



TOWN COUNCIL
Regular Meeting
St. Charles Parish Hall
May 10, 2012
Immediately Following Public Hearing

At 6:05 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 and Councilmen Bennett, Evans and Sullivan and Councilwoman Natali. Councilman Veber was not in attendance. Also in attendance were Councilmen-Elect Clarke and Wendell along with Town Manager Heather Arcos, Assistant Town Manager Bob Panek, Town Planner Tom Bonadeo, Public Works/Public Utilities Director Dave Fauber and Town Clerk Libby Hume. Councilman-Elect Godwin arrived at 6:14 p.m. The Department Heads and several Cape Charles Police Officers were in attendance along with 80+ members of the public.

A moment of silence was observed followed by the recitation of the Pledge of Allegiance.

Mayor Sullivan welcomed Councilmen-Elect Donald Clarke and Frank Wendell and added that Councilman-Elect Thomas Godwin was on the way.

Mayor Sullivan stated that she would like to move New Business Item #7A – National Safe Boating Week Proclamation before the Public Comment Period since several members of the Coast Guard were in attendance for this item. Mayor Sullivan read Proclamation #20120510 – Proclaiming May 19 – May 25, 2012 as National Safe Boating Week.

Proclamation #20120510 was adopted by the Town Council by unanimous vote. Roll call vote: Bannon, yes; Bennett, yes; Evans, yes; Natali, yes; Sullivan, yes.

PUBLIC COMMENTS:

Mayor Sullivan informed the attendees that there would be no vote on the contract this evening and added that the Town's primary concern was to have the building historically rehabilitated. If anyone in attendance or a group of individuals would like to make an offer to the Town with the same terms outlined, with no financial support, they were welcome to do so. Mayor Sullivan concluded by reminding speakers to adhere to the three (3) minute time limit for comments.

Marita Patterson, 15 Carissa Court

Ms. Patterson stated that she had two (2) things to say. 1) Sell the school; 2) While she did not agree with most of the "Community Center Yes" people she applauded the way they organized their campaign, the way they had kept it going all winter, and added that they were doing a phenomenal job. Although she did not agree, when all this was over she asked everyone to join the Friends of the Cape Charles Library because a new library was needed.

George Southern, 104 Monroe Avenue

Mr. Southern stated that he was a "come-here" and when he came here he thought he was going to be relaxed with no work to do. Mr. Southern went on to state that he had come from the little city of Falls Church, VA where over a two-year period the feeling was that the City Council was not being responsive to the voters. The City Council did what they wanted to do. He became involved and started an online newspaper which was read by between 500 and 1K people every day. He wrote a weekly opinion column. His neighbor was now the Mayor of the City of Falls Church and every person on the Council four years ago, with the exception of one

individual, had been replaced. Most of them did not want to be replaced. Mr. Southern stated that he gave that background because coming here, he was so impressed with wonderful Cape Charles and the wonderful leadership and all the work done on the beach and the Harbor. Everyone was so friendly and he met all the members of the Town Council. He and his wife went away for the month of February and "all hell broke loose." Mr. Southern stated that he was appalled at the lack of procedure that appeared to have occurred. He just got a chance to read the legal letter. For one thing, you did not do a no-bid contract and could not say it was not a no-bid contract because it was not requested. The first thing a municipality serving the voters must do was to request bids to see what interest was out there. The municipality should not wait for someone to come to them and take the first bid thinking that there would be no one else out there interested in doing the same thing. Mr. Southern stated that this appalled him as well. Mr. Southern went on to ask Council not to have a lame duck Council make this decision adding that Council had heard the voters. The room was packed and this was the issue of the year. He asked Council to wait until July at least and not do it to exercise power but to adhere to the wishes of the voters.

Dorie Southern, 104 Monroe Avenue

Ms. Southern stated that she was also quite distressed over the no-bid contract and added that before she came here, she worked at the State Department and became a whistle blower over a no-bid contract which caused her to lose her job but that was a different story. The fact was that if Council wanted to do a contract, it should be advertised to get the best deal for the people. That was the job of Council and everyone who worked for the government.

Lisa Harman, 104 Madison Avenue

Ms. Harman deferred her allotted time to Mr. Frank Wendell.

Frank Wendell, 515 Monroe Avenue

Please see attached.

Don Bender, 300 Fulcher Street

Mr. Bender stated that he wished Council to give consideration and more time to the school issue. Mr. Bender added that he attended the school which was a nice school. A lot of people in Town did not know what the school was about but it was a really good school. Mr. Bender concluded by asking Council to please give it some time and thought.

Daniel Burke, 516 Madison Avenue

Please see attached.

Lenora Mitchell, 309 Tazewell Avenue

Ms. Mitchell stated that the Old School group asked for six (6) months, which was the same amount of time as Echelon Resources, to explore the feasibility of using the old school as a community center and to explore possible funding sources for a project of this nature. As of this date, no reply had been received. People had cited the amount of time the building had sat vacant and talk about who should have done what. The building was a Town property, so the question was not why Frank Wendell waited until now to create a storm over this property but why the Town did not maintain the building according to the standards set forth in Code Enforcement. If our properties were not maintained, we appear on the Town's radar. Why wasn't the school on the radar? Needless to say, it was what it was and we were at this point. Others had made excellent suggestions about the disposition of the building during public comments, but Council had made the decision to sell the building no matter what was said. As a matter of fact, Council had decided long before involving the community in the process. Ms. Mitchell stated that she received some correspondence that deeply disturbed her. There were emails that were obtained through the Freedom of Information Act between staff and the potential investor which indicated that the citizens were being played by Town officials who

had already sold the citizens out for \$10. The Native Americans received bangles and beads which she was sure were valued at more. The emails discussed zoning changes and that there was no serious opposition as of yet. The investor commented that was good news about a calm political environment and that they would keep their fingers crossed. The public hearing would be smooth sailing. There were no calls and Council was happy. There was also an email about some requested information from Lisa Harman who called the investor and did not sound too friendly so the investor did not give her his mailing address. Staff responded by calling the investor that night followed by an email at 10:21 p.m. that they had called and would call again the next morning. Ms. Mitchell stated that she prayed for them that God forgive them since "they know not what they do."

Paul Strong, 7 Carissa Court

Mr. Strong stated that he and his wife moved to Bay Creek one and a half years ago after building a new home. They had been coming to Cape Charles for over ten (10) years and love it here and planned to live here for many years. Mr. Strong stated that he had talked to a lot of people, on both sides, regarding the issues of the school and the community center and had reached some conclusions of his own. Mr. Strong agreed that the former school building was something that needed to be preserved and restored and that it was a worthy goal. He also agreed that the Town needed a community center. However, he was convinced that the cost of converting the school building into a community center, which everyone seemed to agree would be over \$2M, was something that Cape Charles could not afford to do in the near future. Mr. Strong stated that he was also convinced that any grant money that might be available for this was going to be virtually impossible to come by especially given the large cutbacks that we were seeing in the proposed State budget. Given these facts, he was convinced that the fiscally responsible thing for the Town to do was to proceed with the proposed contract with Echelon Resources and added that he had his fingers crossed that after Echelon did their due diligence they would not back out of this project. If that happened, he did not know what the future of the school would be. A friend of his, Terry Carney, who lived in Petersburg but owned the house across the street from him knew of multiple projects done by Echelon in the Petersburg and Richmond areas and the projects were all first class. Mr. Strong added that he also wanted to comment on the proposed change in the connection fees for water and sewer. He understood that Cape Charles had few, if any, one (1) bedroom apartments and that there was a need for such residences. One of the main reasons for that was the fact that the connection fees were so high. He felt that the connection fees should be reduced on one bedroom residences. This would be independent of the deal with Echelon. Mr. Strong stated that he paid a high connection fee when he built in Cape Charles but assured everyone that he would not resent the fees being cut for one bedroom residences.

Roberta Newman, 8 Randolph Avenue

Ms. Newman deferred her allotted time to Mr. Chuck Little.

Chuck Little, 8 Randolph Avenue

Please see attached.

Town Clerk Libby Hume read thirteen (13) letters which were submitted prior to the meeting. The letters were from Mr. Roger Day of 523 Randolph Avenue, Julia Jolly of 5 Randolph Avenue, Mr. Monte Grissom & Ms. Cindy Grissom of 3 Colony Drive, Dr. Scott Banks of 1 Moon Court, Mr. Peter Lawrence of 7 American Court, Ms. Sue Pruitt of 23101 Carr Lane, Bill Neville of Princess Anne, MD, Mr. C. Page Bradford, Jr., Mr. Arnold Dalinsky or 4 Crystal Lake Court, Ms. Heather Banks of 1 Moon Court, Ms. Virginia Savage & Mr. George Savage, Jr. of Bellevue Lane, Mr. Wayne Creed of 548 Monroe Avenue and Mr. John Burdiss of 117 Mason Avenue. (Please see attached.)

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

CONSENT AGENDA:

Mayor Sullivan stated that New Business Item #7A – National Safe Boating Week Proclamation was moved to the beginning of the meeting and she would also like to move Old Business Item #6E – Echelon Sale and Purchase Contract to the beginning of Old Business.

Mayor Sullivan stated that the Department Report Presentations would not be given this evening, with the exception of the Police Department Report, unless there were any significant changes to the written reports or if Council had any questions.

Motion made by Vice Mayor Bannon, seconded by Councilman Bennett, to approve the agenda as amended. The motion was approved by unanimous consent.

The Town Council reviewed the minutes of the April 6, 2012 Northampton County Chamber of Commerce State of the Country, Commonwealth and County Breakfast, the April 12, 2012 Regular Meeting, the April 12, 2012 Executive Session, and the April 19, 2012 Work Session.

Councilwoman Natali noted a typographical error in the April 12, 2012 Regular Meetings minutes under New Business, Item C – Schedule Public Hearing for Northampton County PSA Ordinance Amendment on page 10 where the word “none” should show “nine.”

Motion made by Councilman Bennett, seconded by Vice Mayor Bannon, to approve the minutes of the April 6, 2012 Northampton County Chamber of Commerce State of the Country, Commonwealth and County Breakfast, the April 12, 2012 Executive Session and the April 19, 2012 Work Session as presented and the April 12, 2012 Regular Meeting, as corrected. The motion was approved by unanimous consent.

REPORT PRESENTATIONS:

A. *Town Manager's Report:*

There were no changes to the written report.

B. *Treasurer's Report:*

There were no changes to the Treasurer's report dated April 30, 2012 which showed \$32,636 in the Bank of America checking account, \$159,150 in the Shore Bank account and \$793,364 in the Local Government Investment Pool (“LGIP”) with a Total Cash on Hand of \$995,150. The report also showed \$96,974 in the Restricted Cash Balance LGIP – Rural Development and \$257,581 in the US Bank – VRA Interest Free Loan with a Total Cash Held in Reserve of \$354,555.

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

C. *Recreation Report:*

There were no changes to the written report.

D. *Library Report:*

There were no changes to the written report.

E. *Harbor Report:*

There were no changes to the written report.

F. *Public Works / Public Utilities Report:*

There were no changes to the written report.

G. *Code Enforcement:*

There were no changes to the written report.

H. *Planning Report:*

There were no changes to the written report.

I. *Police Department:*

Chief Charles Brown reported that approximately two (2) months ago, an alleged assault was reported to have happened on the Cape Charles Beach. An investigation was launched in a joint effort by the Cape Charles Police Department, the Northampton County Sheriff's Department and the Virginia State Police. As of two (2) days ago, the investigation determined that the alleged assault did not occur on the Cape Charles Beach.

OLD BUSINESS:

E. *Echelon Sale and Purchase Contract:*

Assistant Town Manager Bob Panek stated that there was no resolution on the table this evening to approve the sale contract of the former school building to Echelon Resources. Resolution #20120510 – Sale of Former School was to authorize another public hearing to finalize the sale. Copies of the revised Staff Report and draft of the Sale and Purchase Contract were available on the table at the side of the room for the citizens to review.

Motion made by Councilman Bennett, seconded by Councilman Sullivan to schedule a public hearing for June 14, 2012 preceding the Town Council Regular Meeting.

Mayor Sullivan read Resolution #20120510 – Sale of Former School and asked for a roll call vote.

Resolution #20120510 – Sale of Former School was adopted by the Town Council by unanimous vote authorizing a public hearing be scheduled and held for the sale of the former school. Roll call vote: Bannon, yes; Bennett, yes; Evans, yes; Natali, yes; Sullivan, yes.

A. *Public Service Authority (PSA) & Regional Wastewater System:*

Bob Panek stated that several things had happened since the last update in March. The PSA and the Accomack-Northampton Planning District Commission (ANPDC) met with the USDA Rural Development (USDA-RD), Department of Housing and Community Development (DHCD) and the Department of Environmental Quality (DEQ) on March 14, 2012 to discuss a coordinated approach to grant/loan packages for the Northern Node (Exmore and the Nassawadox medical community). Unfortunately, grant funding from the USDA-RD would not be available until Fiscal Year 2014. Therefore, with the severe lack of available grant funding at this time, the PSA decided to restructure the sequence of obtaining funding from different agencies and withdrew this year's application for loan assistance.

Based on additional surveys, public engagement and engineering analyses, the PSA recommended to the Northampton County Board of Supervisors that no county areas be included in the Southern Node (Cape Charles and Cheriton) project. Limiting the service area to the Town of Cheriton would decrease the project cost to approximately \$7.5M. The funding agencies indicated that they could realistically fund only one large project in Northampton County, therefore, the PSA decided to explore a more limited service area focused on the commercial properties around the US 13/SR 184 intersection. The preliminary estimate for this project was between \$1.5M - \$2M. The objective would be to

fund this first phase of the Southern Node primarily with private capital contributions from the commercial property owners.

Councilman Bennett asked whether there was any possible grant funding for the first phase of the Southern Node project. Bob Panek stated that it was highly unlikely that there would be any grant funding available and the funding would have to be raised from private capital contributions or loans would have to be obtained.

B. Northampton County Public Service Authority Ordinance Amendment:

Heather Arcos stated that on June 28, 2010 the Northampton County Board of Supervisors and the incorporated towns of Cape Charles, Cheriton, Eastville, Exmore and Nassawadox adopted ordinances to join the Eastern Shore of Virginia PSA. The original ordinance and Articles of Incorporation called for a membership of 10 but with the County's redistricting, the number of members in the PSA was reduced to nine (9) and the ordinance and Articles of Incorporation needed to be amended to reflect the change in membership. A public hearing was held earlier this evening and no comments were heard. A new ordinance needed to be adopted amending original Ordinance #20100628 to reflect the reduction in members and to authorize the amendment of the Articles of Incorporation of the PSA.

Mayor Sullivan moved for adoption of Ordinance #20120510 to Amend Ordinance #20100628 Entitled "Cape Charles Town Council Ordinance Re: Joinder of the Incorporated Town of Cape Charles to the Eastern Shore of Virginia Public Service Authority" as noticed and forewent reading of the Ordinance. Ordinance #20120510 was adopted by unanimous vote. Roll call vote: Bannon, yes; Bennett, yes; Evans, yes; Natali, yes; Sullivan, yes.

C. Zoning Map Amendment and Conditional Use Permit:

Town Planner Tom Bonadeo stated that the public hearing regarding this issue was taken off the public hearing agenda this evening and suggested that a joint public hearing with the Planning Commission be scheduled to precede the Planning Commission's June 5, 2012 Regular Meeting. The scheduling of an additional public hearing was procedural regarding required notifications and not substantive.

Motion by Councilman Bennett, seconded by Councilwoman Natali, to schedule a Joint Public Hearing with the Planning Commission preceding their June 5, 2012 Regular Meeting. The motion was approved by unanimous consent.

D. Cape Charles Town Code Modifications – Connection Charges:

Bob Panek stated that the proposed modifications would reduce the connection charges for water and sewer services for residential units with less than two (2) bedrooms. Bob Panek went on to state that recently, the Town Council adopted a change to the zoning ordinance to allow Adaptive Reuse of contributing historic structures and structures over 50 years old in the R-1 Zone which included structures such as former churches, schools and commercial buildings which could likely be redeveloped into a number of smaller residences such as one bedroom and efficiency apartments. There were other areas, such as the Harbor Zone, where it could be cost effective to develop smaller units above commercial space. The typical home in Cape Charles had three (3) bedrooms and the average occupancy was just under two (2) persons. It was likely that one (1) bedroom and efficiency units would have an average occupancy of closer to one (1) person, thus creating a lower demand for water and wastewater capacity. It was therefore logical to differentiate the connection charges for smaller units and could remove an unnecessary barrier to development of these units when it otherwise would not be feasible. A public hearing was held earlier this evening and one (1) comment was heard. An ordinance must be adopted for modifications to the Town Code.

Mayor Sullivan moved for adoption of Ordinance #20120510A Revising Water and Sewer Connection Charges as noticed and forewent reading of the Ordinance. Ordinance #20120510A was adopted by unanimous vote. Roll call vote: Bannon, yes; Bennett, yes; Evans, yes; Natali, yes; Sullivan, yes.

NEW BUSINESS:

B. *National Police Week Proclamation:*

Chief Brown stated that in 1962, President John F. Kennedy signed Public Law 87-726 designating May 15th as Peace Officers' Memorial Day and the week in which May 15th fell was National Police Week. In 1994, the law was amended directing that the flag of the United States be displayed at half-staff on all government buildings on May 15th of each year. This year, Tuesday, May 15, 2012 was Peace Officers' Memorial Day and the week of May 13th – 19th was National Police Week. In honor of all law enforcement officers, the Department of Justice Community Oriented Policing Services (COPS) suggested municipalities adopt a proclamation for Peace Officers' Memorial Day and National Police Week.

Mayor Sullivan read Proclamation #20120510A – In Honor of Peace Officers' Memorial Day and National Police Week.

Proclamation #20120510A was adopted by the Town Council by unanimous vote. Roll call vote: Bannon, yes; Bennett, yes; Evans, yes; Natali, yes; Sullivan, yes.

C. *Contract Award – Water Plant Control Panel:*

Heather Arcos stated that the existing control panel that operated the automatic backwash of the pressurized green sand filters at the water plant was installed in 1993 when the plant was constructed. Soon after installation, the manufacturer redesigned system modules making the Town's modules obsolete and 20 years later very difficult to find. Staff advertised a Request for Proposals (RFP) for the design and installation of a new state-of-the art control panel in the water plant. Four (4) proposals were received but one (1) of the companies submitting a proposal did not attend the mandatory pre-submittal meeting. After evaluating the submittals/companies, MC Dean was chosen to design and install the control panel. MC Dean designed and installed the control panels in the new Wastewater Treatment Plant. Their preliminary pricing of \$81,560 was well below the estimates contained in the other proposals and the Town had budgeted \$120K for the new control panel.

Motion made by Councilman Bennett, seconded by Councilman Sullivan to authorize the Town Manager to execute a contract with MC Dean for the Water Plant Control Panel Design and Installation with a cost not to exceed \$81,560. The motion was approved by unanimous consent.

D. *Contract Award – Sewer Main Closed Circuit TV:*

Heather Arcos stated that the Town was currently operating under and working to comply with a Consent Order entered into with the State of Virginia on September 27, 2010. The intent of the Consent Order was to compel the Town to seek ways to curb the inflow and infiltration (I&I) of storm water into the sanitary sewer system. The Town responded to the Consent Order with an Implementation Plan that contained a schedule for a plan of action. Included in the schedule is Closed Circuit TV (CCTV) inspections of the sewer mains. Staff advertised an Invitation for Bids for CCTV inspection of the Town's sewer mains and four (4) bids were received. Bionomic Services of Charlotte, NC was the lowest responsible responsive bidder at \$1.25 per linear foot for TV inspection and \$.14 per linear foot for pressure washing ahead of the camera. With approximately 20K feet to view, the total cost

would be approximately \$27,800. Public Utilities Director Dave Fauber added that \$50K was budgeted this year for I&I and to date, \$35K was unexpended.

Motion made by Councilman Bennett, seconded by Councilman Sullivan to authorize the Town Manager to execute a contract with Bionomic Services for the Closed Circuit Television inspection of the Town's sewer mains with a cost not to exceed \$27,800. The motion was approved by unanimous consent.

E. *Route 642 Golf Cart Crossings:*

Tom Bonadeo stated that per the Code of Virginia golf carts were only permitted on streets with speed limits up to 25 MPH. The Town had requested on numerous instances in the past that VDOT reduce the speed limit on the portion of Route 642 (Old Cape Charles Road) from the Bay Creek Resort entrance to the Historic District to 25 MPH but VDOT had not been willing to do so. Last year, the Town built a golf cart path to the Bay Creek Resort property but due to legal issues with the Bay Creek property owners, the golf cart path had not been completed to the Bay Creek Resort entrance. Delegate Lynwood Lewis was successful in getting legislation passed to allow towns with a population of less than 2K to have golf cart paths cross public highways with speed limits of 35 MPH at marked intersections. The proposed path would begin at Bayshore Road, continue south to the former Cape Charles Elementary School then cross Route 642 and follow the edge of the woods to the Bay Creek Resort entrance where the path would again cross Route 642 to enter Bay Creek. Resolution #20120510A Supporting Golf Cart Crossings on Route 642 per Virginia Code 46.2-916.3.2 was the first step in the VDOT process to get the approval of the crossings with proper signage.

Mayor Sullivan moved for adoption of Resolution #20120510A Supporting Golf Cart Crossings on Route 642 per Virginia Code 46.2-916.3.2 as noticed and forewent reading of the Resolution. Resolution #20120510A was adopted by unanimous vote. Roll call vote: Bannon, yes; Bennett, yes; Evans, yes; Natali, yes; Sullivan, yes.

OTHER:

Mayor Sullivan stated that volunteers were needed to work two-hours shifts at the beer truck for the Tall Ships Cape Charles events.

ANNOUNCEMENTS:

- May 17, 2012 – Town Council Budget Work Session @ 6PM
- May 24, 2012 – Town Council Work Session @ 6PM
- May 27, 2012 – Memorial Day Picnic in Central Park
- June 2, 2012 – Benefit By the Bay – Strawberry Street
- June 6-7, 2012 – Tall Ship *Godspeed* at the Harbor
- June 8-12, 2012 – Tall Ships Cape Charles
- June 9, 2012 – Northampton County Chamber of Commerce Harbor Party
- June 14, 2012 – Town Council Regular Meeting @ 6PM

Motion made by Vice Mayor Bannon, seconded by Councilwoman Natali, to adjourn the Town Council Regular Meeting. The motion was approved by unanimous consent.

Mayor Sullivan

Town Clerk

**Town Council Regular Meeting
May 10, 2012
Public Comments**

Frank Wendell, 515 Monroe Avenue

To Mayor Sullivan & Town Council:

I am here again tonight in opposition to the unsolicited proposal submitted by Edwin Gaskins of Echelon Resources, Inc., which asks that you the current Town Council “sell” our 100-year-old Historic Cape Charles High School for \$10.00.

I have observed this and recent past Councils’ continued violation of the spirit and intent of our Building Municipal Code with regard to our school building. I have also observed this and recent past Councils’ continued violation of spirit and intent of our Comprehensive Plan Vision Statement and Section III D.5, Page 44 of the Public Services and Programs Section with regard to our school building.

Now, I observe you the current Council trying to “railroad” through Edwin Gaskins’ proposal with a “lame duck” Council in a reckless and potentially unlawful manner which, in my opinion, violates the Town’s Code of Ethics Preamble and Section 1 of that as well as the Laws of the Commonwealth of Virginia. I simply am not going to allow this Council to continue to ignore the will of the town’s people.

I did not choose this fight, it chose me. So make no mistake when it comes to the 100-year-old Cape Charles High School Building, the former home of the Cape Charles Indian. I, Frank Wendell, have always been ready to fight for Cape Charles. Now, I am fighting for the opportunity for our citizens to have a multi-purpose Community Center, while you, the Cape Charles Town Council seem to be fighting for Edwin Gaskin and Echelon Resources. I do not understand how Edwin Gaskin who is neither a citizen nor a taxpayer in our Town has come to have so much influence over you. This level of influence seems to be so pervasive that the Council has continued to ignore over 350 of our fellow Cape Charles residents and taxpayers who have signed the Old School Cape Charles petition asking only for equal and fair treatment. Treat us the same as Edwin Gaskin and give us equal time to refine our plan and dream of a Community Center.

I would much prefer to work together with the Cape Charles Town Council as we move forward in the development of a Community Center Plan. However, to do that, you must give us equal time to develop this process.

I have submitted to Mayor Sullivan a potential Lease Agreement patterned after the one between the Friends of the Onancock School and the Town of Onancock to serve our Community as a guiding document.

Mayor Sullivan, I love this Town and our wonderfully, diverse community too much to give anything less than my best efforts going forward with the Community Center concept. I sincerely hope that you and the Town Council can learn to feel the same way. Let us work together for a better Cape Charles for all its citizens!

Sincerely,
Frank Wendell
Residence: 515 Monroe Avenue
Contact Frank Wendell via email at
Frank.Wendell@verizon.net

Daniel Burke, 516 Madison Avenue

Dear Mayor, Council members and Town Manager:

I am again taking this time to reiterate my opposition to council's intent to convey our old high school to Echelon Resources.

1. The town council has seen fit to restrict the flow of specific information regarding this issue. I suspect the council does not have detailed specifications on this project and is entering into this agreement based on undocumented, general statements.
2. The information made public to this point, that a broker is going to restore and convert the high school into 16 one bedroom apartments sounds like wild speculation from another time. If this was 2005 maybe it would have a chance. I have worked closely with real estate appraisers in the last year. They all say those days are gone, not to return anytime soon. Think about how much has changed in the last 7 years. Even if you assume full rental, and in this market that would be an enormous assumption, financially it can't work. So there must be another angle. What is that angle? Is it cashing in historic credits, huge tax breaks and impact fee waivers? No one seems to know, or if they do, no one is willing to publish it.
3. The committee to save the high school asked the council to table this project for 6 months and give others time to research alternatives. This would have been a fair and moral thing to do. To date that request has been ignored.

While council is within its legal rights to ignore this request and the council is within its rights to meet in secret, it creates an environment of distrust that is more pervasive than you may think. I believe that distrust was made evident in the recent election and will show up again in future elections. Again, we ask that you table the Echelon project for 6 months.

Thank you for your time and attention.

Daniel Burke

Chuck Little, 8 Randolph Avenue

I first came to the Eastern Shore and Cape Charles with my sisters years ago and we just roamed around lower Northampton County for a day. We thought about buying a lot or two at Arlington Plantation. There were two on the bay that were either \$74K each or \$74 for the pair, I can't remember. Cape Charles was in the throes of its decline and there weren't any signs of a revival. The next time I came to the shore was the mid-80s. My daughter and I camped, paddles and fished at Kiptopeke State Park. I needed some socks so we came into Cape Charles and I was able to buy what I needed at Fresh Pride. Cape Charles was a little worse off than on my previous trip with my sisters.

I was selling homes for Dick Foster in Virginia Beach in the mid-80s and told him that if he ever did the job on the shore he had been dreaming about I wanted to come over and run it for him. I made numerous trips with him before he actually purchased the bay Creek property from Brown & Root and started commuting to what was to become Bay Creek in mid-1999 as the development of the first golf course and infrastructure began. I moved to Cape Charles in July of 2000.

At that time, there was a rundown marina on King's Creek with shallow depth, a town harbor in dire need of maintenance and enhancement, a beach that was mostly eroded away, mostly empty store fronts and dilapidated buildings on Mason Avenue, many dozens of houses in total disrepair

in the town, and a mostly unused park in the middle of town that housed an old school in serious need of repair.

Fortunately for some and unfortunately for others, Bay Creek and the town started to boom from a real estate standpoint. I was still the sales director at Bay Creek in 2002 and we closed \$27,000,000 in sales, mostly to speculators and future retirees who hoped to build their retirement homes in a few years. Houses were being gobbled up in town, cosmetically enhanced and resold for some exorbitant profits. Not many of the homes were being bought by people who planned to live in them. Some of the buildings on Mason Avenue were being rehabilitated.

It looked like Cape Charles was on its way. The old Kings Creek Marina was gone and replaced by a modern facility with shops and restaurants and a few dozen new homes. The town harbor has not only been enhanced but improved to become a real source of pride for the community, the beach has been replenished and off shore breakwaters put in place to protect it, many of the buildings on Mason Avenue have been restored and now house businesses, many houses have been restored and we have a Central Park that is also a source of pride for the town and an old school still in serious need of repair. There's a fishing pier that wasn't there when I came to town.

Because of the collapse of the real estate market, Bay Creek has been struggling at best. Many speculators who had purchased lots in Bay Creek and in town and old houses with the expectation they would be able to turn a profit have lost their investments and properties have gone into foreclosure and real estate prices have plummeted.

But if you drive around town now you will see numerous houses being restored. Not just cosmetically prettied up for resale, but restored to their glory days condition by owners who plan to keep them. We have a tall ship initiative bringing ships and tourists to town. My vacation rental business is booming beyond my wildest dreams and I'm pretty sure the town is going to be full of vacationers all summer long. Bay Creek has turned us into a wedding destination bringing in thousands of guests each year.

The Cape Charles Hotel on Mason is nearly complete and has actually already housed guests. It has been redone beautifully. Incidentally, it has been redone by a group from Richmond who paid \$500,000 for it and have invested over \$2,000,000 in it. The reason they have been willing to do that is because they believe in Cape Charles and what it is going to become.

Bay Creek, even though it has been struggling, will come back. The beach club should be started soon and be open next summer and I'm pretty sure its opening will stimulate sales and construction in Bay Creek bringing back some of the prosperity that escaped us in the collapse.

We have space within the boundaries of Cape Charles, mostly in Bay Creek for thousands more residents and likely will come. It is a matter of time. I think we are on the verge of having a sane, stable resurgence in the town and in Northampton County and we will all benefit from it.

The old school was the heart and soul of the town and served as an unstated community center when it was open. It is of significant importance to the many people in the area who have spent their lives here. I have no personal attachment to it but I can understand what it means to the people who lived here when the school was in use. We only have a few hundred new residents in Cape Charles and it is understandable that they do not have a similar attachment to the school but not everything is about the money.

I believe it is also fair to say that none of you on council truly consider 17 apartments the highest and best use for the old school. Echelon has been very successful restoring numerous other historic buildings but they did so in places that had numerous historic buildings in need of restoration or demolition.

Considering all that this town has accomplished in the 12 years that I have lived here and considering that the Cape Charles Hotel has been accomplished without the town giving away its birthright, it seems that this council should suck it up and do the right thing instead of what seems to be the economically sound thing in the short term. When we have 3,000 or 4,000 residents and 100s of kids, you don't want to look back and say, "Darn, I wish we had listened to them."

Cape Charles will survive, Cape Charles will thrive. 17 one or two bedroom apartments are not going to be the determining factor. Get your thinking outside the box. Get proactive and make it happen. We can do it.

Public Comments submitted via email

From: Roger Day [mailto:dayr222@yahoo.com]
Sent: Friday, April 13, 2012 1:11 PM
To: clerk@capecharles.org
Subject: Cape Charles Historic High School Disposition

Town Clerk,

I hereby request that this letter be read at the next town council meeting and added to the town council minutes.

I oppose the give-away to developers of Cape Charles real property, comprising the historic Cape Charles High School and seven lots, worth hundreds of thousands of dollars. I believe that the Town of Cape Charles cash assets in hand and its annual budget are sufficient to maintain and support the above real property as a multiuse town center. Possible uses could include (a) housing the Cape Charles Police Department, (b) importantly, a senior citizens center, and (c) a youth center, which is badly needed in our town. I suggest that unused space upstairs might be rented out as offices or to businesses to help defray maintenance expenses. A town center director would have to be hired, but Cape Charles is a town of volunteers and much of the additional staffing could be filled by volunteers.

The "Old School Cape Charles" (OSCC) citizens group should be given at least six months to provide adequate planning and funding documentation. I also ask the Mayor and Town Council to fully support the OSCC in applying for grant money to help in the OSCC's effort.

I ask the Town Council and Mayor to accommodate themselves to the needs of the Cape Charles citizens and voters, instead of supporting developers of unneeded additional housing. I will closely watch your votes on this issue, whether your decision was made at the April 12 town council meeting or later.

Most Sincerely,

Roger W. Day, PhD
523 Randolph Avenue
Cape Charles, VA 23310

From: Julia Jolly [mailto:julesbtp@hotmail.com]
Sent: Wednesday, May 09, 2012 12:17 PM
To: clerk@capecharles.org
Subject: for the May 10 town council meeting

Dear Town Clerk,

Please read this letter into the public record at the May 10 town council meeting.

I'm writing in reference to the the upcoming vote to sell the old Cape Charles school for \$10 to an out of town developer to build apartments rather than develop the historic structure for town use in spite of overwhelming public outcry against it.

So many things in that previous sentence baffle me and make me wonder what exactly the Town Council is thinking. Let's look at the following points:

1. We're considering selling a property valued at around \$700,000 in the current (dismal) market for TEN DOLLARS? I was under the impression that we are in a recession. If the Town Council decides that the public does think that this property should be sold, wouldn't it make sense to put the contact out to bid to see if we can top that amount? How about this? I formally offer you \$20 for the property. I've just doubled your income.

2. In a recession, in a historically impoverished county, we're offering one of the largest construction jobs that would be available to a company from Richmond? Are Northampton County unemployment rates not at all time highs? Why are we not employing a local company and providing a necessary boost to the town and country economy?

3. Apartments? You think we need more apartments in town? The entire town is filled with residential properties that no one has been able to sell in this market. The condos and apartments built in the last few years sit mostly empty because we've priced the lower and middle income residents out of our community. If you add all the empty Bay Creek houses, how much of Cape Charles is currently vacant?

4. In the past decade, Cape Charles has consistently made building and zoning decisions aimed at "cleaning up" and gentrifying the area. While I understand the impulse to make our town more desirable to tourists, what's actually happened is that we've whitewashed the area into blandness. There are plenty of places to stay in town, but nothing to do. While tourists might be content to eat at restaurants, do a little shopping, and then sit on the beach, that's not a sustainable lifestyle for the year-round residents. The residents need a community center. They need the only park in town. This need is no more prevalent than among the children and teenagers. By removing every possible venue where teenagers might hang out because of the perception that teens are up to no good, you've actually guaranteed that they will be. Without any moderated activities or any safe places to gather, teens will turn to drugs because they are bored. Then those teens grow up, go to college, and when the time comes to choose where they themselves will raise their children, they don't come back to Cape Charles because they know that there's nothing for their kids to do. So we end up with an aging community, no young people to sustain our tourism trade jobs, and a bunch of empty summer homes. Let's stop that trend by utilizing the beautiful, historic building we already have.

5. The public has already considered this proposal and overwhelmingly stated that they are against it. You are public officials charged with serving the will of your constituents. Anything other than that is an abuse of power and grounds for removal from office.

I urge the council to vote as their constituents demand and not make a mistake that will lead our great town down a path towards being a dusty row of vacant homes.

Best,
Julia Jolly
5 Randolph Ave.

From: Cindy Grissom [mailto:mcgrissom@baycrk.net]
Sent: Wednesday, May 09, 2012 1:46 PM
To: clerk@capecharles.org
Subject: Proposed Community Center - Opposition

Ms. Hume,

Please read our comments into the Minutes. We wish to state our opposition to the proposed Community Center for the following reasons:

1. A thin majority are in favor of the Community Center, however, a limited number are actually willing to increase their taxes to fund the multimillion improvements required.
2. The town's debt burden is already high in light of the waste water treatment facility. Further, most citizens have not experienced the financial impact, as we await the looming rate increases needed to fund the project debt service.
3. The Community Center will likely incur annual operating losses over an above the debt service for its improvements, which requires even more taxes from the citizens.
4. Whereas, the proposed apartment construction by Echelon actually increases the real estate tax base, rather than adversely impacting the City's annual operating budget.

Cindy and Monte Grissom
(757)685-1467
mcgrissom@baycrk.net

From: Scott D. Banks, DC [mailto:sbanksdc@dceducation.com]
Sent: Wednesday, May 09, 2012 4:05 PM
To: clerk@capecharles.org
Subject: Opinion for town council meeting

I would like to express my support for proceeding with the sale to and rehabilitation project for the old school by E. Echelon Company. The idea of a community center is appealing but not financially wise at this time. We would be much better served having a significant asset on the town tax rolls at this point versus a liability that would in all reality occur with a community center.

Sincerely

Scott D. Banks
1 Moon Ct
Cape Charles

From: Peter Lawrence [mailto:casscon@baycrk.net]
Sent: Wednesday, May 09, 2012 4:36 PM
To: clerk@capecharles.org
Subject: against the Community Center

To the Council,

This is a bad idea at this particular time. First, as I understand it, there is no formal group and no formal proposal from the folks who want to save the school. If there's not a guarantee from one or more of their supporters to back the renovation and operating costs, I've heard the burden could fall on the taxpayers to the amount of between \$2-4 million.

I'm not prepared to have my property taxes raised to support that project when there are other dramatically more pressing needs like construction and operation of a free standing emergency department in this area. With the hospital moving, this should be an issue that the Council and citizens really focus on.

If the Echelon proposal is accepted, the Town will be relieved of a potential liability of approximately \$500,000 to remove the asbestos and lead in the building and demolish it. It also means we go from a non performing Town asset to one that over time will generate needed new property tax revenue and hopefully attract additional residents to Town to help support our current businesses.

Over time, the group that supports the community center can get formally organized and raise funds to build and operate a community center somewhere else. It can be built in the image of the current school if they wish.

Nothing wrong in principal with the community center but when our economic future is this uncertain, the significant downside risk is not warranted. Thank you for the opportunity to express my thoughts on this issue. They may be read into the record if desired.

Peter C. Lawrence
7 American Ct.
Cape Charles, VA 23310

From: Sue Pruitt [mailto:essuzyq@verizon.net]
Sent: Wednesday, May 09, 2012 7:27 PM
To: clerk@capecharles.org
Subject: C. C. School

I am writing in regard to the selling of Cape Charles School. It is the most unheard of giving the Cape Charles School to Echelon for \$10.00. I am strongly opposed to this matter. The whole council and others have lost their feeble minds. You are too lazy to try to come up with funding for the school. If it was Mr. Foster or the railroad, I am sure you would find a way to save it. I am totally against Echelon. Here you have a nice Central Park and going to ruin it by putting apartments. I am truly upset by this whole matter. S. Pruitt

-----Original Message-----

From: Bill Neville [mailto:bneville41@comcast.net]
Sent: Wednesday, May 09, 2012 7:59 PM
To: clerk@capecharles.org
Cc: Junius; Frank Wendell
Subject: Cape Charles School

Although I no longer live in Cape Charles, I grew up there and still have a strong attachment to the town. I am a member of the Cape Charles Historical society and do everything I can to support the town. Over my 70 years I have see the town when it thrived with railroad activities, I also watched with sadness as it declined with the moving of the ferries and the railroads decline. As I grow older my memories of the lifestyle I and my family and friend experienced convinces me that while you

can't return to the past, you can strive to return to that way of life in many ways. I believe that the return to that slower more friendly lifestyle appeals greatly to many people. What I have seen over the past few years convinces me that Cape Charles is moving in that direction and people local and otherwise see that and are strongly attracted to it. They like a small town with a close sense of community. I see many people who have moved to Cape Charles and strongly support our town with their commitment of time and effort. I think of what a great community asset we have in people such as Butch and Nancy Vest and many others and what their impact has been. That support I believe is because of what they see in our town and its potential. I believe the town has begun over the past few years to recognize and start to capitalize on much of our potential with the harbor project and our small town appeal. Sometimes the choices that are before us in promoting our town are not always as obvious as they appear. I think that a very essential part of our appeal is related to connections with the past and a sense of continuity. With all of this said I would like to urge the council to take a longer prospective on what is at stake with the school issue and give the Old Cape Charles School Group a chance to develop and present there proposal. I have witnessed what an inspired and dedicated group is capable of and don't think this group should be denied their chance to show what they are capable of.

I respectfully request that this be read into the public record at the May 10 council meeting.

Sincerely,
Bill Neville

-----Original Message-----

From: pagebrad@aol.com [mailto:pagebrad@aol.com]
Sent: Wednesday, May 09, 2012 9:00 PM
To: clerk@capecharles.org
Subject: School

Clerk of Cape Charles - I am not in favor of the school being sold. Please post my vote in the the Town Records and also post that I think more time should be allotted to raise money for its renovation and made a source for community activities : thank you so much

C. Page Bradford, Jr.
804-539-2686. CellSent from my iPhone=

From: B Dalinsky [mailto:bdalinsky@yahoo.com]
Sent: Thursday, May 10, 2012 12:34 AM
To: clerk@capecharles.org
Subject: Comments Re: "Item 6. E. Echelon Sale and Purchase Contract"

I am a citizen of Cape Charles interested in the decision-making process concerning the disposition of the public property known as Cape Charles High School. Apparently, there are two proposals for the future development of this property: the first is to provide the property to a private sector contractor who would develop it into private living quarters for public rental; and the second is to convert the property at public expense into a community center.

Before any decision is rendered, the parties involved should prepare and provide Economic Impact Statements through the Board for public review. The citizenry needs to know for each proposal how development will proceed, how it will be funded, and the short and long term effects for the tax payers. Cape Charles needs projects that will generate revenue for our economy and increase our tax base. My initial reaction to these proposals is that private development of the property at private expense will aid our economy more than the development of the property at public expense.

However, the information provided in Economic Impact Statements should validate the final decision in this matter.

Arnold B. Dalinsky
4 Crystal Lake Court
Cape Charles

From: Heather Banks [mailto:hbanks@baycrk.net]
Sent: Thursday, May 10, 2012 9:44 AM
To: clerk@capecharles.org
Subject: E. Echelon Sale and Purchase Contract

To: Libby Hume, Town Clerk Cape Charles, VA
From: Heather Banks, 1 Moon Court, Cape Charles, VA

Please read the following into the minutes of the Town Council meeting May 10, 2012:

There are some who have a sentimental attachment to the old Cape Charles School building and want to have it saved by the town to be used as a community center. However, unless they have a way to pay for the building to be rehabilitated not using taxpayers' money and also a way to provide a tax basis for the town, it is not in the town's best interest at this time.

I am in favor of having the Echelon company purchase the building and rehabilitate it into something that will provide a tax basis for the town.

From: George Savage [mailto:vgsavage@verizon.net]
Sent: Thursday, May 10, 2012 9:54 AM
To: clerk@capecharles.org
Subject: school

Thru its history and without any question, Cape Charles School and School grounds have had the greatest impact on everyone raised and educated in Cape Charles. We feel every avenue should be explored before destroying and every effort should be made to preserve.

Thank you, Virginia and George Savage, Jr.

From: Wayne Creed [mailto:waynepcreed@yahoo.com]
Sent: Thursday, May 10, 2012 11:12 AM
To: clerk@capecharles.org
Subject: Letter to Mayor and Council

Hi Libby, I can't make the meeting due to previous engagements, yet wanted to send this letter instead.

Thank You,
Wayne Creed

Thursday, May 10, 2012

Honorable Mayor and Town Council:

I am writing this note in hopes that Council will avoid voting on the sale of Cape Charles High School tonight, May 10th. The Mayor and Council should be aware that to do so would be in clear violation of Virginia Code 15.2-1800, in that there has never been a public hearing on the topic of the sale of the old school to Echelon of Richmond, Virginia. The hearing on February 9th only dealt with whether or not negotiations with the developer should continue, and never touched on the terms of the sale. To move forward without this public hearing is in violation of Virginia code. Missing in action is also the terms of the potential contract for members of the public. Virginia code 2.2-3707 requires that at least one copy of all agenda packets must be furnished to the public body for inspection. As of yet, we are unaware of any such materials.

More egregiously, the Town violated the Freedom of Information Act by withholding the contract from the public. It is apparent from this Virginia Supreme Court Ruling that the Town was in violation (improperly invokes contract negotiations clause) when they closed the sessions, see: <http://dls.state.va.us/pubs/briefs/Brief44.pdf>

In regards to the zoning changes needed to move forward with the Echelon deal, the Town failed to provide Improver Notice for Zoning Changes. Virginia code 15.2-2204 requires that if a proposed amendment (in this case the Conditional Use Permit and Zoning Map Amendment) affects 25 or fewer parcels, the planning commission must deliver notice to all property owners adjacent to the school. I am not aware that any of this ever happened.

In an effort to fast track this sale to Echelon, the Town has violated the spirit of the law. By not receiving other bids, the town did not pursue the best possible deal for the taxpayers of the town. Virginia code 2.2-4300 means to insure that procurement should be fair, and above all should avoid the appearance of impropriety. Recent Freedom of Information Requests have revealed a Mayor, Council and Staff that are far too cozy with just one developer, and back room, behind the scenes actions meant to fast track this sale have indeed created an appearance of impropriety.

Given these items, I would respectfully request that Town Council remove the sale of the school to Echelon on May 10, 2012. It is time to crack the shell and open this deal up to the light of day. This is a very important matter, and should not be taken lightly, or rushed into blindly like a fool in love. For the sake of the town, our history, and our future, let us not clutch onto the first unsolicited bid, and instead, really break this project into its component parts, and review the real numbers involved in each specific alternative. This is a project for a new, fresh council, and should not be decided by what for all intents and purposes is a lame duck session. It was the belief of the Mayor, Council and Staff that they could push this deal through in the darkness and cold of winter, and the slumbering dogs of Cape Charles would never notice. Last week's elections confirmed instead that we are awake and our eyes are wide open.

Thank you for your time and consideration,

Wayne Creed
548 Monroe Ave.

From: John W. Burdiss [mailto:johnburdiss@baycrk.net]
Sent: Thursday, May 10, 2012 5:26 PM
To: 'Town Clerk'; clerk2@capecharles.org
Cc: 'Heather Arcos'; 'Dora Sullivan'; 'Steve Bennett'; 'Mike Sullivan'; 'Larry Veber'; 'L. G. "Chris" Bannon'; 'Joan Natali'; stay@capecharleshouse.com
Subject: Comments to be read into the record at tonight's Town Council Meeting (05/10/2012)
Importance: High

Libby,

Cela and I are leaving shortly for MD for business near DC and also Annapolis tomorrow and we cannot attend the meeting tonight.

Thanks,
John

Would you please read the following into the record for me?

Here's why selling the School makes sense

First, who could be opposed to having a "Community Center" – no one? However, all of the arguments for that center and against the possible sale are based on emotion, false assumptions and a lack logical and responsible financial grounding.

1. So the 7 lots are worth \$100k each; according to whom? And, this is the key, to sell the "lots" you have to first tear the school down.
2. As to operating in the shadows and secrecy. Municipal Governments all make perfectly legal and logical use of closed session meetings. If I want to deal with anyone as a private citizen with another private citizen, our dealings are "private". The Town Council, elected to serve as fiduciaries for all citizens and of the Town's "assets" may choose to consider bids like Echelon's in closed session so as not to allow 3rd parties to take advantage of Echelon's bid; just like dealings between 2 private parties occur.
3. If the Council determines that it is in the best interest of the Town (which is their proverbial gold standard), then the Council can and should approve the sale.
4. Echelon may be able to leverage its investment by obtaining tax credits, however, this is quite common practice and to obtain the credits, Echelon must first complete the project.
5. Those who say we don't need more housing are ignoring Echelon's and everyone's right to build anything that is acceptable and take the economic risks.
6. Others have less politely said they fear the project will turn into low income housing, but you don't see that said out loud as it undermines the mantle purity and equality that the save the school crowd claims.
7. There is no substance and there are no facts to support any ideas that grant or other free funds are available to rehab the structure.
8. It is absurd to think that once rehabbed – even if it cost the Town \$0 that the facility could be self-sustaining based on user fees or County help.
9. As to tax increases. We now pay \$.1828 per hundred dollars of assessed value. Based on current assessments, each \$.01 of R/E taxes raises about \$58k.
10. IF – big IF – the Town could rehab the building for use as a community center for \$2 million; that would cost the Town about \$133k/year to amortize that over 20 years at 3%. Put in higher amounts to rehab or higher interest rates and that amount is larger. That payment equates to about 2.3 cents in new taxes or an increase of 12.5%.

11. NOW let's talk about use and costs. First, this is a school building, not built to be a "community center." The gym is not regulation size and to make it a functional, acoustically useful meeting room would eliminate most "sports" functions – like basketball.
12. IGNORING that the building would be difficult to adapt, what will it cost to run it?
13. Well, in addition to utilities, insurance and maintenance, a reasonable plan would be to build cash reserves to replace/rehab this building in the future, so let's just say those things might total \$60k/year; that's another \$.01 increase or 5.5% more.
14. To be useful and worthy of spending millions to rehab, the facility would need to be open many hours each day, every day of the week. So, let's say it is open 8 to 8 Monday through Saturday and 1 to 8 on Sundays. That's about 80 hours per week when someone must keep up with the sprawling 22,000 SF.
15. I would estimate that the costs of the staff necessary to run all the programs desired, provide onsite supervision, and to schedule and promote the programming would be \$175k to \$200k/year, or another \$.03 to \$.035/cents in taxes, or an increase of 16% to 19%.
16. So, to cover all these costs – debt service, upkeep & operation the total would be nearly \$400k/year; that would require a tax increase of about \$.069, which divided by the current \$.1828 rate is nearly a 38% increase.
17. Moreover, no costs have been added in the above totals for addition public safety issues – Police – or administrative work by Town staff not directly involved in the community center. That could certainly add another \$58k/year or more, or another \$.01, which would be another 5.5% increase, bringing the total to approximately a 43% tax increase.
18. Lastly, it is a forgone conclusion that much of the use of the center would come from residents who don't live in Cape Charles. So if the County wants to help out, let the County build a community center for all County taxpayers to support, not just those of us in Cape Charles who, by the way, pay County taxes just like everyone who lives outside of our Town's limits.

John W. Burdiss, Esq.
117 Mason Ave., Suite E
Cape Charles, VA 23310

Phone: 800-820-4594 or 757-331-4331
Fax: 757-331-1930
Email: johnburdiss@baycrk.net
Website: www.johnburdiss.com

Licensed in Virginia (Bar # 70851) & West Virginia (Bar # 10352)