



**TOWN COUNCIL**  
**Regular Meeting**  
**St. Charles Parish Hall**  
**November 21, 2013**  
**6:00 P.M.**

At 6:00 p.m. Mayor Dora Sullivan, having established a quorum, called to order the Regular Meeting of the Town Council. In addition to Mayor Sullivan, present were Vice Mayor Bannon, Councilmen Godwin, Sullivan and Wendell, and Councilwoman Natali. Councilman Bennett was not in attendance. Also in attendance were Town Manager Heather Arcos, Assistant Town Manager Bob Panek, Public Works/Public Utilities Director Dave Fauber, Town Planner Rob Testerman, Harbor Master Smitty Dize, and Town Clerk Libby Hume as well as the Department Heads and approximately 15 members of the public.

Councilman Godwin gave the invocation which was followed by the recitation of the Pledge of Allegiance.

**RECOGNITION OF VISITORS / PRESENTATIONS**

*Carol Evans and Kerry Allison, Eastern Shore of Virginia Tourism Commission*

Ms. Evans introduced Ms. Kerry Allison as the new Executive Director for the Eastern Shore of Virginia Tourism Commission (ESVTC).

Ms. Allison gave a summary of her tourism background and thanked the Town Council for their support of tourism. Ms. Allison went on to state the importance of Google and expanding the digital footprint for the Eastern Shore since the majority of people search for their travel destinations online. Ms. Allison added that Cape Charles was doing a good job, but it was a competitive market and there was still a lot of work to do. Another important facet was group tourism. Ms. Allison stated that she had recently received a phone call from a gentleman in Williamsburg who was interested in bringing tour groups to the Eastern Shore. Ms. Allison continued to state the following: i) The ESVTC office had moved from Melfa to Onancock and invited everyone to attend the ESVTC Open House on December 11<sup>th</sup> from 4:00 PM – 6:00 PM; ii) The 2014 Visitors Guide would be published in January; and iii) A Tourism Summit was being held on April 8, 2014. The event was free to the public. Ms. Allison concluded by stating that she was looking forward to working with everyone.

**PUBLIC COMMENTS:**

Town Clerk Libby Hume read a letter from Deborah Bender, 300 Fulcher Street. Please see attached.

There were no public comments to be heard nor any additional written comments submitted prior to the meeting.

**CONSENT AGENDA – APPROVAL OF AGENDA FORMAT:**

**Motion made by Vice Mayor Bannon, seconded by Councilman Sullivan to approve the agenda format as presented. The motion was approved by unanimous consent.**

## **CONSENT AGENDA – APPROVAL OF MINUTES:**

The Town Council reviewed the minutes of the October 17, 2013 Regular Meeting and the November 14, 2013 Special Meeting.

Councilman Wendell stated that page 7 of the October 17, 2013 minutes did not include the detail of the conversation regarding the location of the front of the old school building. He pointed out some of the details from the October 17<sup>th</sup> discussion and stated that he wanted the language added to the minutes.

**Motion made by Vice Mayor Bannon, seconded by Councilman Godwin, to approve the minutes from the October 17, 2013 Regular Meeting as discussed and the November 14, 2013 Special Meeting as presented. The motion was approved by majority vote with Vice Mayor Bannon abstaining due to his absence from the October 17, 2013 meeting.**

## **DEPARTMENT REPORTS:**

### *A. Treasurer's Report:*

Treasurer Kim Coates reviewed the Treasurer's report dated October 31, 2013 which showed \$43,890 in the Shore Bank account, \$68,492 in the Local Government Investment Pool (LGIP) account for the New Library and \$440,542 in the Local Government Investment & Restricted Funds with the Total Cash on Hand at \$552,925. Kim Coates stated that the funds held in the LGIP for the Library would be moved to Shore Bank later in the month. The total cash held in reserve was \$356,112. Kim Coates went on to review the Tax Collection Comparison for Fiscal Years (FY) 2013 and 2014, the revenues vs. expenditures and the capital improvement projects. Kim Coates informed Council that Personal Property Tax bills were mailed on November 7<sup>th</sup> and the Real Estate Tax bills were mailed on November 8<sup>th</sup> for the majority of the accounts. Northampton County provided an adjusted Personal Property Tax report to the Town on November 18<sup>th</sup> for any property sold or moved out of the Town during 2013. Revised bills were mailed out this week. December 5, 2013 was the deadline for payment of both personal property and real estate taxes. In 2014, Northampton County would be sending semi-annual billing for real estate taxes. The Town of Cape Charles would continue to bill one time in 2014 but planned to switch to semi-annual billing in 2015 if Northampton County decided to move forward with semi-annual billings for all future years.

Councilman Wendell asked about the total debt of the Town. Kim Coates stated that she needed to review all the amortization schedules to determine the total outstanding debt and would email the information to Council once compiled. Councilman Wendell stated that the bond counsel estimated the total outstanding debt at \$10M and asked whether that was accurate. Heather Arcos responded that it was close. The amount changed from year to year. The information would be gathered and provided to Council for review at the December 3, 2013 work session. Kim Coates would email the information to Council beforehand.

Councilman Wendell asked about the fees for Davenport & Company regarding whether it was a \$37,500 flat fee for services or a variable hourly rate. Kim Coates responded that it was a flat fee for the refinancing and new loan. If the Town utilized their services for other projects in the future, a different rate structure might apply.

Councilman Wendell stated that attorney Mike Sterling attended the October meeting and asked what his fee was for attending the meeting. Heather Arcos stated that she would have to research the invoice to determine the fee. Mayor Sullivan stated that she did not think Mr. Sterling charged the Town for that meeting. Kim Coates added that typically, a number of charges were waived by Mr. Sterling.

**Motion made by Vice Mayor Bannon, seconded by Councilman Wendell, to accept the Treasurer's Report as submitted. The motion was approved by unanimous consent.**

*B. Planning Commission and Boards:*

Town Planner Rob Testerman reported the following: i) The Historic District Review Board (HDRB) met on November 19 and approved five applications – a renovation of 1 Pine Street, alterations to 711 Tazewell Avenue, an addition to 114 Peach Street, an addition to 619 Monroe Avenue and renovations to 555 Mason Avenue. He clarified that the HDRB did not approve a one-bedroom hotel on Pine Street, but reviewed the exterior of the building only; ii) A new application had been received for the Wetlands Board. The Board members had been contacted and a meeting would be held in December; iii) Bayshore Concrete Products revised their proposal for the travel lift with no encroachment into the Federal Channel; iv) He and Heather Arcos participated in a conference call with the U.S. Army Corps of Engineers regarding the maintenance dredging project scheduled for November – December 2014. A new easement for the spoil site was needed; v) He was working with Dale Pusey of VDOT to provide him with information regarding proposed development around the Harbor Access Road; and vi) He received the scope of work from the Accomack-Northampton Planning District Commission for their assistance on the Comprehensive Plan update. The information was being reviewed and would be provided to Council in December.

Councilman Godwin asked the definition of a hotel. Rob Testerman stated that there was no mention of a minimum number of rooms but added that a 1-bedroom hotel was a little uncommon. The Town's ordinance did not have any requirements for a hotel. The ordinance only stated that there would be no residential on the first floor in this district, but a hotel was not considered residential.

Vice Mayor Bannon asked whether a sprinkler system would be required. Code Official Jeb Brady responded that no plans had been received yet, so the requirement for a sprinkler system could not be determined yet.

*C. Other Departmental Reports:*

*Town Manager:*

Town Manager Heather Arcos reported the following: i) The Central Park Restroom construction was moving along and should be completed within 30 days; ii) The Public Works crew was working hard decorating the Town for Christmas; iii) VDOT was working on the corner of Plum Street and Madison Avenue. Public Works/Public Utilities Director Dave Fauber stated that VDOT found some issues with the culverts and one line had completely collapsed. This could have been part of the drainage problem. Once repaired, the area should have better drainage. Heather Arcos added that there would be more improvements with the drainage as part of the Trail project; and iv) Chief Sambo Brown and Sergeant Jim Pruitt were attending Officer Chelsea Pfeiffer's graduation from the police academy tonight.

*Public Utilities:*

Councilman Wendell stated that he went to the Plum Street Pump Station on Saturday and Dan Dabinette explained some of the issues to him. Councilman Wendell asked Dave Fauber for an update on the pump stations and an explanation of what was needed and the estimated cost. Dave Fauber responded that the pump stations were getting old since they were constructed about 30 years ago. There were a number of Code issues as well. The wet wells were in the same room as the electrical controls, which was a safety hazard. The wet wells needed to be moved outside and the pumps and controls needed to be replaced. The preliminary engineering report was done but Dave Fauber stated that he was unsure as to what other options were reviewed. The cost estimate of \$230K was at the 30% design stage and as the project moved forward, the costs could come down. GHD, the Town's engineering firm, provided conservative cost estimates and looked for ways to bring the costs down.

Councilman Wendell commented on the manhole refurbishment project which was estimated at a cost of \$1K each for a total of approximately \$100K, and asked whether the manholes could be prioritized, whether they all had to be done at one time, and whether the work could be done in-house. Dave Fauber responded that the Town did not have the manpower to do the work in-house but the work could be prioritized with the worst ones located in areas with the deepest manholes and highest water table. The cost of \$1K per manhole could possibly come down if the bid was put out to do all the manholes. The work needed to be done because groundwater leakage into the manholes took away capacity from the wastewater treatment plant. The Department of Environmental Quality wanted the Town to continue to work on the inflow and infiltration (I&I) issues.

Vice Mayor Bannon interjected that this information would all be reviewed and discussed at the work session scheduled for December 3<sup>rd</sup>.

Dave Fauber informed Council that there was an issue with the trash dumpster for Kelly's Pub. The building next door on Pine Street was sold and Bill Parr was ready to renovate the one-story building and asked that Gene Kelly move the dumpster since a portion of the dumpster was on Mr. Parr's property. The new location for the commercial dumpster would be behind the Library in the parking lot. Heather Arcos added that this location could accommodate the Library, the business going into the former Delisheries building, Brown Dog Ice Cream, etc.

Councilman Wendell stated that he had some more questions regarding the Town Manager's memo and proceeded to comment that Council passed a resolution to refinance with a known savings of \$231K. The known savings was only for the first 10 years. Heather Arcos responded that the rate for the first 10 years was 2.65%. After 10 years, the rate would be reset at the going rate at that time. No one could predict what that rate would be, but even if the rate doubled, the Town would still save \$150K. Mr. David Rose of Davenport & Company had 30 years' experience in the financial business and he recommended this as the best option for the Town.

Vice Mayor Bannon stated that this information was already reviewed at the November 14<sup>th</sup> meeting and would be reviewed again on December 3<sup>rd</sup>.

**Motion made by Vice Mayor Bannon to move on to the next agenda item since further discussion regarding the financing would be done at the December 3, 2013 Work Session. The motion died for lack of a second.**

Councilman Wendell asked the number of full-time employees with the most recent hire. Heather Arcos explained that the most recent hire was to replace an employee that was leaving and that there were about 27 full-time employees. Kim Coates added that there were 35 total employees including two part-time employees at the Library, several part-time and seasonal at the Harbor and the Assistant Town Manager was part-time.

Mayor Sullivan stated that the majority of the Town Council went to the Town Hall to ask questions or called or emailed the Town Manager and staff and asked Councilman Wendell how often he visited the Town Hall or called staff with his questions.

Councilman Wendell asked all staff in attendance whether the front of the old school building faced south.

*Recreation/Community Events:*

Recreation/Community Events Coordinator Jen Lewis stated that on November 20<sup>th</sup>, the Town staff and members of the Town Council served Thanksgiving lunch to the residents of Heritage

Acres. There were about 75-100 people served. The Northampton County Sheriff's Department also assisted with the luncheon this year.

Mayor Sullivan proceeded to the first item of Old Business.

#### **OLD BUSINESS**

##### **A. *PSA & Regional Wastewater Update:***

Assistant Town Manager Bob Panek stated that the agenda packet included a copy of the presentation from the PSA's September 16, 2013 public information session, a summary of the Southern Node considerations which included the businesses and parcels which were and were not interested in the regional wastewater system, and a map of the Southern Node Commercial Wastewater Tax District. Bob Panek distributed the Draft Outline of Input to the Board of Supervisors and briefly reviewed the results of the public hearing process, the PSA Board recommendation, other considerations for the Board of Supervisors and considerations for the PSA Board.

Vice Mayor Bannon noted that Parcel 91-A-13 showed the owner's name as Wendell and was included with the parcels that wanted to be excluded from the regional wastewater proposal and asked who owned the property. Councilman Wendell responded that he now owned the property. Vice Mayor Bannon expressed his concern of the conflict of interest for Councilman Wendell and asked that he obtain a legal opinion regarding the issue.

Councilman Wendell asked why the project was still moving forward when it was in conflict with both the County and Cape Charles comprehensive plans. Bob Panek stated that the PSA was following the request from the Board of Supervisors and the engineering report was required to provide better cost estimates to evaluate the viability of the project.

##### **B. *Former Library Building Update:***

Dave Fauber stated that the Town received proposed plans from Mr. Leon Parham for the layout of the former library building for use as a meeting facility and reviewed the plans with Council as follows: i) a new ADA bathroom would be located at the front of the building; ii) The current bathroom would remain for use by the Council and Boards during their meetings; iii) a new doorway would be constructed on the front left side of the building leading to the ADA ramp along the left side. The area had been staked out and there would be ample space to construct the handicap ramp; and iv) He was waiting for a structural engineering report to ensure that the building could support the proposed use. Upon receipt of the report, he was prepared to put the project out to bid. The facility could possibly be used for meetings beginning in February.

##### **C. *Cape Charles Multi-Use Trail, Grant Award Acceptance:***

Bob Panek stated that on January 24, 2013 the Town submitted an application for an additional \$312K of Transportation Alternatives Program grant funding for Phase 2 of the Cape Charles Multi-Use Trail Project. At their June 19, 2013 meeting, the Commonwealth Transportation Board approved the full \$312K applied for. An amended Appendix A to the grant agreement reflecting this increase must be executed by the Town to accept this increased grant allocation. The total grant amount was \$2.3M to date.

**Motion made by Vice Mayor Bannon, seconded by Councilman Sullivan, to authorize the Town Manager to sign the amended Appendix A to the grant agreement for the Cape Charles Multi-Use Trial Project. The motion was approved by unanimous consent.**

#### **NEW BUSINESS:**

##### **A. *Zoning Ordinance § 4.1 – Sign Ordinance – Schedule Public Hearing:***

Rob Testerman stated that the Planning Commission had been working to revise the sign regulations in the Zoning Ordinance for some time. The proposed regulations had been

reviewed by legal counsel and their two minor suggested modifications were reviewed by the Planning Commission and incorporated into the draft language which was provided to Council in the agenda packet. The Planning Commission recommended holding a joint public hearing with the Town Council to hear comment regarding the proposed sign regulations.

**Motion made by Vice Mayor Bannon, seconded by Councilman Sullivan, to schedule a joint public hearing with the Planning Commission on December 10, 2013 regarding the proposed Zoning Ordinance modifications to Section 4.1-Sign Regulations. The motion was approved by unanimous consent.**

*B. Waterworks Backwash Vault:*

Dave Fauber stated that the backwash from the Water Treatment plant was originally designed to be discharged into the Wastewater Treatment Plant (WWTP) polishing pond but when the old WWTP was decommissioned, the polishing pond was removed and the backwash water was rerouted directly to the UV Vault which lacked the capacity to effectively handle the water plant backwash without discharging some of the iron laden backwash water into the harbor before the iron and manganese had time to settle out completely. The Town would like to expand the existing vault to a greater capacity to make it more effective in retaining all the iron and manganese laden water and allow the Town to discharge water that met the Total Suspended Solids Discharge Limits. With some preliminary cost estimates and quotes received, the total cost of the project would be approximately \$25K.

Heather Arcos stated that this was a priority project and could possibly be funded using funds allocated in this year's budget for engineering the Pine and Plum Street Pump Station improvements.

**Motion made by Vice Mayor Bannon, seconded by Councilwoman Natali, to approve the advertising of an Invitation for Bids and construction of the backwash vault expansion project using funds budgeted for engineering the pump stations or from some other available money source. The motion was approved by unanimous consent.**

*C. Virginia Waterman's Memorial Easement:*

Harbor Master Smitty Dize stated that Mr. Ed Lewis, president of the Friends of the Virginia Waterman's Memorial on the Eastern Shore, gave a presentation to the Town Council in September 2012 requesting to construct the Virginia Waterman's Memorial at the Cape Charles Town Harbor due to the proximity of the Chesapeake Bay. At the time, Council was polled and all members expressed their support of the memorial being constructed at the Harbor. In order for the construction to move forward, the Town needed to grant an easement for the specified location. Under Code of Virginia § 15.2-2100(B), the Town needed to advertise and receive bids on any easement lasting more than five years and § 15.2-1800 required a public hearing be held. The maximum length of the easement could not exceed 40 years.

Heather Arcos added that staff was working on a draft easement which would be provided for Council review.

**Motion made by Councilman Godwin, seconded by Vice Mayor Bannon, to advertise for bids for the proposed location for a memorial and to schedule a public hearing for December 19, 2013 prior to the regular meeting. The motion was approved by unanimous consent.**

*D. Northampton County Funding Request:*

Heather Arcos stated that each year, the Town submitted a letter to Northampton County for a contribution request for the next fiscal year budget. Last year, the Town requested funding assistance for the Cape Charles Memorial Library, the Library expansion, the 4<sup>th</sup> of July fireworks display, public beach operations, and the public fishing pier operations. For FY 2013-2014, the Town received \$20K for the operations of the Cape Charles Memorial Library. The

County also provided assistance to the Eastern Shore of Virginia Festivals organization for the Tall Ships initiative. The Town was close to getting funding for the fireworks display but the Board of Supervisors ended up cutting the funding from their budget. On October 30, 2013, the Town received notification from the County to submit any funding assistance requests for FY 2014-2015 by December 18, 2013. For FY 2014-2015, the staff recommended the following requests: i) Cape Charles Memorial Library - \$20K of a \$119K annual budget; ii) Cape Charles Computer Training Lab operations - \$20K; iii) July 4<sup>th</sup> fireworks display - \$8K of a \$15K cost; iv) Public Beach operations - \$10K of a \$75K budget; and v) Offshore Breakwater - \$75K of an \$800K project. The Town would also request Northampton County's continued efforts to provide emergency services to the residents of the County after the relocation of Riverside Shore Memorial Hospital and continued support for the Cape Charles Harbor Access Road, the Cape Charles Volunteer Fire Company, and the Eastern Shore of Virginia Festivals organization for the Tall Ships initiative.

**Motion made by Councilman Godwin, seconded by Vice Mayor Bannon, to submit the FY 2014-2015 funding request to Northampton County as discussed. The motion was approved by unanimous consent.**

E. *Water Reuse:*

Bob Panek stated that the Town was authorized to discharge an average daily flow of up to 250K gallons per day (GPD) of treated wastewater effluent. Effluent volume beyond 250 GPD would need to be accommodated through a water reuse system. The Town's current average daily flow was about 150K GPD. \$260K had been utilized for design, incorporation of reuse capability into the plant, construction of the pipeline to Old Cape Charles Road and a survey of the Bay Creek lake system for the storm water analysis required by DEQ. GHD estimated an additional \$10K - \$15K to complete the storm water analysis. The water reuse effort was included in the portion of the WWTP budget funded by the Clean Water Revolving Loan Fund zero interest loan. Approximately \$317K of the loan amount remained unutilized and staff was in discussion with the DEQ regarding funding the storm water analysis from this balance.

**Motion made by Vice Mayor Bannon, seconded by Councilman Godwin, to authorize up to \$15K to complete the storm water analysis as discussed.**

There was some discussion regarding the usage breakdown between the historic portion of the Town vs. the newer developments. Dave Fauber stated that approximately a third of the usage was from the newer developments and two-thirds was from the historic district.

Councilman Wendell asked how the Annexation Agreement came into play regarding funding assistance from the developer for capacity expansion. Bob Panek explained that the Annexation Agreement stated that the developer would pay a portion of the costs for expansion if it was deemed that the annexed area(s) caused the Town to go over the current capacity. The requirements were outlined in the Annexation Agreement and the Town was not yet at that point. Councilman Wendell stated that he wanted to read the legal opinion regarding this issue. Heather Arcos stated that the information was available for Councilman Wendell's review at the Town Hall.

Councilman Wendell requested an Annexation Agreement work session for Council to review the document. Mayor Sullivan suggested Councilman Wendell make a motion to hold a work session regarding this topic.

With no further discussion, Mayor Sullivan asked for a vote on the motion made by Vice Mayor Bannon.

**The motion was approved by majority vote with Councilman Wendell opposed.**

## **MAYOR AND COUNCIL COMMENTS**

Councilman Godwin stated that he was very impressed with the article in a previous issue of the Gazette regarding the WWTP. It was very informative and took some time for staff to research the information for the article. He had spoken to the Town Clerk who would be providing him a hard copy issue of the Gazette.

Vice Mayor Bannon and Councilman Sullivan stated that they did not have any comments at this time.

Councilwoman Natali stated that a couple of days ago she was approached by citizens, who had lived here their whole lives, stating that the Town staff should be complimented on keeping the town, park and streets in such good shape and that the areas had never looked so good. Councilwoman Natali stated that she wanted to thank the Public Works crew and staff on behalf of the citizens.

Councilman Wendell commented on the following: i) He referred to a letter sent to the Accomack-Northampton Planning District Commission expressing the Town's support in the effort to extend the Southern Tip Bike and Hike Trail from Capeville Road to the Town of Cape Charles and stated that he felt it would be wonderful to pursue this project. He had been on the Virginia Creeper Trail in Damascus which spawned business growth for cottage industries such as restaurants, bicycle repair shops, shuttle services, etc. It would definitely be a tourist attraction and would benefit the Town. The initial plan dated back to the 1990s and ran along the railroad and he hoped it would be revisited to bring the bike trail into Cape Charles. Heather Arcos added that a feasibility study was being conducted; and ii) He asked the possibility of other conflicts with Town Council in that no one could answer his question regarding which way the former school building faced.

Mayor Sullivan stated that she would like to send a message to Old School Cape Charles (OSCC) respectfully requesting that they give the Town permission to release the offers made by OSCC for the former school building and added that the citizens needed to see the offers.

## **ANNOUNCEMENTS**

- November 23, 2013 – Cape Charles Volunteer Fire Company Tool Mania
- November 27, 2013 – Town Offices closing at noon for Thanksgiving holiday
- November 28-29, 2013 – Town Offices closed for Thanksgiving holiday
- November 30, 2013 – Cape Charles Historical Society Oyster Roast
- December 3, 2013 – Town Council Work Session, 6:00 PM
- December 5, 2013 – Town Council Public Hearing and Special Meeting, 6:00 PM
- December 6, 2013 – Holiday Progressive Dinner Tour
- December 7, 2013 – Santa's Workshop, Lighted Boat Parade, Lighted Golf Cart Parade, Grand Illumination, Pearl Harbor Remembrance Ceremony, etc.
- December 15, 2013 – B&B Cookie Trail, Open Houses at Local Churches
- December 19, 2013 – Town Council Regular Meeting, 6:00 PM, St. Charles Parish Hall
- December 20, 2013 – Town Employee Christmas Luncheon

**Motion made by Councilwoman Natali, seconded by Councilman Sullivan, to adjourn the Town Council Regular Meeting. The motion was approved by unanimous consent.**

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Mayor Sullivan

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Town Clerk

Public Comments Provided in Writing  
November 21, 2013

*Deborah Bender, 300 Fulcher Street*

Message to the Mayor from Old School Cape Charles

The wheels of justice grind slowly, and Old School Cape Charles, LLC has not given up the fight to save Central Park property from the hands of a developer who would turn the largest public building in town into an apartment house.

Old School Cape Charles still has the option of requesting the Supreme Court to review the decision of the Writ Panel that rejected our appeals. The question of "standing" looms large in the rejection. Circuit Court Judge Revell Lewis ruled that a community group formed for the sole purpose of saving a public asset does not have standing to question the decision of Town Council. Judge Lewis also decided that he did not have jurisdiction over the case involving the sale. So Old School Cape Charles plans to ask the Supreme Court to review the decision of the panel.

Then there is the question of the Town's staff ignoring Historic District Guidelines which state that a parking lot should not be allowed in front of the building. Madame Mayor, you have refused to identify the front of the building, but we believe that the Virginia Department of Historic Resources will be able to locate the front even without your assistance.

The school developer, J. David McCormack, told the Historic District Review Board August 20 that according to his civil engineer, he has no other option but to build parking lots of the "side" and the "back" of the school. Mr. McCormack maintains that the "side" of the school faces south - which is the entrance to the building. Mr. McCormack has yet to get his historic tax credits, and we question whether he ever will, so long as he insists on crowding an asphalt parking lot around what obviously is the front of the building. The question of low-income housing has also not gone away. IF (a very big word) Mr. McCormack actually were able to obtain historic tax credits and build his 17 one-bedroom rental apartments, he then would have the opportunity to discover that Cape Charles is not Richmond, not Petersburg, not Hopewell, and not Fredericksburg. The only chance to rent those "loft apartments" in Cape Charles would be under Section 8 subsidized housing. But McCormack told the Historic Board: "We don't do any low income - we don't want to detract from the neighborhood."

The Town can expect to receive only one economic benefit from the apartment complex - 17 water bills a month at \$108 each for a total of \$22,000 a year. Is that what you meant, Mayor Sullivan, when you wrote about converting the school "into an asset that contributes to our economy?"

Deborah Bender  
Community Relations Spokesperson  
Old School Cape Charles