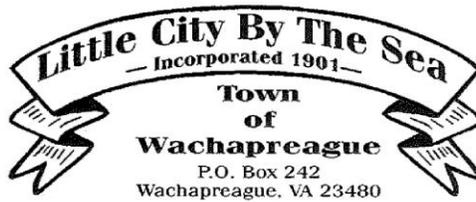




Marina  
757-787-1930



P.O. Box 242  
Wachapreague, VA 23480



Town Office  
757-787-7117

**Charles Elliott, Mayor**

**Town Council Present:**

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

Town Clerk Susan Springer

**TOWN OF WACHAPREAGUE  
SPECIAL CALLED PUBLIC MEETING  
September 26, 2025 – 7 PM  
TOWN HALL – 6 MAIN ST. WACHAPREAGUE, VA**

- I. Mayor Elliot called the meeting to order.**
- II. Councilman Glenn Schagelin led the prayer.**
- III. Mayor Elliott led the Pledge of Allegiance.**

**Discussion was opened on Phase II of the Town of Wachapreague Septic to Sewer Project:**

Council reviewed the award of bid from the September 11, 2025 Council Meeting, in particular review the motion and second to extend time to bidder Environmental Solution to submit a scope of work or detailed description of work which was not included in the original bid. Further discussion ensued. The motion did not go to Council vote and died on the floor as noted by Councilman Joekel. This was succeeded by a motion, second and Council vote to award bid to bidder John L. Maynard Inc. based on the detailed scope of work and description of work included in the original bid.

Discussion progressed to the recent conversation with VML where the Town requested guidance. The conversation was reviewed and VML recommended considering a rebid to clarify what the Town desired of each bid. Time constraints due to Grant funding deadlines was discussed, as was the possibility of rise in cost of materials in time delays. It was noted by both bidder Environmental Solutions and bidder John L. Maynard that if the project was rebid neither would change their bids.

Discussion then moved to the recent FOIA request, and Demand letter received from a Law Firm hired by bidder Environmental Solutions. Residents Lynda Clary and Gina Harrison requested clarification.. Town Clerk Susan Springer clarified the FOIA process and what was received in the Demand letter.

Discussion resumed to the recent bidding process and results. It was noted previously The Mayor reported Town Attorney Carl Bundick had recommended going with the higher bidder in Round 1 of bids, based on the more complete bid package.

It was also noted by Councilman Joekel that she has seen Granted funded projects only allowing the documents submitted at due date to be considered in the award process. It was noted by several Council members and residents that bidder Environmental Solutions did not submit a description of work or scope of work until September 17, 2025, 14 days after bid due date and 6 days after the September 11, 2025 Council Meeting and initial award of bid to John L. Maynard, Inc. It was noted that Environmental Solutions had been advised to submit a bid description or scope of work prior to the September 11, 2025 Council Meeting but did not submit a description or scope of work until September 17, 2025. Residents stated concerns about awarding bid to a bidder who did not include any detail in the original bid document, or by the September 11, 2025 Council Meeting. This was also noted at the September 11, 2025 Council Meeting.

Discussion progressed to the reason for requesting a design build bid, citing time constraints as well as monetary restraints in having to outsource technical writing for an RFP. It was noted that in general contract management a design building means contractor qualifications and assumptions of the work are submitted with as much detail as possible.

It was repeatedly stated by bidder Environmental Solutions that he was disqualified, and he had never been disqualified from a bid before. Council members and residents in attendance disputed the fact that the word disqualified was ever used and clearly stated it had not been used. Bidder John L. Maynard Inc. noted that he had recently bid a job in Norfolk, grant funded, where he was 3<sup>rd</sup> lowest bidder, and it was not the lowest bidder who was awarded, but rather the 2<sup>nd</sup> lowest.

It was noted that there was an additional difference in the bidder submissions, primarily that bidder Environmental Solutions submitted a bid where each property owner's price was exactly equal, where bidder John L. Maynard Inc. priced each property separately, due to the uniqueness of each property.

Council discussed some history of the urgency of the Town changing from private septic to sanitary sewer, citing storm surge and flooding potentially causing greywater infiltration into the marsh, as well as risk of damage to and loss of drain fields, a possibility of which could lead to septic condemnation by the Health Dept. It was noted VIMS conducted a study of the harmful effects of greywater infiltration in the marsh.

This discussion ended with a comment from Council that a catastrophic storm could being about catastrophic affects to the Town's private septic systems and the Town's best interests are served by transitioning to sanitary sewer.

A motion to award the bid for Phase II Septic to Sewer project to John L. Maynard, Inc. was made by Councilman Craig Baker.

A 2<sup>nd</sup> was made by Councilman Glenn Schagelin

Vote

	Yes	No	Abstain	Absent
Sandie Puchalski		X		
Bob Bilicki			X	
Aileen Joeckel	X			
Craig Baker	X			
Robert Hipple	X			
Glenn Schagelin	X			

Note: Councilman Bilicki abstained due to a conflict of interest arising from employment as a Project Manager on a project in which one of the bidders was a Contractor.

The vote was followed by some construction clarification between the Council and successful bidder John L. Maynard. Many residents thanked the Council for moving forward. Discussion of project coordinators and leadership led to Councilmen Hipple and Schagelin representing the Council in lead and residents Steve Joseph and Arthur Mendez lending their vast experience in construction. Town Clerk, with assistance from the Council, produced a Notice to Proceed letter for successful bidder John L. Maynard, Inc. It was signed by Mayor Elliott and Vice Mayor Puchalski. Note: Mayor Elliott retracted his signature in an email to Town Council on Monday 6, 2025.

A motion to approve order of the E One Grinder Pumps was made by Councilman Schagelin. A 2<sup>nd</sup> was made by Councilman Hipple.

Vote:

	Yes	No	Abstain	Absent
Sandie Puchalski	X			
Bob Bilicki			X	
Aileen Joeckel	X			
Craig Baker	X			
Robert Hipple	X			
Glenn Schagelin	X			

A brief discussion was given to Town's goal to complete Phase II and move on to Phase III, with an overview of the Project Engineer's (John Duma) design given by Councilman Bilicki.

A motion of to adjourn was made by Councilman Schagelin. A 2<sup>nd</sup> was made by Councilman Joeckel. All in favor.

**IV. Meeting adjourned.**

