if that comes to fruition.

He said the marina will need the sewer to become operational.
He said again, please consider all options that are on the table.

Sandra Beerends spoke about the first study done. She said we were told this is not a good place for tourism do to the drive into town, the chicken houses and the smell. She said it seems like that study went to the wayside.

Councilman Bob Bilicki stated that 3.5 years ago the town applied for a grant for a study for sewer to accommodate the hotel as well as a market study to see if a new hotel could be established on its existing location. Councilman Bilicki stated how the grant for \$75,000, \$25,000 of it was used for the market study for the hotel, \$38,000 was used for a study for the capabilities of running sewer to the town, and the remaining portion was for the clerk of the works to manage through USDA.

The first phase was almost 18 months ago. Councilman Bob Bilicki reported that the first study stated the drive down Route 180 into Wachapreague, past the chicken farms and the odor would be a deterrent for getting funding for a flag hotel. He said we put that on the shelf. Councilman Bob Bilicki said we took the one portion of the study, HRSD, and contacted an engineer to do a feasibility study. He reported we are now at the cusp of making a decision, which is what you heard Chris and Blake speak about.

Sandy Beerends said she didn't understand there were three parts to the study.

Councilman Bob Williams stated it is vital to have sewer before we would build a hotel.

Councilman Bob Bilicki stated 20 years ago George McMath wanted to rebuild the hotel on the town commons but past on it because of the expense of the sewer. He said that is why we packaged this grant for sewer and hotel.

He stated that the town paid \$2500.00 and Chris Wardius also paid \$2500.00.

Mayor Fred Janci said we are just trying to maintain what is here, not adding anything new. He said the old marina was here and will remain a blight on our town if we cannot bring sewer to the town. We are trying to maintain what is here for the next 50 years, not extra growth.

Councilman Bob Bilicki stated the concept is to have sewer at the commercial waterfront and commercial neighborhood, which is basically Brooklyn and where the post office is. The defunct marina, Island House, and the Wachapreague Inn are included. The pump station is designed for these two districts. There will not be sewer to the west of Brooklyn. It will only be two districts within the town.

II. Town Council Meeting

- Councilman Bob Bilicki had edits for the minutes.
- Councilman Bob Bilicki Motioned to approve the minutes as revised.
- Councilman Bob Williams 2nd
- All Agreed

III. Review of Financial Report

Town Financials

- Mayor Fred Janci said this is the preliminary year end. He said there will be things trickling in. He stated we had a good year. It looks like we have a \$6000 profit.
- Councilman Bob Williams motioned to approve the financials for the month of June to be revised.
- Vice Mayor Sandy Puchalski 2nd the motion
- All agreed

Marina Financials

- Mayor Fred Janci stated this is also a preliminary year end.
- It looks like the marina is a little over \$2000.00 ahead.
- Vice Mayor Sandy Puchalski motioned to approve the financials
- Councilman Bob Bilicki 2nd the motion
- All Agreed

IV. Unfinished Business

A. POWEL PARK

Vice Mayor Sandie Puchalski stated the hoop is up. Richie installed it.

The buffer has been ordered and delivered.

She stated this is coming out of last year's budget.

Vice Mayor Sandie Puchalski said we need a vote on the total.

Vice Mayor Puchalski made a motion to approve spending \$1351.42 on the buffer.

Councilman Bob Williams 2nd the motion.

All Agreed.

Vice Mayor Puchalski sated it has come to her attention from JD and Richie that people are using the baseball field and the dog park, and not picking up after their dogs.

JD also mentioned to her that people are not picking up after their dogs at Seaside Park.

She suggested making flyers and having them handed out at the hotel.

She said she didn't think it was just the hotel clients, it is other people too, but maybe it would help.

Vice Mayor Sandie Puchalski spoke about a sign she was looking into for Powel Park.

She said the person she spoke with does not make signs any bigger than 12 x 18.

She felt we needed a larger sign than that.

Vice Mayor Sandie Puchalski stated she was going to check with ADCO and get a quote,

She asked what do you think about an 18x24 sign?

Councilman Bob Williams recommended Chesapeake to compare prices for signs.

Councilman Bob Bilicki stated he checked on a keypad for use on the gate.

He stated there is the capability of doing a keypad on the gate. It is Wi-Fi based.

They did an analysis with google, and identified they could get a signal to the court.

It can be modified and controlled at town office. \$1035.00 is the cost.

Vice Mayor Sandie Puchalski spoke about the need for a porta pot at Powel Park.

Margo said the one \$500.00 that was put in the budget for Seaside Park only.

This was only for three months.

She agreed that one was needed at Powel Park also.

Vice Mayor Sandie Puchalski said maybe the best thing to do is to talk to Mary Jo and see if we can include both parks. We need a legitimate price.

Maybe we can get a better fee if we rent two.

It was decided to talk to Mary Jo and see what we can do regarding the porta pot.

B. Seaside Park

Councilman Margo Digan said that the placement for the porta pot for the town was decided to be placed next to town hall. Councilman Margo Digan stated let's try it for 3 months and see what the feedback is. Mayor Sandie Puchalski spoke about putting the bathroom on a platform.

Councilman Margo Digan said it is temporary, just three month. Bring it back in the summer if needed. This is a temporary solution until we bring the sewer into town.

Councilman Margo Digan motioned that we put the handicap accessible porta pot next to town hall.

Councilman Bob Williams 2nd the motion.

A vote was taken

Councilman Margo	Yes
Councilman Bob Williams	Yes
Vice mayor Sandi Puchalski	Yes

Councilman Stephan Joseph	No
Councilman Bob Bilicki	No

Councilman Bob Bilicki asked "do we have a quorum?"

Mayor Fred Jancis responded, yes, we have five out of six .The motion has passed.

Councilman Bob Bilicki spoke about other towns have brought in border collies to chaise geese off the properties. He was concerned about kids and people using the park.

Vice Mayor Sandie Puchalski said she would check with Ruth Blanchard or Steve Jarvis and see what they recommend what we would be allowed to do

C. HRSD

Mayor Fred Janci stated everybody knows Delegate Rob Bloxom has been successful, and the legislator approved \$2, 400,000 for the town of Wachapreague sewer. That's the good news.

We do have a setback on the \$3,090,000 that was pointed in our direction from Congress Woman Luria's office on the appropriations committee. They only approved \$750,000 of that. The A-NPDC has sent a letter requesting they up that

amount to \$1,900,000. Mayor Janci stated he forwarded an email from Senator Lewis to Bob Bilicki that was asking for anyone that had applied for grants and needed additional support. He said maybe we can get support from his office.

Mayor Fred Janci said they asked HRSD to have their Contractor, Garney Construction, to come up with a current price. They came up with a figure of \$4,299,112. He also contacted Rob Duma who did our original estimate of \$2,740,000. Duma said real quickly we could probably add another 25 percent to that estimate.

Councilman Stephan Joseph inquired, does Duma have people who can do the work.

Mayor Fred Janci said no.

Mayor Fred Janci stated Garney is a government contractor. They design as they build. They have built in \$511,000 in engineering cost. There are no grinder pumps included in Garney's price

Mayor Fred Janci explained Private industry works by hiring an engineer. This could take an additional six months for designing. Prices and cost would be determined and put out for bids.

We could use Garney if we get the \$1,900,000 that the A-NCPD is working on. If it stays at \$700,000 we cannot.

Mayor Fred Janci reported that Garney is pushing the town to sign a contract with them.

Councilman Bob Bilicki said the price from Garney's price should be around \$3,000,000 without the grinder pump. Councilman Bob Bilicki if the town came up with the route, pipe, force main and the concrete tank, these are all fixed cost we can get without Garney.

We could then chat with Garney and challenge the price. Wachapreague is a state agency, you have a state contract, we could put a protest against them because all these numbers were put into the oven two years ago Councilman Bilicki stated. They have a fixed cost do to escalation. They can't go higher than that. Councilman Bilicki stated, what they have done is exceeded our trust. He said he believes Garney thinks we are desperate, but we are not because we do have a pump and haul in place. With that it is not time sensitive.

Mayor Fred Janci said we need to go back to Duma, spend some more money, and get a new price.

Councilman Bob Bilicki spoke about getting other prices. He gave several examples.

Mayor Fred Janci pointed out the difference in engineering expense. Garney's engineering estimate came in at \$511,000 versus Dumas at \$186,000.

Mayor Fred Janci said we don't have actual construction cost.

Councilman Bob Bilicki stated that ACOM is one of the largest construction companies and they are the construction manager, supervising for Garnerys. We are not getting the best value for our citizens of Wachapreague.

The contract that Garney has is a state contract with HRSD. They cannot change the rate if they run into a problem.

Mayor Fred Janci said they wanted to operate as if Wachapreague was a change order. A change order means you factor all your prices and add on top your profit. Mayor Fred Janci spoke again about the difference in pricing for the engineering expense. Garney verses Duma report.

Councilman Bob Bilicki stated the job has already been engineered. All they have to do is take a pencil and add 1.5 miles to the job site. Here is the change order. Councilman Bob Bilicki stated we should put in a protest.

Mayor Fred Janci said Garney told him they are very firm on that number.

Mayor Fred Janci said he would like the town go back to Duma and have him update the pricing. He said the engineering has already been done.

Councilman Fred Janci said March or May of his coming year, 2023 that the town has to make a decision regarding our plans for sewer.

Councilman Bob Bilicki stated we need to confirm that Garney is coming down Wachapreague Road to Ole Road.

Mayor Fred Janci said we will need one more week to see if A-NCPD can get the \$1,900,000.

Councilman Bob Bilicki stated that we need to have some skin in the game. He said we have the ARPA grant, VIMS is donating the land for the pump house.

Mayor Fred Janci stated that VIMS is putting \$130,000 and donating land for the pumping station.

Councilman Bob Bilicki spoke about the force main. He didn't know at this point if it would be above ground or below grade. Duma design used what is called the Eastern Shore Standard, below ground system. There would only be a building the size of a small dog house with the meters and alarms, it is above ground VIMS will move the force main to the opposite corner. It will be moved to Brooklyn and Riverview (north east corner.)

Councilman Bob Bilicki recommended what is called a straw analysis of cost. The subcontractor of record for VIMS also did the sanitary work for the Town of Berlin. Roy Sense is the owner. Councilman Bob Bilicki stated that we could have him price it out.

Councilman Margo Digan asked would this be for free?

Councilman Bob Bilicki said yes. We could get a boiler plate price that a private company would give us.

Mayor Fred Janci said there is no reason we can't act as our own General Contractor. We could do book keeping through a bookkeeping company, we could be audited when we are finished, we could hire a project manager on a day to day basis that would be in charge.

Councilman Bob Bilicki asked if the marina purchase is based on sewer coming to town.

Mayor Fred Janci said he believes the man purchasing the old marina wants to delay his settlement until he knows for sure if the town is getting sewer.

It was decided that Mayor Fred Janci would talk to Rob Duma regarding updating his prices on his study and Councilman Bob Bilicki would speak with Roy Sense about pricing. Councilman Bob Bilicki stated he would draft a letter to send to other companies to look for pricing also.

D. Marina

Vice Mayor Sandie Puchalski she was only able to get one estimate from Mike Lewis to replace the pressure tanks for the water system. To replace the two 85 gallon water tanks it was \$2200.00 for three 45 gallon \$2555.50. Flooring will also need to be redone due to the tanks leaking. This would be a fall project.

Vice Mayor Sandie motioned to have two eighty-five gallon tanks replace the existing tanks.

Councilman Stephan Joseph 2nd the motion

All Agreed

Vice Mayor Sandie Puchalski contacted our dredger Dave Norms about dredging the marina. We are on the schedule for This coming February or March.

Vice Mayor Sandie Puchalski said he will check with Charlie to make sure our certificates are up to date.

E. Planning Commission

Aileen Joeckel said they did their bylaws.

She said you can go on the planning commission page and see what they are working on.

They are working on their definitions for short term rentals.

She said thank you for the 90 day moratorium.

Councilman Bob Bilicki inquired about what was happening with the Honeycutt and the Schaglin request to operate their homes as a transient rental.

Councilman Bilicki said this needs to be cleared up.

Vice Mayor Sandie Puchalski said that Glenn Schaglin bought this home because it had been operated as a short term and a long term rental before he purchased it.

Aileen Joeckel said she wants to make sure they protect the businesses that we have.

Councilman Bob Bilicki asked Mayor Fred Janci if we should give Councilman Glenn Schagelin a notice that he only has so much time before you can no longer rent his home as a transient rental.

Vice Mayor Sandie Puchalski questioned this, She said he had letters signed by all of his neighbors saying they did not have a problem with Glenn's transient rental at his home.

Mayor Fred Janci said I do not think we should block Glenn Schaglin.

Councilman Bob Williams said we are not going to resolve this here. It is not in our camp.

F. CRS

Councilman Bob Williams reported that CRS stands for Community Rating System. We do five year reports and annual reports. The annual report is due August 1st.

Councilman Bob Williams spoke about the main drain line. 2017 a company ran a camera down the line. The piping is terracotta pipe. It is only an inch to an inch and a half wide. It is starting to decay.

Councilman Bob Williams went back to the original company Davis, Beacon and Sidel to have them do a preliminary design to replace this pipe. It will cost \$3800.00.

The annual CRS report came back and wanted to know what we are doing to take care of our drainage line and if not, why aren't we.

Councilman Stephen Joseph motioned to approve the \$3500.00 to design the new drain line.

Councilman Bob Bilicki 2nd the motion.

All agreed

Council Bob Williams pointed out this is just the preliminary engineering.

G. Beautification

Councilman Margo Digan had nothing to report.

H. Derelict Properties

Councilman Bob Bilicki said 6 High St. It hasn't been touched since the June meeting.

Councilman Stephan Joseph inquired about the home on Church St.

Vice Mayor Sandie Puchalski said the new owner had been injured. He is at the point where he maybe able to start working on it.

I. Tourism

Councilman Bob Bilicki stated that he will be getting the band, The Josh Grimsely and County Line Band for the CBES ride.

Councilman Bob Bilicki spoke about the Bird Platform. He said he only had four people show up for the meeting. He said there are people interested in funding. We need to find more people to get involved.

Eastern Shore Signs have completed the two Wachapreague signs. Chris Wardius should be able to handle the installation.

Councilman Bob Williams said if you need additional parking for the CBES ride you can use the lot near the Nature Conservancy lot.

J Safety and Security

Councilman Bob Williams had nothing to report.

K. Zoning

Mayor Janci reported that one application for zoning administrator position had been turned in. It was from Jim Bell. It was agreed to hire him.

L. Street and Drainage

Ann said there is a light by the "Taj Mahal" that needs replaced.

Councilman Bob Williams said if the lights have been out for several days he will call the electric company and have them replace the light.

M. Community Report

Table at Town Hall

Councilman Bob Bilicki said he will fix the table in the next 30 days.

Marble Bench

Mayor Fred Janci said Williams Funeral Home fixes them. They need to be contacted.

Council said they will let Charlie know to call them and get a price.

Gazebo

Mayor Fred Janci asked Chris Wardius if he had looked at the gazebo.

Chris Wardius said the rail needs to be taken apart and put back together.

He stated we will need spindles. There are many missing.

Mayor Fred Janci asked Wardius to give the town a price for repairs.

He said there are spindles at town hall.

N. Adjournment

Vice Mayor Sandie motioned to adjourn

Councilman Margo Digan 2nd

Mayor Fred Janci announced we are adjourned.