



TOWN COUNCIL

Work Session

Town Hall
May 7, 2009
6:00 p.m.

At approximately 6:00 p.m. at the Town Hall, Vice Mayor Chris Bannon called to order the Work Session of Town Council. In addition to Vice Mayor Bannon, present were Councilmen Bennett, Burdiss, Evans and Veber. Councilman Elliott arrived at 6:07 p.m. Mayor Sullivan was not in attendance. Also present were Interim Town Manager Heather Arcos, Town Planner Tom Bonadeo, Town Consultant Bob Panek and Town Clerk Libby Hume. There were four (4) members of the public in attendance.

Vice Mayor Bannon announced the business for the evening would be to hear a proposal from Mr. Berkley Rayfield regarding renovation of the Old Cape Charles High School to open a Christian School.

Mr. Rayfield stated that he would like the Town to agree to a 40-year lease which is the minimum allowed to qualify for Federal tax credits. His goal is to get at least 2000 people on board to commit to raising or donating \$500 each, which would amount to \$1M. Mr. Rayfield went on to state that he would accept anything that the Town is able to extend to him, such as the waiving of building permits, disposal services, water and wastewater utilities, the electricity, if possible, and the student and teacher desks that are currently in the building. Applications have started to be accepted and he is anticipating approximately 75 students.

There was some discussion regarding moving the library into the building and the amount of square footage desired for the new library. Discussion continued regarding the feasibility of moving the library into this building since it would reduce the number of exiting classrooms.

There was some discussion regarding the legality of the Town working with a Christian group and the possible mixed reactions of the citizens of the Town. Also discussed was the possibility of selling the building to a third party which could lease the building to Mr. Rayfield's group for a school.

Councilman Veber stated that he felt it was an excellent idea and supported it but there was a need to move quickly. Councilmen Elliott and Evans agreed.

There was some discussion regarding the process and the next step. Submission of an unsolicited proposal would give the Council something to consider and allow 45 days for consideration and competing proposals to be submitted. Town Consultant Bob Panek stated that this could be done under a Public-Private Education Facilities & Infrastructure Act ("PPEA"). Tom Bonadeo informed Mr. Rayfield that they could get together to discuss the details and that he would guide Mr. Rayfield in the process involved.

Motion made by Councilman Veber, seconded by Councilman Bennett and unanimously approved to adjourn the Town Council Work Session.

Vice Mayor Bannon

Town Clerk