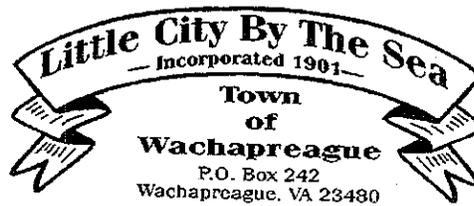




Marina  
757-787-1930



Town Office  
757-787-7117

Charles Elliott, Mayor

**Town Council Present:**

Sandie Puchalski, Vice Mayor  
Robert Hipple  
Glenn Schagelin  
Craig L. Baker  
Aileen Joeckel  
Bob Bilicki

Clerk: Susan Springer

**TOWN COUNCIL MEETING  
July 10, 2025  
VIMS SEASIDE HALL**

**Town Council Meeting**

Meeting began at 7:00 pm

**I. Mayor Charles Elliott called the meeting to order.**

**II. Councilman Glenn Schagelin led the prayer.**

**III. Charles Elliott led the Pledge of Allegiance.**

**IV. Public Comment**

Mayor Elliott opened the floor for public comment, requesting everyone state their name for the record and keep their comment to a three minute limit.

New resident Deborah McCormick expressed concern about the visibility of street signs, and the lack of pavement where her driveway meets the street, noting excessive water ponding. Councilman Robert Hipple offered to look into both and contact VDOT if necessary.

Resident Steve Joseph spoke, giving thanks to former Mayor Janci and Councilman Bob Bilicki for the success in bringing sewer to the Town and completing Phase I. He summarized Phase II so far, noting the Council approved Award of Bid to Grizzly in February, under the caveat that bond concerns would be satisfactorily addressed. He noted a contract had not yet been given and explained at an Owner's meeting the owners also voted unanimously to award to Grizzly, further noting the Mayor was in attendance at that meeting and did not speak. Mr. Joseph reviewed the events of July 13<sup>th</sup>, when the Mayor emailed a notice to Grizzly that the Award of Bid was rescinded. He noted this was done without notice to Project Manager and Councilman Bob Bilicki and while Councilman Bilicki was out of town. **End of 3 minutes.** Email correspondence between property owners supporting this is attached at the end of these minutes.

Resident Bob Means spoke and expressed concern that the decision to pull the award was done behind closed doors rather than at a public meeting, he further questioned if the Mayor had the authority to pull the award without a public meeting and questioned where the Attorney was who recommended this action. He questioned how the whole project could be killed in this manner.

He also expressed concern for the rumor that someone in Exmore was not pleased with the job Grizzly did there. He stated the Mayor should have that person present to identify themselves, where they live and their reasons for circulating this. **End of 3 minutes.**

Resident Linda Jones stated she attended the meeting to listen and expressed her hope that everyone who wanted sewer was able to get it. She also stated 3 years ago when talk of sewer first started the residential home in the commercial district where told it would be cost free. She expressed concern over the changing number of properties included in Phase 2, noting it went from 22-23 down to 17. She further expressed concern that the Accomack County Health Dept. be involved all aspects of Phase 2. Councilman Bob Bilicki reported that he has been in contact with the County Health Dept and was able to receive the Health Dept. site plan of record for each property in Phase 2, which he share with the Contractor of record. **End of 3 minutes.** Copy of the Jones' concerns attached to the end of these meeting minutes.

Ed Roach chose to have Mayor Elliot read his statement. In his letter Ed Roach stated he did not want to assign blame to anyone, however he recalled at the very beginning of Phase 1 he was approached by the previous administration on his interest in sewer, at which time he was told it would be at no cost. **End of 3 minutes.**

Business owner Chris Wardius reported that the cleaning was completed on the Wachapreague sign at the NE corner of Route 13 and 180 as well as the new panel on the bottom for the Wachapreague Inn, adding that next up was the new lighting. Mr. Wardius was applauded and thanked for his work.

Resident Darlene Carrico spoke that shortly after buying her house 8 years ago she was approached about sewer hook up and told it would be free, to which she responded she was interested if it was in fact free. She also questioned how 6 commercial residents could have been skipped over in Phase 1 and stated her belief that those in the commercial district should be taken care of first.

Resident Alena Elliot spoke on Phase I when all commercial and working waterfront properties were promised sewer at no cost and how now, without a council vote, money is being re-allocated from the commercial and waterfront properties left out in Phase I to cover noncommercial residents in Phase 2. She further stated in review the individual estimates from the Contractor of record she noticed gaps and questioned why an owner's meeting was scheduled during daytime owners when those who work could not attend. She expressed further concern over the design for the Carrico and Jones properties which show the sewer line being installed to close to the well requiring an engineered redesign to include extensions, she also expressed concern over property owners not being able to contact the Contractor of record to discuss concerns directly with them, and felt they were told to just sign the contract and return it with full payment. She further expressed concern that most contracts are returned with half payment, with payment completed at the end of the project and also expressed concern over the \$2.5% interest fee if not paid in full within 30 of completion, and the lack of clarity on pricing. **End of 3 minutes.** Town Clerk Springer has requested a copy of her notes for attachment to these meeting minutes.

## **V. Approval of Minutes**

Town Council Meeting – June 12, 2025

Councilman Bob Bilicki motioned to approve, Vice Mayor Puchalski 2<sup>nd</sup>, all voted in favor.

## **VI. Review of Financial Report**

Town of Wachapreague Financials – June 2025 incomplete (due to fiscal year end)

Vice Mayor Puchalski motioned to move the vote to next Council meeting, Councilman Schagelin 2<sup>nd</sup>, all voted in favor

Port of Wachapreague – June 2025 incomplete (due to fiscal year year)

Councilman Joeckel motioned to move the vote to the next Council meeting, Councilman Bilicki 2<sup>nd</sup>, all voted in favor.

## VII. Unfinished Business

Councilman Bob Bilicki noted the amount of residents present to participate in the discussion of HRSD Sewer Phase 2 and suggested a motion to amend the Agenda to place HRSD Sewer Phase 2 before Maintenance. Councilman Bilicki motioned to place HRSD Sewer Phase 2 before Maintenance.

Vice Mayor Puchalski 2<sup>nd</sup> the motion.

All in favor.

**D. HRSD** – Mayor Elliott opened with asking, for the record, if Councilman Bilicki and resident Steven Joseph were related, and how. Councilman Bilicki stated their wives are sisters. Mayor Elliott further asked Steven Joseph, for the record, if 6 Brookly and Lee were on the same septic system, to which the reply was yes. Mayor Elliott proceeded to an overview presentation he prepared explaining through a series of back and forth emails, Phase I, Phase II, including covering the difference between the remaining commercial which were left out of phase I, and the residential, and proceeded to review the bid process and award process for Phase II, covering concerns ranging from the RFP, to pricing, permitting, licensing and bonding issues with both bidders as well as an overview of a few select properties. Steve Joseph stated Underground Utilities, the unsuccessful bidder did not complete it's Chincoteague Sewer Project. Mayor Elliot replied with explaining his phone call to the Mayor of Chincoteague, who confirmed they did complete the project. Discussion on exactly what the Council approved in the February Meeting Minutes, which was Award of Bid, contingent on meeting insurance, bonding and permitting requirement, was discussed. When Councilman Hipple tried to speak, it was noted he was not on the Council in February, his rebuttal was that his concern was the changes being made to the project between Council Meetings with the Council not being informed therefore were unaware of. No further discussion on that topic. Mayor Elliott reviewed his conversations with Town Attorney Carl Bundick and coverage of the reasons for halting the project and pulling the award of Grizzly. Councilman Bilicki offered rebuttal, citing Mayor Elliott's lack of knowledge and experience of project management as a contributing factor to his cherry picking of information to present at the current meeting, and to present to Town Attorney Carl Bundick. Councilman Bilicki questioned the validity of the Town Attorney's understand of the project due to the Mayor's lack of experience. Councilman Schagelin spoke and suggested the Council move the project forward rather than continuing to discuss the past. Councilman Bilicki made a motion to restrict the Mayor's action while the Council progress with ironing out issues with the low bid Contractor awarded the bid in February 2025, Grizzly Underground Utilities. No second motion was made and the motion died on the floor. Former Resident Randy Powell suggested audio recordings of meetings be made public. Town Clerk Springer responded that the request was being planned for implementation in the new web page design currently being in progress, in tandem with the Town purchasing a reliable recording device to use in place of the Clerk's personal cell phone.

Vice Mayor Sandie Puchalski motioned to continue topic discussion at a Town Work Session.

Councilman Glenn Schagelin 2<sup>nd</sup> the Motion.

All in favor.

Mayor Elliott agreed to provide a digital copy of presentation for addition to the Meeting Minutes.

**A. Maintenance** – Councilman Schagelin reported all equipment was working well and there was nothing to report.

**B. Powell Park** – Vice Mayor Puchalski the Tennis Court repair is two thirds complete and will be finish in another month.

**C. Seaside Park** – Councilman Baker reported that now that the Carnival season is over he will be meeting with Sean Fate and sever other Fire Dept. members to review the extending of the parking lot across from the Fire Dept.

**E. Derelict Properties** – Question was asked about 7 South St and if they had been fined, Mayor Elliott responded they would receive 3 letters before being fined. Town Clerk Springer reminded the Mayor the 1<sup>st</sup> letter sent was returned by the Post Office undeliverable. That address was taken from Tax records. Town Clerk Springer suggested perhaps the post the notice on the property.

**F. Marina** – Vice Mayor Puchalski reported the Marina is doing well, a few minor electrical issues that US Electric will be coming on site to repair. She reported on one boat slip that only placed a \$50 deposit and did not submit insurance information.

**G. Tourism** – Councilman Joekel reported on the Artisan show planned this Saturday for the Presbyterian Church. She reported she is working on the Micro business grant and should have it submitted late July. She explained a tourism grant was in the works for events although the parameters are not available yet but remains hopeful perhaps it could be used for a Christmas event. On the Christmas event Councilman Joekel suggested some extra garland for the Town lights, Fire Chief Sean Fate offered the building at the end of Custis St to disassemble the lights and add new garland, and suggested upgrading the wreaths as well. Seat pointed out that the Town owned the decorations, the Fire Dept. just stored them in their building during off season.

**H. Floodplain Administration/CRS Coordinator/RAFT** – Councilman Bilicki reported on the award of a \$50,000 grant from Gov. Younkin from the CFPF fund, for a Flood Resiliency Plan, noting that due to the size of the Town, may be exempt from VA Public Procurement requirements. Once complete it would be presented to the Town Council prior to seeking public funding for implementation. Councilman Bilicki reported on the award of a \$10,000 grant from the VA Energy Resilience fund, for communications in the event of a 12 hour or more loss of a electricity, something he is working with Fire Dept. Chief Sean Fate on. Lastly he distributed and key points regarding the Mayor's actions without Town Council authorization and requested it be incorporated into Minutes.

**I. Town Beautification** – Councilman Joekel had nothing new to report.

**J. Safety/Security** – Councilman Schagelin reported no new issues have arisen.

**K. Historic District** – A preliminary draft of the nomination form was completed by the DHR contractors and submitted to the DHR for review and revision. We originally planned for an August Public Hearing and submission to the State Board for a vote at the September 2025 meeting. Since then I have received notice that there is not sufficient time to do the aforementioned and submit in September. The primary revisions related to bolstering the justification for the district's period of significance and building out of Section 8, the nominations Narrative of State of Significance, to address the chosen Criteria and Areas of Significance. These additions will be important in ensuring the nomination is likely to be approved by DHR's Board (and eventually, our National Park Service reviewer), and suggested a new target of November for a public hearing and submission to State Board for a vote at the December 2025 meeting. My response was to take whatever time is needed to provide the best possibility for an affirming vote.

**L. Streets and Drainage** – Councilman Hipple reported VDOT has repaired 3 areas in the last 4 weeks. He reported the 5 or so lots with drainage issues at Church and Custis have been improved and now drain in 24 hours, where before it took 5 days. He noted there has not been much improvement in the area of Powellton and Paul and he and Randy Powell are of the opinion a CCTV is needed to observe the condition and possible obstruction of the culverts. VDOT has offered to use pressure hose to clear the culverts, however many are old terra cotta and may not be in shape to withstand the pressure, so Tving them first would show whether that was a possibility or not. The Bayview ditch is still in the works to be contracted out and funded by the County and gaining temporary access to the abutting properties is currently under way. Councilman Hipple was thanks for his time and dedication to this project. Council Hipple also reported he has contacted VDOT about painting the no parking zone at the corner of Main and Brooklyn (General Store) with yellow curb paint. He is waiting to hear back.

**M. Planning and Zoning Commission** – Planning Commission President Jim Bell reported on the Quarterly Meeting held July 1, 2025 and the Work Session held immediately after the regular meeting. He reported the updated comprehensive plan is in final stages of review, targeting Mid August for a public hearing, and submission to Town Council for approval at the September Town Council Meeting.

**Technology Committee** - Committee Chair Jim Bell reported on the recent progress made: acquired ownership of Squarespace accounts from Full Circle Designs at no cost to the Town. Contracted with Municipal Impact, LLC for a Web Development and Hosting account for Wachapreague.org. A work plan was developed and now the new site is under development, requests have been made to local photographers requested photos asap, targeting September 1<sup>st</sup> for cut-over. Although not immediately being implemented there will be online payment for taxes, as well as an alert system that can be signed up for. Anyone interested in giving feedback, suggestions, etc please contact Jim Bell or Town Hall. Wachapreague info (tourist site) will remain with Squarespace at this time but will be redesigned and updated.

**VIII. New Business** – Mayor Elliott brought up the recently submitted petition requesting the Town Council to consider winterizing the public restrooms at the Town Marina for year use. Vice Mayor Puchalski stated she considers Town Hall a better location for year around public bathrooms, citing the lack of traffic at the Marina in the winter. In addition she believes most people who use the Marina in winter are happy with the port a pot that is available in winter. She cited Town Hall as close to the Seaside Park and available for events there. She also noted that as a seasonable bathroom the Marina restrooms are exempt from Health Dept. requirement for testing water. Town Clerk Springer expressed concern that Town Hall water would also likely not pass a Health Dept. test. Comment was made there was a second page at the Post Office, that never made it to Town Hall. Comment was also made that the Saxis Island restroom facilities would be a good reference. Planning Commission Chair Jim Bell noted that Saxis closes their facilities down in the winter, citing low volume. Instead having two port a pots outside. No action taken.

Discussion was given to the dredging issue. Vice Mayor Puchalski noted that she asked local Captains and none had any complaints about the dredged area. Councilman Joeckel noted that VIMS professor Chris Hein contacted John Joeckel and stated that as well as they know the area, they were left grounded at that channel. Vice Mayor Puchalski noted that she believed the problem was with the markers and that could be fixed with pipe placement as it has in the past. Councilman Joeckel asked Mayor Elliott if he had circulated to the Council the letter John Joeckel had sent him. Mayor Elliott responded he had. Councilman Joeckel did not think it was circulated to the Council, and it was not in the Meeting packet. Town Clerk Springer stated Town Hall email never received a copy. Councilman Joeckel explained it contained an Army Corp letter stating it was not dredged properly. It was noted the Army Corp of Engineers should provide a certified drawing upon final completion and typically John Joeckel receives a copy as well, so that should be forthcoming.

#### **IX. Adjournment**

Councilman Glen Schagelin motioned to adjourn. Vice Mayor Puchalski 2<sup>nd</sup> the motion. All in favor.

#### **Attachments:**

1. Notes of concern from Alena Elliott
2. Notes of concerns from Linda and Grover Jones
3. Talking points and copies of emails from Steve Joseph
4. Ed Roach notes read by Mayor Elliott
5. Mayor's Action without Town Council Authorization from Councilman Bilicki
6. Copy of Petition for Town Council consideration of winterizing the Marina bathrooms
7. Correspondence from John Joeckel on the dredging of Bradford Bay & Finney Creek

# Concerns of Sewer

①

1. 21 Main St. Extension on the chart should say \$0.00 or be eliminated on the list or say not applicable
2. Final price for all participants should say not to exceed x amount of dollars.
3. Commercial property owners were suppose to pay nothing for the hook-up according to Fred and the council.
4. We have a problem with Grizzly requesting the full amount prior to starting. Most businesses require a deposit-down payment and a final payment upon completion.
5. Original map shows Phase 1 going to the corner of Main + Lee St. I went to speak to the workers when they were at the Post Office that it was to go to the corner of Main + Lee St. They said no. We the commercial zone residents were to be in Phase 1 along with the businesses - free like they were.
6. Company should be bonded and insured prior to starting any work and provide proof of same.

- 7. They should be responsible for any damage they cause and that should be stated in the contract.
- 8. All available options to home owners should be listed along with prices.
- 9. This contract should be approved by council and verified as a legal contract by our Town Attorney.
- 10. Also for Grizzly, we will be gone from July 28<sup>th</sup>, coming back on the evening of Aug 6<sup>th</sup>.

Brouer + Linda Jones  
 21 Main St.  
 Wachapreague, VA

757 789 3513 - Home  
 757 710 2987 cell (Linda)

2

7/10/25

Talking points

1st

I'm Grateful to all the people who got phase 1 to a completion esp Bob Bilicki former mayor Fred Janci and the Wachapreague town council

I am here to address the issue of phase 2 (the collective bid for the remaining residence along the phase 1 collection system that want to hook up)

February council voted to award Grizzly Underground the phase 2 bid with the caveat that they get a bond for the work. Knowing that they have worked for many municipalities I didn't give it much thought that they could produce a bond. Which by the way does not have to be produced until a contract is signed between both entities. A contract had not been produced when I had left the project in Early April but I thought we were only weeks away from a contract and construction commencement. <sup>They say it's not</sup> The mayor as a person of interest not a property owner. sat in on the meeting at the gallery where the property owners unanimously voted to go with grizzly and he said nothing. A letter of intent to award was sent to grizzly. Grizzly began preparing for the award.

Skip forward

On or around June 13th the mayor sends a letter of retraction to Grizzly declining their bid.

This i believe was done without approval of the council the acting project manager Bob bilicki

Or I

The mayor also consulted with the town attorney without divulging any information that was exchanged between them. It was said that it was about the bond issue. This discussion should have been between Grizzly's Bond company and Mr Bundick. They are the only ones qualified to make legal documents of this magnitude.

I want to know what was said or written between the mayor and Mr Bundick that made them think that they should cancel the award with Grizzly. In most cases semantics are ironed out between the lawyers and then presented to the clients. I would expect that the town will be sued for their action.

Grizzly indicated to me that they would still complete the project as long as a person knowledgeable in construction is the lead for the town.

The Majority of the collective group indicated to me that they prefer Grizzly.

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**Town meeting regarding phase 2 sewer hookups**

7 messages

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**Stephen Joseph** <stephen.b.joseph1@gmail.com> Mon, Jul 7, 2025 at 6:13 PM

To: mickey smith <frontrowpropertiesLLC@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Stephen Joseph <stephen.b.joseph1@gmail.com>, Susan Fountain <dsfountain11@msn.com>, Bill Savage <bsavage@gwsavage.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <epwv1@yahoo.com>, Arthur Mendez <arthurmendez52@gmail.com>, Adam Hummel <Alex.r.hummel@gmail.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Bob Means <bobcmeans@gmail.com>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <bobbilicki1@gmail.com>

The town meeting is scheduled for this Thursday, July 10th at 7:00 PM, and I wanted to bring to your attention a matter that affects all of us as property owners involved in Phase Two of the sewer project.

In mid June while Bob Bilicki and I were away from town the mayor withdrew the award with Grizzly—without the consent of the property owners involved, the town council, or Bob Bilicki, who was serving as the sewer chairman. I have heard that in this upcoming meeting he intends to ask the council to award the bid to Underground Solutions. The Mayor has taken upon himself to discuss the Grizzly Bond issue with the town attorney without divulging any of the content of that discussion with the home owners or the council.

This abrupt decision has not only bypassed the proper channels but has also caused harm to Grizzly, who I believe will be seeking damages from the town for costs they have already incurred. Grizzly has expressed to me that they are still willing to complete the project—so long as they are not required to deal with the mayor directly.

At the recent meeting led by Bob Bilicki at the gallery, all homeowners in attendance agreed to proceed with Grizzly, the contractor approved by council back in February.

Now, I need to hear from you:

Would you prefer to continue with Grizzly or move forward with Underground Solutions?!

Just for your awareness: Grizzly completed their project in Exmore early and under budget and has since completed two more projects. Meanwhile, Underground Solutions failed to complete their project in Chincoteague.

None of this has been shared by the mayor with the town council, the town attorney, or us—the affected property owners.

I plan to speak at Thursday's meeting and present this information to the council. I encourage as many of you as possible to attend. However, if you cannot make it, please reply and let me know where you stand so I can make sure your position is represented.

--

Stephen B. Joseph  
6 Brooklyn Ave #47  
Wachapreague VA 23480  
757-450-6087

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**MAILER-DAEMON@aol.com** <MAILER-DAEMON@aol.com>

Mon, Jul 7, 2025 at 6:14 PM

To: stephen.b.joseph1@gmail.com

Sorry, we were unable to deliver your message to the following address.

<lewininc5@gmail.com>:

552: 5.2.2 The recipient's inbox is out of storage space and inactive. Please

5.2.2 direct the recipient to

5.2.2 [https://support.google.com/mail/?p=OverQuotaPerm\\_af79cd13be357-7d5dbe96522si843456685a.263](https://support.google.com/mail/?p=OverQuotaPerm_af79cd13be357-7d5dbe96522si843456685a.263) - gsmtip

----- Forwarded message -----

----- Forwarded message -----

From: Stephen Joseph <stephen.b.joseph1@gmail.com>

To: mickey smith <frontrowpropertiesLLC@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Stephen Joseph <stephen.b.joseph1@gmail.com>, Susan Fountain <dsfountain11@msn.com>, Bill Savage <bsavage@gwsavage.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <epwv1@yahoo.com>, Arthur Mendez <arthurmendez52@gmail.com>, Adam Hummel <Alex.r.hummel@gmail.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Bob Means <bobcmeans@gmail.com>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <bobbilicki1@gmail.com>

Cc:

Bcc:

Date: Mon, 7 Jul 2025 18:13:44 -0400

Subject: Town meeting regarding phase 2 sewer hookups

The town meeting is scheduled for this Thursday, July 10th at 7:00 PM, and I wanted to bring to your attention a matter that affects all of us as property owners involved in Phase Two of the sewer project.

In mid June while Bob Bilicki and I were away from town the mayor withdrew the award with Grizzly—without the consent of the property owners involved, the town council, or Bob Bilicki, who was serving as the sewer chairman. I have heard that in this upcoming meeting he intends to ask the council to award the bid to Underground Solutions. The Mayor has taken upon himself to discuss the Grizzly Bond issue with the town attorney without divulging any of the content of that discussion with the home owners or the council.

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I plan to speak at Thursday's meeting and present this information to the council. I encourage as many of you as possible to attend. However, if you cannot make it, please reply and let me know where you stand so I can make sure your position is represented.

--

Stephen B. Joseph  
6 Brooklyn Ave #47  
Wachapreague VA 23480  
757-450-6087

---

**Bob Means** <bobcmeans@gmail.com>

Mon, Jul 7, 2025 at 6:23 PM

To: Steve Joseph <stephen.b.joseph1@gmail.com>

Cc: mickey smith <frontrowpropertiesLLC@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Sue McMurray <dsfountain11@msn.com>, Bill Savage <bsavage@gwsavage.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <epwv1@yahoo.com>, Arthur Mendez <arthurmendez52@gmail.com>, Adam Hummel <Alex.r.hummel@gmail.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <bobbilicki1@gmail.com>

Is underground solutions the company that is owned by a person who's married to the mayor's wife's good friend? Isn't it also true that Bob Bilicki was vigilant in asking for a response from Underground solutions to no avail. In addition when Bob Bilicki finally was in contact, after the meeting Bob arranged in the gallery with the home owners, Underground Solutions said there was no issue since he was too busy for the project?



Stephen Joseph <stephen.b.joseph1@gmail.com>

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## Grizzly

2 messages

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**Stephen Joseph** <stephen.b.joseph1@gmail.com>  
To: Taylor Dukes Town of Exmore <tdukes@exmore.org>

Thu, Jul 10, 2025 at 3:53 PM

Good Afternoon Taylor

Just wanted to check in to see if at the end of the project you still recommend Grizzly

The mayor here has started an anti grizzly campaign and is going to play some testimony from the guy that owns the book bin that he did a bad job in exmore.. What do you think?

--

Stephen B. Joseph  
6 Brooklyn Ave #47  
Wachapreague VA 23480  
757-450-6087

---

**Taylor Dukes** <tdukes@exmore.org>  
To: Stephen Joseph <stephen.b.joseph1@gmail.com>

Thu, Jul 10, 2025 at 4:18 PM

I don't know who the book bin guy is but that is absolutely insane that he would say Grizzly did a bad job. Exmore was extremely happy with what Grizzly did for us.

H. Taylor Dukes III

Town Manager

Town of Exmore

757-442-3114 Ex. 1000

757-607-7188 Cell

> On Jul 10, 2025, at 3:54 PM, Stephen Joseph <stephen.b.joseph1@gmail.com> wrote:

>

>

[Quoted text hidden]

> The Town of Exmore is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Form found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.htm](http://www.ascr.usda.gov/complaint_filing_cust.htm), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint for or letter to us by mail at U. S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S. W., Washington, D. C. 20250-9410, by fax (202) 690-7442 or email [program.intake@usda.gov](mailto:program.intake@usda.gov).

The Town of Exmore is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Form found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.htm](http://www.ascr.usda.gov/complaint_filing_cust.htm), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint for or letter to us by mail at U. S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S. W., Washington, D. C. 20250-9410, by fax (202) 690-7442 or email [program.intake@usda.gov](mailto:program.intake@usda.gov).

This sounds like a whole bunch of monkey business.

[Quoted text hidden]



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**Arthur Mendez** <arthurmendez52@gmail.com>

Tue, Jul 8, 2025 at 4:50 PM

To: Stephen Joseph <stephen.b.joseph1@gmail.com>

Cc: mickey smith <frontrowpropertiesLLC@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Susan Fountain <dsfountain11@msn.com>, Bill Savage <bsavage@gwsavage.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <eppwv1@yahoo.com>, Adam Hummel <Alex.r.hummel@gmail.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Bob Means <bobcmeans@gmail.com>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <bobbilicki1@gmail.com>

Thanks for speaking for us all Steve.

Beth and I will be out of town and miss the meeting.

I am still baffled at how we could get so close then get the rug pulled out from under our feet.

We trusted the council to make the correct decisions and you and Bob to follow though and get phase 2 started.

We still have that trust.

Thanks for speaking on our behalf.

Grizzly has been checked out and found to be a qualified contractor. He was low bid. He probably could have saved us more money if we just let him do the work without making unnecessary requirements.

[Quoted text hidden]

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**Bill Savage** <bsavage@gwsavage.com>

Tue, Jul 8, 2025 at 6:27 PM

To: Arthur Mendez <arthurmendez52@gmail.com>, Stephen Joseph <stephen.b.joseph1@gmail.com>

Cc: mickey smith <frontrowpropertiesLLC@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Susan Fountain <dsfountain11@msn.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <eppwv1@yahoo.com>, Adam Hummel <Alex.r.hummel@gmail.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Bob Means <bobcmeans@gmail.com>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <bobbilicki1@gmail.com>

This is Bill Savage and based on the last meeting with the owners, Bob and Steve we would like to go with Grizzely as long as the bonding issue is ironed out which Charles discussed with the town attorney. Don't think that's solved yet. We will likely miss the meeting Thursday.

Get Outlook for iOS

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**From:** Arthur Mendez <arthurmendez52@gmail.com>

**Sent:** Tuesday, July 8, 2025 4:50:23 PM

**To:** Stephen Joseph <stephen.b.joseph1@gmail.com>

**Cc:** mickey smith <frontrowpropertiesLLC@outlook.com>; Joe Barry <joebarry1@verizon.net>; Rob Hadfield-next door <crhadfield@yahoo.co.uk>; Susan Fountain <dsfountain11@msn.com>; Bill Savage <bsavage@gwsavage.com>; Matt Jenkins Neighbors <giardina13@yahoo.com>; Kelly Edwards <kellysandidge@gmail.com>; Phil And Wendy Polack <eppwv1@yahoo.com>; Adam Hummel <Alex.r.hummel@gmail.com>; Charles Elliott <mayorofwachapreague@gmail.com>; Bob Edmonds <bedmonds3@cox.net>; Irene Carr Lewin <lewininc@verizon.net>; Bob Means <bobcmeans@gmail.com>;

Linda And Grover Jones <Indjones00@gmail.com>; Bob Bilicki <bobbilicki1@gmail.com>

**Subject:** Re: Town meeting regarding phase 2 sewer hookups

[Quoted text hidden]

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**Alexander Hummel** <alex.r.hummel@gmail.com>

Tue, Jul 8, 2025 at 7:08 PM

To: Bill Savage <bsavage@gwsavage.com>

Cc: Arthur Mendez <arthurmendez52@gmail.com>, Stephen Joseph <stephen.b.joseph1@gmail.com>, mickey smith <frontrowpropertiesLLC@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Susan Fountain <dsfountain11@msn.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <eppwv1@yahoo.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Bob Means <bobcmeans@gmail.com>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <BobBilicki1@gmail.com>

The Hummel's at 24 Brooklyn Ave would also prefer the initial council approved Grizzly contract.

Thank you,

Alex Hummel  
484 868 7701

Sent from my iPhone

On Jul 8, 2025, at 6:27 PM, Bill Savage <bsavage@gwsavage.com> wrote:

[Quoted text hidden]

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**Sue Fountain** <Dsfountain11@msn.com>

Wed, Jul 9, 2025 at 1:23 PM

To: Stephen Joseph <stephen.b.joseph1@gmail.com>

Cc: mickey smith <frontrowpropertiesllc@outlook.com>, Joe Barry <joebarry1@verizon.net>, Rob Hadfield-next door <crhadfield@yahoo.co.uk>, Bill Savage <bsavage@gwsavage.com>, Matt Jenkins Neighbors <giardina13@yahoo.com>, Kelly Edwards <kellysandidge@gmail.com>, Phil And Wendy Polack <eppwv1@yahoo.com>, Arthur Mendez <arthurmendez52@gmail.com>, Adam Hummel <alex.r.hummel@gmail.com>, Charles Elliott <mayorofwachapreague@gmail.com>, Bob Edmonds <bedmonds3@cox.net>, Irene Carr Lewin <lewininc@verizon.net>, Bob Means <bobcmeans@gmail.com>, Linda And Grover Jones <Indjones00@gmail.com>, Bob Bilicki <bobbilicki1@gmail.com>, Stephen Joseph <stephen.b.joseph1@gmail.com>

Steve: Gary and I agree with everything that you stated in your email. With that being said we support the initial contract award to Grizzly with the bond issues resolved. Thank you for being the spokesperson and representing us, the town taxpayers.

Sent from my iPhone

> On Jul 7, 2025, at 6:14 PM, Stephen Joseph <stephen.b.joseph1@gmail.com> wrote:

>

>

[Quoted text hidden]

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To Whom It May Concern:

Please understand that the purpose of this letter is not to assign blame or point fingers. Rather, it is simply a statement of what I was told at the time and the expectations that were set as a result.

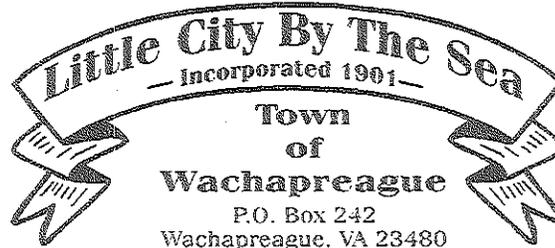
At the early stages of the Wachapreague sewer project, I was approached and asked if I would be interested in having city sewer. When I responded yes, I was told that by signing a particular document—which I did—I would be placed among the first on the installation list and that this would ensure there would be no cost to me. This understanding was reaffirmed to me a couple times over the years.

Edward R. Roach  
609.780.5648



Marina  
757-787-1930

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4

## HRSD/Town of Wachapreague Phase 2: Mayor's Action Without Town Council Authorization

An Examination of Process, Governance, and Implications for Municipal Operations that occurred, presented by Wachapreague Town Council Member: Robert F. Bilicki

### Introduction

The interplay between municipal governance and public utilities is often a complex dance of statutory authority, local tradition, and the ever-shifting needs of the community. In the Town of Wachapreague, this balance was tested during Phase 2 of the town's engagement with the Low Bidder, Grizzly Underground with a Bonding Capacity, where a pivotal action was undertaken by the Mayor without prior authorization from the Town Council. This document aims to provide an in-depth exploration of the situation, the legal and ethical frameworks that underpin such municipal decisions, and the broader implications for local government operations.

### Background: HRSD and the Town of Wachapreague

Wachapreague, a picturesque town on Virginia's Eastern Shore, has long relied on traditional, Septic Tanks and Drain Fields infrastructure for its sanitation needs. The Hampton Roads Sanitation District (HRSD) is a regional utility serving the broader area, specializing in wastewater treatment and environmental stewardship. As environmental conditions have escalated due to ground water elevations, regulations have grown more stringent and local infrastructure has aged, talks between the Town and their Contractors have become not only necessary but urgent.

The engagement between The Contractor Grizzly Underground and the Town of Wachapreague has proceeded in a secondary phase. Phase 1 primarily addressed feasibility studies, environmental assessments, and initial community outreach which was officially completed this past January with the last property coming online: The Island House Restaurant. Phase 2 was envisioned as the follow-up phase in which concrete decisions were made regarding the same engineering designs, private funding, with no liability to the Town and the formalization of partnerships.

### The Mayor's Action: A Timeline

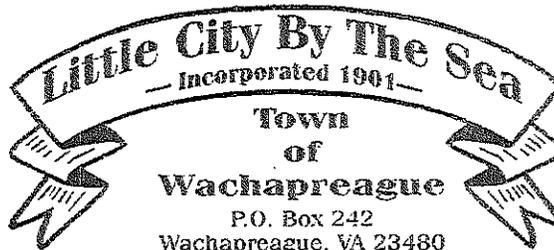
During Phase 2, a significant development occurred: the Mayor initiated formal action relating to the Low Bid Contractor- Grizzly Underground services without explicit authorization from the Town Council. Below is a reconstructed chronology of events:

- **Mayor's Engagement:** With public pressure mounting—given concerns about compliance and potential penalties—the Mayor began direct communication with the Low Bid Contractor- Grizzly Underground and their representatives.



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- *Mayor Elliott "Where do you stand with the existing Low Bid Contractor – Grizzly Underground that the Town Council approved during the February 2025 Town Council Meeting?"*
- *Mayor Elliott "Have your put on record the advice from the Town's Attorney Carl Bundick?"*
- Should Town Council move to restrict the Mayor's action of progress until the issue is resolved with the Low Bid Contractor – Grizzly Underground?
- Unilateral Decision: The Mayor signed a "Withdrawal from the Award, letter to the Low Bid Contractor – Grizzly Underground. Retracting a Letter of Intent to Proceed written after the General Meeting where the Property Owners, including Mayor Elliott, were present.
- Council's Discovery: Town Council members became aware of the Mayor's actions during a routine meeting, prompting immediate discussions about the scope of executive power in Wachapreague's municipal code, without the approval of the Town Council on Monday June 16, 2025.

## Legal and Ethical Considerations

The authority of a mayor in municipal governance varies widely based on the town's charter, local ordinances, and state law. In most towns like Wachapreague, the mayor is often considered a first among equals—an executive who presides over meetings and represents the municipality, but whose actions are typically bounded by council authorization for substantial decisions.

### Municipal Code & Statutory Limits

Wachapreague's municipal code, like many small towns, usually requires that significant contracts, expenditures, or partnerships be approved by a majority of the council. The mayor may have the authority to sign documents or act as a liaison, but unilateral commitments—particularly those with long-term fiscal or operational impacts—are generally outside the mayor's power without council consent.

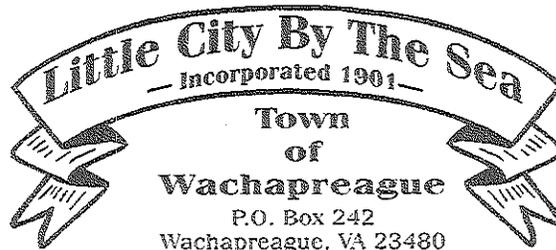
### Ethical Leadership

From an ethical standpoint, the mayor's decision to proceed without council approval raises questions about transparency, accountability, and public trust. While responsiveness in the face of urgent needs is admirable, circumventing established procedures undermines democratic governance. This can erode confidence in both the mayor's office and the efficacy of the council itself.



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## Community Response

The community's reaction was predictably mixed. Only a few residents expressed relief that the administration was taking decisive action to address pressing environmental issues. Others voiced significant concerns about the process, fearing that actions taken without council approval set a dangerous precedent.

- **Supporters' View:** For the one Property Owner in favor, the mayor's actions were seen as necessary leadership, ensuring that Wachapreague stayed ahead of regulatory mandates and avoided costly penalties. However, it should be noted that bias may exist since the single Property Owner in favor was related to the Mayor.
- **Opponents' View:** Critics emphasized the importance of process and the role of the council as a check on executive authority. They argued that even well-intentioned actions must follow established protocols to ensure legitimacy and fairness.

## Potential Implications and Consequences

The Mayor's unauthorized action has several potential implications for the town, both immediate and long-term.

### Legal Consequences

If the mayor's actions are deemed to have exceeded their authority, any agreement signed could be considered invalid. The town may face legal challenges from council members, residents, or even Low Bid Contractor – Grizzly Underground itself if contractual obligations are unclear or contested.

### Financial Implications

Should the preliminary commitments made by the mayor result in unanticipated costs, the town could be liable for expenses not previously budgeted or approved. This could strain the municipal budget and potentially require emergency appropriations.

### Administrative Outcomes

The incident may prompt the Town Council to revise its procedures and clarify the scope of the mayor's executive powers. This could involve amendments to the municipal code, new checks and balances, or even a formal censure of the mayor.

## Lessons Learned: Governance and Best Practices

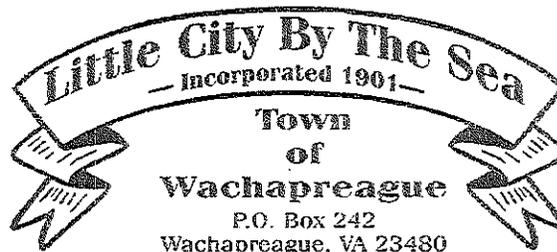
The situation in Wachapreague offers significant lessons for local governments everywhere:

- **Clear Delineation of Authority:** Municipal codes should unambiguously outline what actions require council authorization to avoid confusion and conflict.
- **Transparency and Communication:** Open communication between mayors, councils, and the public is essential for fostering trust and preventing misunderstandings.



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- **Responsive but Accountable Leadership:** While urgency may demand prompt action, such actions must be balanced with accountability to the governing body and the community.
- **Regular Training:** Ongoing education for public officials about their roles and limits can mitigate the risk of overreach or missteps.

## Recommendations

In light of this incident, the following recommendations are proposed for Wachapreague:

**Review and Update Municipal Codes:** Make sure all processes for authorizing agreements with external entities like HRSD Utilities and Contractors performing work for the Town of Wachapreague are current and clearly documented.

- **Establish Protocols for Emergencies:** Develop specific language that allows for rapid response in emergencies, but with notification and ratification by the council as soon as practicable.
- **Enhance Public Engagement:** Include regular updates and opportunities for public input on infrastructure projects, especially those with significant long-term impact.
- **Document All Communications:** Ensure a formal record of communications between town leadership and external organizations, so the council and public can track progress and understand decision-making.

## Conclusion

The episode surrounding the Town of Wachapreague/Low Bid Contractor-Grizzly Underground Phase 2 project is a telling example of how even well-intentioned actions can challenge the fundamentals of municipal governance. It underscores the importance of clear processes, transparent decision-making, and respect for collective authority within government. As Wachapreague moves forward, the town can use these lessons to refine its policies, strengthen its leadership, and build greater trust with its citizens, ensuring that future partnerships serve the best interests of all.

June 3 2025

3

Petition for Town of Wachapreague Council to consider:

~~and heat~~

WINTERIZING PUBLIC RESTROOMS AT THE TOWN MARINA FOR YEAR-ROUND USE

NAME	SIGNATURE	Wachapreague Resident Y/N
Ed Leonard	[Signature]	N
Joe Altman	[Signature]	YES
Marionette Payne	[Signature]	NO / slipholder
Liz Joseph	[Signature]	yes - slipholder
Keith Neal	[Signature]	NO / slipholder
Lloyd Johnston	[Signature]	NO / 50 yrs. 3 LIP HOLDER
John Johnson	[Signature]	NO / slipholder
Brian Joyner	[Signature]	yes
A W Park	[Signature]	NO / YES
Rock Gargisby	[Signature]	NO / YES
Ray Barnd	[Signature]	NO
Frank Large	[Signature]	yes - slipholder
Archie Large	[Signature]	yes -
Tom Bissett	[Signature]	yes
Dan Crain	[Signature]	yes
Paul Savage	[Signature]	yes - slipholder
Andrew Morey	[Signature]	No
Bill Savage	[Signature]	NO - slipholder
Alex Herbert	[Signature]	NO