

**Onley Town Council
Special Meeting
Minutes of June 9, 2026
Onley Town Office, 25308 Lankford Highway, Onley, VA**

Council Members Present: Ned Finney, Mayor
 Bill Ferguson, Vice-Mayor
 Daniel Bloxom
 Brian Corbin
 Jason Campbell
 Rodney Lang
 Woody Zember

Staff Present: Carl Bundick, Town Attorney
 E. J. Long, Chief of Police, OPD
 Jamye Salazar, Town Manager

Call to Order

Mayor Finney called the meeting to order at 6:00pm.

Invocation & Pledge of Allegiance

The invocation was given by Councilman Corbin and Vice Mayor Ferguson led the Pledge of Allegiance.

Adoption of Agenda

Mr. Bundick asked Council to consider adding Lee Pambid from Accomack County to the beginning of the meeting (item 4B) for a quick presentation on reviewing site plans pertaining to the discussion of Zoning Consultation from Outside Sources later on the agenda. Council agreed.

Motion: To adopt the agenda with the above change by Daniel Bloxom and seconded by Jason Campbell. Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes; Lang– yes; Zember - yes. MOTION PASSED

Lee Pambid, Deputy County Administrator for Accomack County, gave a brief presentation on how to review site plans for approval. He noted that while he will be speaking about a specific site plan that has been submitted, the Town of Onley has to be its own lead on this project as well as any others that may arise in the future. A copy of Mr. Pambid’s site plan review talking points will be attached to the original minutes and will be available upon request.

Mr. Campbell thanked Mr. Pambid for coming to the meeting. Ms. Salazar thanked Mr. Pambid and stated that his knowledge and willingness to help us has been immeasurable.

Mr. Pambid asked to quickly speak on another matter since he has Council’s attention. He stated that he received a call from VDOT this morning and they are looking to do a safety study from Cape Charles to the state line and they have identified the stretch of highway between Walmart and ANEC as an area of interest. He has asked them to push that to include Front Street in Accomac as well. He said that Ms. Salazar should expect a phone call from VDOT. He noted that the reason that he brings this up tonight is to point out that Bank Street and Lankford Highway register high on the crash chart.

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Adoption of Proposed 2026-2027 Budget

Motion: To adopt the Proposed 2026-2027 Budget by Jason Campbell and seconded by Daniel Bloxom.

Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- abstain; Lang– yes; Zember - yes.

MOTION PASSED

Adoption of George N. McMath Park Budget

Motion: To adopt the George N. McMath Park Budget Re-appropriation by Jason Campbell and

seconded by Woody Zember. Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes;

Lang– yes; Zember - yes. **MOTION PASSED**

Adoption of New Town Hall Construction Budget Re-appropriation & Additional Funds

Motion: To adopt the New Town Hall Construction Budget Re-appropriation & Additional Funds by

Jason Campbell and seconded by Bill Ferguson. Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin-

yes; Ferguson- yes; Lang– yes; Zember - yes. **MOTION PASSED**

Discussion of Zoning Consultation from Outside Sources

Ms. Salazar asked Council to give her guidance on how they wish to proceed with the review of the site plan. She reminded Council that Mr. Pambid noted that we need to have a response within 10-12 days from the date that they make application (which is today). She added that we do not have time to issue an RFP and receive responses. She presented Council with three choices: (1) contact Kimley Horn as we did when Taylor Bank was built in 2019, (2) contact Cornerstone Environmental (Norman Pitt), or (3) contact Mike Winner at Becker Morgan and ask if his firm can handle this for us. She noted that there is the question of procurement that comes into play with this decision as well. Ms. Salazar stated that there is an emergency purchase provision in our Procurement Ordinance, but she does not believe that this affects the health, safety, or welfare of the public. Mr. Bundick commented that this is a “fast moving train” and he believes that the emergency exists because we do not want to turn back the application and the new potential business. He feels that it does constitute an emergency. Mr. Corbin suggested that we consider the Sole Source clause in our ordinance. Ms. Salazar read the Sole Source provision at this time. Mr. Corbin said that if we write a solid sole source argument (which he believes that we have) we will be fine. Mr. Bundick agreed. Mr. Corbin said he thinks Ms. Salazar should contact Kimley Horn (because we have used them in the past), ask them if they can accommodate our timeline as well as some pricing for their services. After that, we can have an emergency meeting and make a decision.

Motion: To allow Ms. Salazar to contact Kimley Horn and get pricing information on the review process for the new building; additionally; contact Becker Morgan Group for pricing information and then start the sole source argument in writing for the one who will do the best job and proceed with them by Brian Corbin and seconded by Woody Zember. Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes; Lang– yes; Zember - yes. **MOTION PASSED**

Closed Session

Motion: To go into closed session (6:43pm) in accordance with Section 2.2-3711(A) of the Code of Virginia of 1950, as amended for the purpose of Paragraph 1: Discussion or consideration of personnel matters pertaining to the Onley Police Department, specifically related to an employee’s job performance (follow up discussion from May 4, 2026, Town Council Meeting) by Jason Campebl and seconded by Rodney Lang. Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes; Lang– yes; Zember - yes. **MOTION PASSED**

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Open Session & Certification of Closed Session

Motion: To return to open session (7:14pm) by Jason Campbell and seconded by Bill Ferguson. Roll

Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes; Lang– yes; Zember - yes. MOTION PASSED

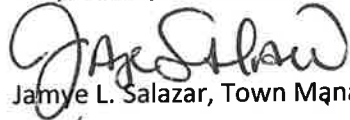
A roll call vote was taken after reconvening in Open Session, at which time each member certified by his/her vote whether only the matters previously disclosed were discussed during Closed Session: **Roll**

Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes; Lang– yes; Zember - yes. MOTION PASSED

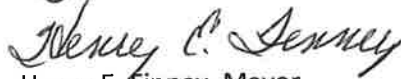
Adjourn

Motion: To adjourn (7:15pm) by Bill Ferguson and seconded by Jason Campbell. Roll Call Vote: Bloxom -yes; Campbell – yes; Corbin- yes; Ferguson- yes; Lang– yes; Zember - yes. MOTION PASSED

Respectfully submitted,



Jamye L. Salazar, Town Manager



Henry E. Finney, Mayor