

Onley Town Council Minutes of October 8, 2012

VIRGINIA: At a Recessed Workshop Meeting of the Onley Town Council held at the Onley Fire & Rescue Building on the 8th day of October, A.D., 2012:

Members Present: Billye D. Custis, Mayor
Billy Chance
Dawn Dize
Ned Finney
Fred Gardner
Jack Pierson, Vice-Mayor
Don Strautz

Staff Present: Walter Marks, OPD Chief of Police

Call to Order

The Recessed Workshop meeting was called to order by Mayor Custis at 6:00pm. The invocation was given by Ned Finney. The Pledge of Allegiance to the Flag was led by Billy Chance.

Building at 25571 East Main Street

Mayor Custis read the following from the March 12, 2012 minutes: Mayor Custis stated that Ms. Siglin has made the changes to the Town Office plan that were suggested last month as well as created a mock-up comparing the size of the fire house and the current Town office to the size of the new building. Mayor Custis read a list of amenities that will be included. Mr. Higgins added that he spoke with Truss Tech and they will be able to accommodate our wishes for the trusses on the upper floor making the room 24' wide however, they do suggest that we use false dormers. Mayor Custis asked each Council member if they had questions or wished to add anything. Mr. Chance stated that it looked fine. Mr. Strautz, Ms. Dize and Mr. Eller agreed and thanked Ms. Siglin for her help and hard work. Mr. Pierson stated that he is comfortable with the plan and asked about the next step. Mr. Finney stated that he does not like the square building, the dormers on a 5/12 pitch roof or the wasted space in the hallway. This opened up a discussion about the shape of the building and how it could be changed. Mr. Eller stated that we need to ask ourselves if this building fits our needs today. Mayor Custis stated that this building more than fits our needs today. Ms. Salazar agreed. Ms. Dize stated that based on the number of employees, she feels that the size of this building is adequate. She did however question the need for the porches on the plan and stated that she is open to any suggestions that Mr. Finney may make. Mr. Strautz stated that he does not have a problem with removing the dormers. He asked if there is a way to "re-shape" the building. Mr. Higgins stated that he would have to start at square one to make this happen adding that a square building is more energy efficient. Mr. Pierson asked if Mr. Higgins could make the building wider or longer to make the building "non-square". Mayor Custis stated that if changes are made to this floor plan it may not meet our needs. Mr. Higgins stated that he is not inclined to continue working on this project without more definitive answers as to what Council wants in this building.

Motion: To accept the interior design of the building presented by Mr. Higgins by Jack Pierson and seconded by Don Strautz. Vote: Chance-yes; Dize-yes; Eller-no; Finney-no; Pierson-yes; Strautz-yes. MOTION PASSED

Mayor Custis continued by stating that since that motion was passed, if Council has changed their mind and wishes to pursue another floor plan, that needs to come back and be approved via a motion. She then read a list prepared by Ms. Siglin comparing the differences in the original building plan (Plan A) and the unsolicited plan (Plan B) prepared by Mike Higgins. A copy of this list will be attached to the

minutes. Mr. Gardner asked to know the difference in square footage. Mayor Custis stated that there is 2762.7 sq. feet of usable space in the square building (Plan A) and 3025.16 in the newly proposed building (Plan B). Mayor Custis stated that Plan A has a smaller foot print but has more usable space. Ms. Siglin explained that the wasted space is in the extra hallways. Ms. Siglin stated that the difference in price is approximately \$51,500.00 more for Plan B. Mr. Finney asked at what cost per square foot. Mr. Walt Chandler was in attendance. He helped Ms. Siglin to come up with these figures. He replied that Plan A is at \$140.00 per square foot and Plan B is \$147.00 based on a more complicated roof line and the exterior not being square. Mayor Custis added that Plan B has a lot more halls than Plan A. Mr. Gardner calculated the cost of building each building based on \$150.00 per square foot and stated that Plan A would cost \$412,000.00 and Plan B would cost \$456,000.00. Mayor Custis stated that she has a problem with heating/cooling rooms that are not being used. Mr. Finney does not feel that you would need to heat/cool rooms that are not being used since there are some rooms that can be closed off. Mr. Strautz stated that he feels there will be zone problems with that solution. Mr. Higgins stated that if you were to use the passive house standards, there wouldn't be zones, the whole building would be heated/cooled but it is still very energy efficient. Mayor Custis asked again if Council wants to change floor plans. Mr. Strautz does not see a need too. Mr. Gardner is in favor of the square building. Mr. Finney does not like the look of the square building and the short pitched roof. He added that this building will be with the Town for a long time. Mayor Custis agreed that she would like the building to be pleasant to look at on the outside but of greater concern to her is that the inside meets the needs of the Town. Ms. Dize asked why we suddenly have a second plan. Mr. Finney asked Mr. Higgins that as well. Mayor Custis stated that Mr. Higgins did this on his own. Mr. Higgins apologized and stated that he knew that several people including Mr. Finney were not happy with the square floor plan and he felt that he should come up with an alternative. Ms. Dize thanked him for coming up with the second plan and stated that it is also very nicely done. She added that Mr. Higgins certainly does not owe anyone an apology and she very much appreciates all that he has done. Mr. Finney stated that along with time, Mr. Higgins has also spent some money on doing these plans. He would like to see Mr. Higgins reimbursed for any expenses that he may have incurred. Laura Belle Gordy asked to speak. She was unclear as to why there is even the discussion of a new plan since the original plan was already approved. She added that she feels the plan with the most usable space should be used. Mr. Finney said that he was tired of arguing but he did want to add that the inside floor plan can be re-worked and he does not want the Town to end up with a building that doesn't look so great. Mr. Strautz is concerned that Council is not moving forward with the plan to build a Town Hall and they should be because they have been given a huge opportunity to do so. Ms. Dize agreed that Council has not moved forward and she feels that at some point someone is going to have to concede on something so that we can move forward. Mayor Custis suggested several changes to the floor plan to make the building less square. Mr. Finney said that more significant changes would need to be made to prevent the square shape. Mr. Higgins suggested going back to the drawing board. Mayor Custis said that she did not want to go back to the beginning unless Council wants to make the motion to start over. She doesn't see the point of starting over and not getting anywhere again. Mr. Gardner made the motion to move forward with the square building (Plan A). Mayor Custis said that motion has already been approved. She explained that if someone doesn't want to continue with Plan A, they need to make that motion. Mr. Finney asked to make that motion and was told that since he voted against the original motion to approve Plan A, he is not able to make the motion to not continue with Plan A -it needs to be someone that voted for the original motion. Mr. Pierson likes a lot of Mr. Finney's suggestions and added that Mr. Finney is the only person with building experience. He does feel that the new proposal is attractive but is willing to vote with the majority. John Dennis had concerns about the existing septic system and parking. He believes that the septic system in the old building has been destroyed. Mr. Gardner wants to keep the cost of this building

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as low as possible. Mayor Custis asked if there was a motion from the prevailing side to change the original motion to accept the Plan A floor plan. There was no motion made.

Mr. Gardner suggested that we have the land surveyed. Ms. Dize would like to look into the septic issue as well. Mr. Dennis said that he feels there will be an issue with the alley there since the man that lives next door parks in it. Mayor Custis said that the alley was left to the Town in 1920 but after researching it, it appears the Town never accepted it. Mr. Strautz asked if this property would fall under eminent domain. Mayor Custis said that the property belongs to the numerous heirs to the property and they are spread out all over the country.

Motion: To put out an RFP for surveying the Town's property by Don Strautz and seconded by Fred Gardner.

Vote: Chance-yes; Dize-yes; Finney-yes; Gardner-yes; Pierson-yes; Strautz-yes. MOTION PASSED

Ms. Dize asked if we couldn't check with Ms. Burge to see what can be done about the alley. Mayor Custis agreed.

Mr. Dennis is willing to pay half of the attorney's fee for researching the alley issue. Mayor Custis will also check with her attorney. Mr. Strautz thinks the Town will have to take in the entire alley and then give a portion to Mr. Dennis & Mayor Custis. Mayor Custis does not think that is correct but at this point there is no need for speculation.

Ms. Dize brought up the septic issue and stated that she thought someone was going to contact the health department.

Mr. Higgins stated that Accomack Building & Planning will not do anything with the plan until it is signed by an engineer.

Mr. Strautz suggested putting out an RFP to engineering firms asking for hourly rates.

Mr. Gardner asked if there is a server room. Ms. Siglin said there is space for that in the floor plan in the Treasurer's office. Mr. Higgins will make a note to the electrician that special circuits may need to be put in that office for that purpose.

Motion: To issue an RFP for the engineering stamp on the Onley Town Office plan by Don Strautz and seconded by Fred Gardner. **Vote:** Chance-yes; Dize-yes; Finney-yes; Gardner-yes; Pierson-yes; Strautz-yes. MOTION PASSED

Mr. Higgins will hold off on the site plan until some of the issues discussed earlier are resolved or the Council can have someone else come up with a site plan altogether.

Mayor Custis asked if we should put out both RFP's at the same time or if we should do the survey first.

Mr. Strautz withdrew his motion for an engineering stamp until the appropriate time. Mr. Gardner was in agreement.

Ms. Dize would like to come back before the November meeting to discuss the survey RFP's. She feels that we need to keep the ball rolling on the building.

Council agreed to send letters requesting RFP's and have them returned by 5:00pm on October 22, 2012. They will meet at 6:00pm.

Mayor Custis reminded Mr. Higgins to see Ms. Salazar for reimbursement of his expenses. Ms. Dize and Mr. Finney would like to reimburse him for his time as well. This will be discussed at the November meeting.

Adjourn/Recess

Motion: To recess at 7:23pm until October 22, 2012 at 6:00pm by Don Strautz and seconded by Dawn Dize. **Vote:** Chance-yes; Dize-yes; Finney-yes; Gardner-yes; Pierson-yes; Strautz-yes. MOTION PASSED

Respectfully submitted from audio,

Jamye Salazar

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Treasurer

Jack Pierson, Vice-Mayor