

Town of Onancock

Town Council Meeting

October 27, 2025

7:00 PM

- 1. Call to order and roll call.** – Mayor Fletcher Fosque called the meeting to order at 7:00 PM and roll was called. Councilmembers Lisa Fiege, Omar Grubb, Cindy Holdren, Joy Marino, Sarah Nock, and Mayor Fletcher Fosque were present. Councilmember Ashley Pettit attended via Zoom. Town Manager Matt Spuck and Town Clerk Debbie Caton were also present.

- 2. Pledge of Allegiance**

- 3. Consider the meeting minutes from September 22, 2025, meeting. –** Councilmember Fiege moved to approve the minutes. Councilmember Holdren seconded the motion. The motion passed with a 6-0 vote.

- 4. Public Hearing**
 - a. None scheduled.**

- 5. Public Presentation**
 - a. OBCA: Northeast Park.** – Jeff Vernimb gave a presentation on improvements at the Northeast Park. The full power point slide show is attached. Councilmember Fiege moved to allow OBCA to add plantings to the Northeast Park. Councilmember Grubb seconded the motion. The motion passed with a 5-0 vote.

- 6. Council Discussion**
 - a. Funding the capital improvement at the school.**
 - i. Councilmember Fiege** commented that if the repairs continue to get delayed because of funding, it will only create a larger expense down the road. She also stated, the HOS is town property, and we are required to maintain our property.
 - ii. Councilmember Marino** – Councilmember Marino's full statement is attached.
 - iii. Councilmember Holdren** commented repairing the school comes down to one question, "do we want the school to function or not?"

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The expedient thing to do is make the repairs, as necessary.

Councilmember Holdren thinks as a small town we have done the best we could. She also stated that only a few people attend the council meetings, who have commented on their disapproval to fund the school repairs but there are 1200 residents who do not attend.

Councilmember Holdren supports doing the repairs.

- iv. Councilmember Nock is in favor of funding the repairs. The building has been worked on since the lease was granted and there have been a lot of improvements. The repairs are beyond the capacity of the Friends of Onancock School (FOS) to fund. The repairs are necessary to keep the building viable. Councilmember Nock stated she thinks it is time to fund the repairs, and it is necessary.
 - v. Councilmember Pettit did not comment.
 - vi. Councilmember Grubb stated he has received several comments from residents about funding the repairs and most residents are against the funding. Councilmember Grubb stated other areas around town also need repair.
- b. **Discuss Queen Street design.** Councilmember Holdren presented the newest plan design from the engineering firm. The newest plan retains the two-way access from Market Street. Councilmember Holdren and Town Manager Spuck had a meeting with adjacent landowners to discuss the new plan. The comments from the adjacent landowners have been forwarded to the Town Council via email. The project will be on hold for a few months until the grant allocation is announced from DHC.
- c. **Changing the time of Town Council meetings.** – Councilmember Holdren moved to change the meeting time of all Town Council meetings to 6:00 PM. Councilmember Marino seconded the motion. The motion passed with a 5-1 vote with Councilmember Nock voting nay. The new meeting time will start January 2026.

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7. Council Action

a. Consider motion to amend the fiscal 2026 approved budget.

Councilmember Nock moved the Onancock Town Council amend the fiscal year 2026 approved budget to authorize an appropriation of up to \$800,000 to be used solely to repair the roof and HVAC system at the Historic Onancock School to be accompanied by revision of the lease to change the rent the school pays simultaneously with the HRSD-related lease amendments. Councilmember Fiege seconded the motion.

Councilmember Marino suggested to hold the vote until the new written lease is approved by the Town Council.

Councilmember Nock revised the motion removing the accompanying lease portion. The new motion states, the Onancock Town Council will amend the fiscal year 2026 approved budget to authorize an appropriation of up to \$800,000 to be used solely to repair the roof and HVAC system at the Historic Onancock School. Councilmember Fiege seconded the motion. A roll call vote was taken:

- Councilmember Fiege – aye
- Councilmember Grubb – aye
- Councilmember Holdren – aye
- Councilmember Marino – nay
- Councilmember Nock – aye
- Councilmember Pettit – aye

The motion carries 5-1 vote.

8. Committee Reports

a. Planning Commission (Cindy Holdren) – Councilmember Holdren reported the Planning Commission met on Monday, October 6, 2025, and heard presentations from the Tree Board, Waterfront Committee and the “No Spray Mosquito” community groups. All the presentations were informative and

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helpful for the comprehensive plan. There was a public hearing on the rezoning application for the Eller Property and public comments were heard. The Planning Commission denied the application for the rezoning. The next meeting will be held Monday, November 3, 2025, at the Peninsula Center. The meeting is designed to hear from the town's people in a round table style meeting.

- b. Economic Development Authority (EDA) (Lisa Fiege)** – Councilmember Fiege reported the EDA did not meet. The next meeting is scheduled for December 2, 2025.

9. Community Reports

- a. Onancock Main Street (OMS) (Lisa Fiege)** – Councilmember Fiege reported OMS received a \$5,000 micro-business marketing and leveraging program grant from the VA Tourism Corporation. This will boost marketing efforts during the shoulder season. Councilmember Fiege along with Maggie Grant, Program Manager attend an AI workshop held at the Eastern Shore Community College and sponsored by Eastern Shore Tourism. Councilmember Fiege thanked everyone who worked to put on Halloween festivities last weekend. The last mural/mosaic was installed at the 38 Market Street building on the public bathroom side of the building. The mosaic is named “A Creekview.”
- b. Historic Onancock School (HOS) (Sarah Nock)** – Councilmember Nock thanked the Onancock Town Council for appropriating the money to move forward with the funds to keep the school going. She also reported recent activities at the school were well attended. The following upcoming events are scheduled:
 - i. Craft Show – Saturday, November 1, 2025, from 1:00 PM – 3:00 PM.
 - ii. Champagne and Oyster Tasting – Saturday, November 15, 2025, from 4:00 PM – 7:00 PM.
- c. Sail 250 (Lisa Fiege/Debbie Caton)** – Councilmember Fiege reported the committee held a great meeting by meeting with more community partners to get the schedule of activities for the weekend finalized. Amy Higgins was

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hired as the Marketing Director for the event. The sponsorship packages are being developed. The next meeting is Friday, November 14, 2025, at 9:00 AM. The Virginia Tourism Commission grant is due December 3, 2025.

10. Public Comments

- a. Rosemary Paparo- Ms. Paparo thanked OBCA for the work completed in the Northeast Park. With respect to the school, Ms. Paparo spoke with two mechanical engineers to ask about the most efficient way to provide heat to the school. The mechanical engineers suggested replacing the existing boiler as opposed to installing split level heating. Ms. Paparo provided contact information of mechanical engineers that work in the area.
- b. Robert Monson –Mr. Monson stated he missed the stakeholder's meeting to discuss the Queen Street Parking lot final design. He notices nothing is being done about storm water behind the Roseland Theater and 58 Market St. The drainage issues need to be addressed.
- c. Mark Sinclair -Mr. Sinclair thanked the Town Council for appropriating the funds to repair the HOS. Mr. Sinclair supports OBCA's plans to update the Northeast District. Mr. Sinclair offered to volunteer after a committee is formed to help with blighted homes in the Northeast District. He also stated it would be nice if the Samual Outlaw Museum was open more often. Lastly, Mr. Sinclair thanked Town Manager Spuck for his forthrightness, his candor, and his willingness to meet. He will be missed.
- d. Joe Devaney – Mr. Devaney participated in the stakeholder's meeting about the Queen Street parking lot. Mr. Devaney thanked Councilmember Holdren for the final plans although he cannot support the plan. The reasoning is because of storm drainage and run-off water issues.
- e. Pam Fitzpatrick – Ms. Fitzpatrick's full statements are attached. Ms. Fitzpatrick thanked Councilmember Marino for her transparency. She also congratulated Town Manager Spuck on his new job.
- f. Bonnie Warren –Ms. Warren's full statement is attached.

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- g. Bill Burnham – Mr. Burnham updated the Town Council on the completion of the Wharf Sign. Mr. Burnham thanked the other community members that helped with the project.

11. Mayor's Report – Councilmember Fiege moved that the Town Council of Onancock retroactively send a letter to Accomack County to withdraw the request for a boundary line adjustment. Councilmember Holdren seconded the motion. The motion passed with a 5-0 vote.

Mayor Fosque thanked Town Manager Spuck for his service and congratulated him on the new job. A closed session is scheduled to discuss hiring an interim Town Manager. The search for a new Town Manager will take several months. Mayor Fosque attended the VML meeting in Richmond along with Councilmember Fiege. Mayor Fosque thanked the community members who helped with the Halloween event.

12. Town Manager's Report

- a. **Financial Report** – See Town Council packet for the full financial report.
- b. **Manager's Report** – See Town Council packet for full report but Town Manager Spuck gave updates on the following projects:
 - i. Wayfinding Signs – VDOT has sent back their suggestions, but the report is not clear. Councilmember Nock will collaborate with the committee to complete the project.
 - ii. Irrigation at Town Square – The irrigation system is installed.
 - iii. Queen Street Parking Lot – Councilmember Holdren is collaborating with the stakeholders to complete this project.
 - iv. Eller Property – The developer withdrew the application for rezoning and may submit a new development plan with the current zoning of B-2.
 - v. Personal Property/Real Estate Taxes – The tax book has been sent to Southern Software for conversion. The bills will be mailed by Monday, November 17, 2025.

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c. **Police Report** – See Town Council packet for the full Police Report.

13. Town Councilmember Comments

- a. Councilmember Fiege – Councilmember Fiege thanked Town Manager Spuck for time served at the town.
- b. Councilmember Grubb – no comments.
- c. Councilmember Holdren – Councilmember Holdren thanked Town Manager Spuck for his time served at the town. She found his financial expertise to be extremely helpful.
- d. Councilmember Marino – Councilmember Marino echoed Councilmember Holdren's comments.
- e. Councilmember Nock – Councilmember Nock thanked the community members who worked together for the Halloween festivities. She reminded everyone to vote. She also thanked Town Manager Spuck for his time served at the town.
- f. Councilmember Pettit – Councilmember Pettit appreciated the clarification on the taxes. He also thanked Town Manager Spuck for his time served at the town.

14. Closed session – Personnel - Councilmember Fiege moved to enter closed session to discuss the Town Manager transition allowed by State Code Section §2.2-3711(A)(1) Councilmember Holdren seconded the motion. The motion passed with a 6-0 vote. Closed session started at 8:54 PM.

Councilmember Fiege moved to exit closed session of this regular meeting of the Onancock Town Council and certify by roll call vote that the item discussed in Closed Session align with the purpose stated in the motion made in Open Session. Councilmember Nock seconded the motion. A roll call vote was taken:

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- Councilmember Fiege – aye
- Councilmember Grubb – aye
- Councilmember Holdren - aye
- Councilmember Marino – aye
- Councilmember Nock – aye
- Councilmember Pettit – aye
- Mayor Fosque – aye

15. Adjourn – Councilmember Fiege moved to adjourn the meeting.

Councilmember Nock seconded the motion. The motion passed with a 6-0 vote. The meeting adjourned at 9:19 PM.



Fletcher Fosque, Mayor



Debbie Caton, Town Clerk

North East Neighborhood Revitalization

A Town-Community Partnership to Elevate the Northeast Neighborhood

Jeff Vernimb

Onancock Business and Civic Association

October 27, 2025

Northeast Neighborhood Revitalization

- Staff & OBCA volunteers partnered to address NE Park (Spring-Fall)
 - Replacement of damaged perimeter fencing
 - Remediation of heavy poison ivy along back fencing
 - Weekly removal of litter and monitoring of park conditions
 - Cleaning and repairing park picnic tables
 - Installation of a new basketball court and basketball hoops
- This led to the start of an in-formal community planning group and talk of “What could and should be done”
 - Thelma, Javon, Clinton, OBCA volunteers, Tree Board members

Northeast Neighborhood Revitalization

Envisioning a Revitalized Neighborhood -- 4 Themes Emerged:

- **NE Playground is the Heartbeat of the Neighborhood.** Funds needed to increase usage. Specifically; More shade, quality picnic tables, stand-alone benches & trash cans
- **Samuel D. Outlaw Legacy Needs to be Celebrated:** Mr. Outlaw's legacy represents rich neighborhood history and is a source of community pride
- **Prioritize Boundary Avenue:** Primary entrance into the community (and to Kerr Street)
 - It's uninviting & uninspiring with dilapidated buildings, unkempt lawns, underutilized NE Park
 - Building blocks: "Welcome to Onancock" mural, historic Outlaw Blacksmith Shop, and a multi-use park which is one of the few in Onancock.
- **Re-focus on the broader neighborhood:**
 - Prior grant work unfinished (dilapidated properties); Add trees & bushes to properties adjacent to park; cut dead trees and limbs; Remove abandoned vehicles and; Ensure regular care of lawns

Northeast Neighborhood Revitalization

- Three-step plan envisioned
- Mix of community, Town and financial grants to execute
- Need to start now to be ready for Summer 2026
- Requesting 3 approvals tonight

Northeast Neighborhood Revitalization

- Step 1: Starting with park exterior, add plantings on corner of Boundary & School; In front of playground equipment on School

Boundary Ave. – Church Property



School St. – Church Property



School St. – Town Property In Front of Playground



Northeast Neighborhood Revitalization

- **Step I (November 2025)**

- Objective: Immediately improve the appearance of the park & surroundings
 - Plant 12 trees and bushes along the perimeter (Boundary Avenue & School Street)
 - Plantings in three locations. 1. Corner of Boundary/School (Glorious Church property), 2. School St (GC property) & Far end of NE Park (In front of playground equip. on School St.)
 - Improves appearance of the Park and over time provides additional shade
 - Neighboring Glorious Church has approved
- Cost: \$1,490.00 to be covered by the Onancock Business and Civic Association

Action Requested: Approval to plant trees on park property in Fall 2025. Plants and installation to be done by Hortco. OBCA will coordinate work and communication with Glorious Church

Northeast Neighborhood Park

• **Step II (February 2026-June 2026)**

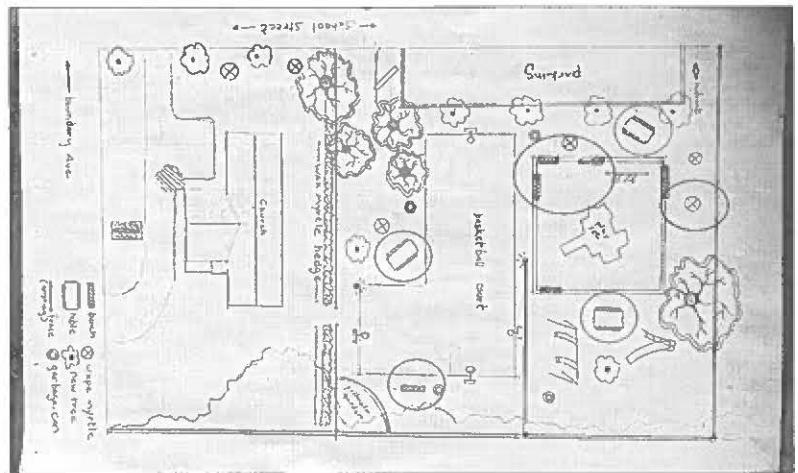
- Objective: Celebrate the legacy of Samuel D. Outlaw and enhance NE Park
 - Rename the NE Neighborhood Park the Samuel D. Outlaw Park
 - Install 3 pole banners on Market Street (Blacksmith Shop, Samuel D. Outlaw, Onancock) (est. cost is \$2k)
 - Design and install a new park sign (\$2k) & “This way to” to shop and park” (\$2k)
 - Add picnic tables (3,Total cost \$4.8k), metal park benches (3,Total cost \$2.4k),metal garbage cans (2,Total cost \$1.8k). Concrete pads (6,Total cost \$6k)
 - Install plantings along the park fence adjacent to Glorious Church (Est. cost \$4k) (Note: plantings to be placed on the church side of fence)
 - OBCA volunteers paint fencing (Paint \$.4k)
- Cost: \$25.4K requires Town funding (Note: Donations and grants will be solicited to offset the cost of improvements)

Action Requested:

- *Jan/Feb. '26 (\$9k): Approval to order benches, tables, additional garbage cans*
- *Mar/Apr. '26 (\$10.4k): Approval to add plantings, paint, cement pads*
- *Apr/May. '26 (\$6k): Approval to order two signs and banners (Note: Spend could be funded in fiscal 26-27)*

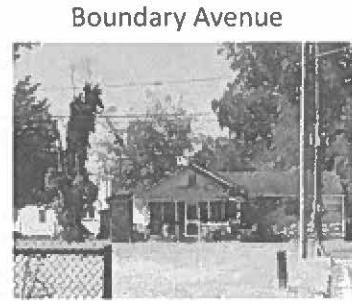
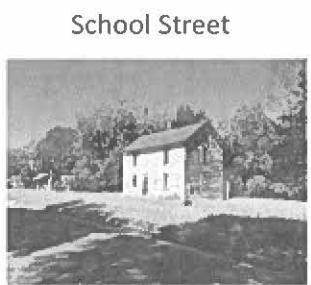
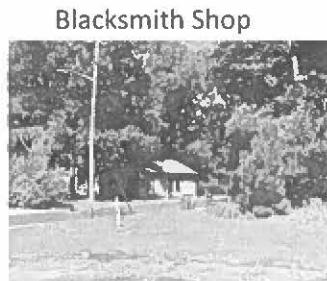
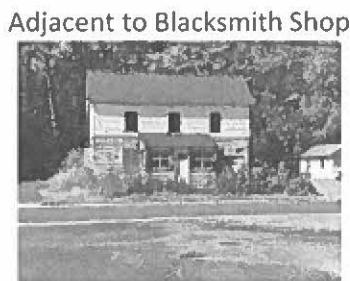
Northeast Neighborhood Revitalization

- Step 2: Rename park, add signage, plantings along fence, 3 benches, 3 tables, garbage cans



Northeast Neighborhood Revitalization

- Step 3: Partner with neighbors to improve Boundary thoroughfare



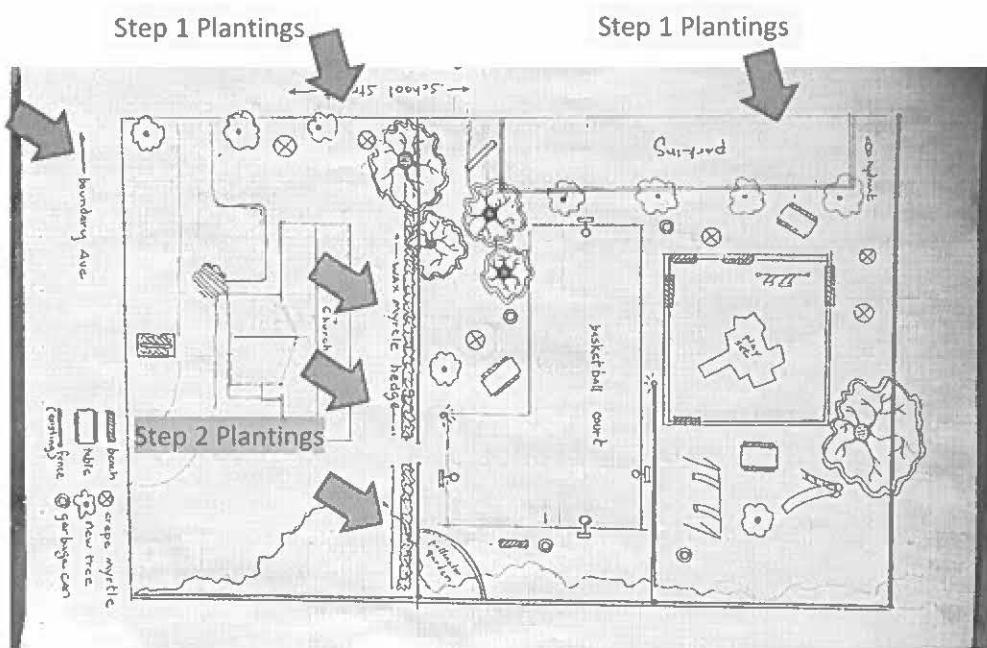
Northeast Neighborhood Revitalization

- **Step III (Spring 2026-Beyond)**

- Objective: Extend aesthetic improvements beyond the NE Park
 - Extending plantings from Blacksmith Shop up length of Boundary
 - Ensuring regular lawn maintenance on corner of Boundary and School
 - Adding plantings to Boundary Avenue entry
 - Removing or repairing vacant buildings near Blacksmith Shop and across from Glorious Church (Boundary Avenue & School Street)
 - Removing/repairing structures previously earmarked for action
 - Prioritizing and funding a one-time program to remove/prune dead trees and abandoned vehicles
- Total Cost: To be determined

Action Requested: Assign small community-led group to work with a designated Town Council member on a detailed plan (tactics, cost, timing) to be presented and approved by March 31st, 2026

Proposed Plantings (Steps 1 & 2)



Attachments

Step 1 Cost of Plantings

- Hortco Proposed Plantings
 - (4) 7-gallon trees (Oak, Maple, Ornamental Trees) (\$575.00)
 - (6) 3-gallon assorted shrubs planted- Holly, Osmanthus, Bayberry (\$315.00)
 - (2) 7-gallon Crape Myrtles planted (\$270.00)
 - Mulch – 2 yards (\$100.00)
 - Mulching & prep/labor (\$230.00)

NE NEIGHBORHOOD REVITALIZATION COST ESTIMATES

NORTHEAST NEIGHBORHOOD IMPROVEMENTS				
STEP	ACTION	TIMING	COST	NOTES
I	Add Plantings to Park Perimeter	Nov-25	\$1,490.00	To be funded by OBCA donation
II	Phase 2 NE Neighborhood Enhancements	Spring 2026	\$ 25,400.00	
	- Add 3 banners to Market St. *		\$ 2,000.00	Could move to next fiscal year
	- Design and install new park sign		\$ 2,000.00	Could move to next fiscal year
	- Purchase and install "directions to park" sign		\$ 2,000.00	Could move to next fiscal year
	- Add 3 park benches (\$800.00 ea.)		\$ 2,400.00	
	- Add 3 picnic tables (\$1500.00 ea., \$1800.00)		\$ 4,800.00	
	- Add 2 garbage cans (\$900.00 ea.)		\$ 1,800.00	
	- Equipment installation (\$1,000 per cement pad)		\$ 6,000.00	
	- Paint for fence		\$ 400.00	
	- Purchase plants & install pollinator garden*		\$ 4,000.00	
III	Adjacent Property/Neighborhood Improvements	2026	\$140,000.00	NOTE: Estimates are directional only. Further discussion needed
	- Add plantings on Boundary Avenue*	Spring	\$ 7,500.00	Plantings to extend from Blacksmith Shop to park
	- Fund one-time removal of dead trees/limbs	Spring/Summer	\$ 10,000.00	Reflects high end of estimate
	- Remove/repair 2 dilapidate structures near park*	Summer	\$ 20,000.00	Two properties budgeted (#1 Boundary near Church; #2 on School St.) Prop. 3 is adjacent to Blacksmith Shop and assumed owner to address
	- Regularly maintain corner lawn properties	On-going	\$ -	No incremental cost budgeted though may require added staff
	- Fund one-time removal of abandoned vehicles	Summer	\$ 2,500.00	This potentially can be executed at no cost
	- Neighborhood property improvements*	On-going	\$ 100,000.00	Requires further discussion. Est. assumes Town grant program created
	* Estimated cost			

JOY MARINO

ONANCOCK TOWN COUNCIL

COMMENTS AT OCTOBER 27, 2025 MEETING FOR THE RECORD

I SUPPORT MAINTAINING THE TOWN OWNED PROPERTY OF OHS BUT THE EXPERTISE TO FUND REPAIRS IS NOT HERE.

COUNCIL, WITHOUT DISSENT, DIRECTED THE TOWN MANAGER TO OBTAIN AN ENGINEERING/MECHANICAL STUDY OF THE HIGH SCHOOL. IT WAS NOT OBTAINED.

INSTEAD WHAT WE HAVE ARE A BID FROM A ROOFING CONTRACTOR AND A BID FROM A HVAC CONTRACTOR AND A REAL ESTATE DEVELOPER. IT IS IMPORTANT TO NOTE THIS PROCESS DOES NOT FOLLOW THE GUIDELINES OF OUR PROCUREMENT POLICY. YOU'RE A LANDLORD. YOUR RENTER HANDS YOU TWO ESTIMATES FOR REPAIRS. YOU WOULD NOT TELL THE RENTER TO HIRE HIS CONTRACTORS AND THEN WRITE THE RENTER A CHECK? I THINK NOT. I WOULD NOT. AND I THINK YOU WOULD NOT EITHER. NOT GOOD BUSINESS PRACTICE AND DOES NOT FOLLOW COUNCIL ADOPTED PROCUREMENT POLICY WHICH STATES WE MUST RECEIVE THREE BIDS AND COUNCIL MUST APPROVE THE BIDS.

SPLITS ARE INTENSIVE MAINTENANCE. EACH UNIT, EVERY YEAR, MUST BE SERVICED. THE TAXPAYERS WILL BEAR THE EXPENSES OF YEARLY MAINTENANCE FOR EACH SPLIT UNIT.

THIS IS NOT A SOUND FINANCIAL DECISION BUT AN EMOTIONAL DECISION.

WE MUST FULFILL OUR FUCICIARY RESPONSIBILITY AND PRACTICE DUE DELIGENCE.

QUESTIONS:

IT IS DIFFICULT TO PROCEED WITHOUT A BUDGET FROM THE SCHOOL. I WAS TOLD IT WAS ON THEIR WEBSITE BUT I HAVE NOT BEEN ABLE TO LOCATE. HOW CAN WE PROCEED WITHOUT A CLUE AS TO FINANCIAL VIABILITY ?

THE IDLE FUNDS, FROM HRSD SURPLUS, WERE IN THE BUDGT LAST YEAR BUT STILL TAXES WERE INCREASED IN ALL AREAS EXCEPT REAL PROPERTY. WHY?

PUBLIC HEARING FOR HOS 8 RESIDENTS SPOKE. 25% WERE IN FAVOR OF GIVING THE SCHOOL \$800K. 75% OPPOSED. THE PEOPLE OF ONANCOCK HAVE SPOKEN. WHERE IS THE COMMUNITY SUPPORT?

OUR ATTORNEY, ERIC GREGORY, STATED THERE IS NO FUCICIARY RELATIONSHIP BETWEEN THE TOWN AND THE SCHOOL. NO PARTNERSHIP CREATED, NO JOINT VENTURE. THE LEASE IS SPECIFIC ABOUT FOS ROLE AND RESPONSIBILITY. HOW CAN WE PROCEED WITHOUT A LEASE? WITHOUT A PRESIDENT OF THE BOARD OF FOS AS THE PAST TWO PRESIDENTS HAVE RESIGNED?

SUGGESTIONS;

AS OUR CURRENT TOWN MANAGER WILL BE RESIGNING, WE WILL BE IN THE PROCESS OF HIRING A NEW TOWN MANAGER.

I PROPOSE WE POSTPONE THIS MOTION UNTIL WE COMPLETE THE HIRING PROCESS AND HAVE "FRESH EYES" ON THE PROPOSAL. THE

NEW TOWN MANAGER MAY ALSO BRING FRESH IDEAS AS TO FUNDING STREAMS.

To: Town of Onancock Councilmembers Lisa Fiege, Omar Grubb, Cynthia Holdren, Joy Marino, Sarah Nock and Ashley Pettit; Mayor Fletcher Fosque; and Town Manager Matt Spuck

From: Pam Fitzpatrick, 60 Hill Street

Date: October 27, 2025

Re: Statement Regarding Proposed Boundary Line Adjustment and Submission of Additional Notes for Recording in Minutes

Tonight, I'm submitting several documents for inclusion in the public record via the minutes of this meeting. I'm requesting that these documents are included in entirety. Some of these were presented at the last meeting, but they don't appear to have been included in the meeting minutes. I'm also including new documents to address BLA developments since the Town's Public Hearing on September 22, 2025.

This is by no means a comprehensive account of the Town's dealings on this topic, but my hope is that by aggregating publicly available information and documents from our group of affected property owners in a single place, we're all positioned for efficient reviews and discussions should this topic resurface, as the Mayor has suggested it will.

At your Public Hearing on September 22, 2025, several of us presented questions about your plans. We also requested that you vote down the BLA proposal as it was presented or that you initiate a meeting between the Town Manager and affected property owners. To date, our questions remained unanswered and our requests unfulfilled. We have had no further communication from the Town, which leaves us confused and uncertain of the Town's plans.

I would like to thank Councilmember Grubb for acknowledging our presence at the last meeting and voicing his concern about the unfairness of the proposal on current homeowners. I would also like to thank Councilmember Marino for her apology to property owners who didn't receive the BLA mailing in early September and to express agreement with her call for more transparency and dialogue.

We continue to believe that through good governance--based on principles of participation, transparency, accountability--the Town can engage affected property owners to successfully plan for the future in mutually beneficial ways. We look forward to speaking with you.

The list of documents requested for inclusion in entirety in the Town of Onancock meeting minutes for October 27, 2025:

- 1. Questions presented from the Property Owners Affected by "Proposed Addition to Onancock" to the Accomack County Board of Supervisors at the Public Hearing on September 17, 2025, and to the Onancock Town Council on September 22, 2025.** This document was presented but not included in the meeting minutes.

2. **List of Property Owners Accomack Affected by “Proposed Addition to Onancock,” with details of those who submitted statements of opposition to the Accomack County Board of Supervisors at the Public Hearing on September 17, 2025, and to the Onancock Town Council on September 22, 2025.** This document was presented but not included in the meeting minutes that you received today.
3. **Email from Town Manager Matt Spuck, representing Town of Onancock, to Accomack County Administrator Mike Mason, dated October 9, 2025.** This email states that the Town of Onancock is formally withdrawing its BLA request at this time.
4. **“Onancock asks to withdraw boundary line adjustment from county consideration,” by Grace Harman of [WBOC.com](#), October 15, 2025.** This article attributes a statement to the Mayor saying that the town council sent the letter because it thought the agreement needed more consideration and was not off the table. (The Mayor is not quoted directly.)
5. **Accomack County Board of Supervisors - Agenda Item Details for Board of Supervisors Regular Meeting of October 15, 2025.** This document is included because it provides a timeline of actions taken since the Town and County public hearings. This information does not appear in any Town documents to date.
6. **Onancock Town Council Meeting Agenda - August 25, 2025.** This document is included to note the omission of the Boundary Line Adjustment discussion in the publicly available meeting agenda. Video of the Council meeting shows Councilmember Cynthia Holdren requesting the addition of “annexation of the Liberty Street property” to the Council Action. (The source of this agenda addition is not specified.) The topic is later referred to by the Mayor as the boundary line adjustment.
7. **Onancock Town Council Meeting Minutes - September 22, 2025.** This document is included to note that Councilmember Marino asked to delay the vote on the proposed Boundary Line Adjustment “for clarification purposes.” The minutes do not make mention of some key discussion points captured in the meeting video recording, specifically:
 - Councilmember Marino’s request for more transparency and dialogue with affected property owners.
 - Councilmember Marino’s public statement that the BLA was discussed in two closed sessions, including one in August.

The minutes from the August meeting (as approved at the September meeting) do not include any information about the discussion of real estate topics during Council’s closed session.

8. **Comments & Questions related to the above documents, submitted on October 27, 2025.**

To: Accomack County Board of Supervisors
From: A Group of Property Owners Affected by "Proposed Addition to Onancock"
Date: September 17, 2025

The table below lists all Property Owners affected by Onancock Boundary Line Change as shown on "Exhibit A," prepared by Shoreline Surveyors for Town of Onancock, March 6, 2025. We are also noting the Affected Property Owners who are in opposition to this proposal.

Parcel Count	Name	Parcel Number	Opposition Stated, Sept. 17 2025
1	Van Kesteren	92-A-95B	
2	Ruthig	92-A-95B1	X
3-4	Williams*	85-A4-A17 85-A4-17A	X
5-6	Bernart*	85-A4-A-2 85-A4-A-2A	
7	Nelson	93-A-1	
8-11	Parker	93-14-5 93-14-4 93-14-3 93-14-1	
12	Mitchell	93-14-2	
13	Fitzpatrick	93-A-3	X
14	Gilbert	93-A-4A	X
15-16	AEO Legacy Development	93-A-4B1 93-A-4B2	X X
17	Stevens	93-A-5	X
18	Killmon	92-A-1A	X
19	Evans / Hoskinson	92-A-94A	X
20	Chesapeake & Potomac Tel Co	92-A-94	
21	ES Public Ser Co	92-A-95	

*The map "Exhibit A" does not clearly delineate which parcel, if any, is affected by the boundary line adjustment. We are asking the County to provide us with an accurate list of property owners affected by the boundary line adjustment.

From: Wharf <wharf@onancock.com>
Date: October 9, 2025 at 12:35:26 PM EDT
Subject: [External Sender] Onancock communication (This is Matt, I am staffing the Wharf today)
To: Michael Mason <mmason@co.accomack.va.us>

Town of Onancock
15 North Street
Onancock, Virginia 23417
(757) 787-3363

October 9, 2025
Mr. Mike Mason
County Administrator
Accomack County
23296 Courthouse Avenue
Accomac, Virginia 23301

Re: Boundary Line Adjustment Between the Town of Onancock and Accomack County

Dear Mr. Mason,

As you know, the Town of Onancock and Accomack County previously worked collaboratively toward a proposed boundary line adjustment. Both localities held the required public hearings following extensive coordination and general agreement on the concept. In reliance on that agreement and the County's initial support, the Town invested in legal and surveying resources necessary to move the process forward in good faith.

After the County's public hearing, however, we understand that the Accomack County Board of Supervisors indicated they are no longer supportive of the boundary adjustment. We were advised that the Board's decision followed public comment opposing the proposal. Specifically, nine parcel owners expressed opposition, while the owner of five parcels submitted written support. The primary concern expressed by those in opposition appeared to be the additional tax liability associated with becoming Town residents.

We also understand that the Board's discussion included references to the Town's interest in ensuring responsible, lower-density development in the affected area. While we appreciate the County's housing priorities, the Town respectfully disagrees that reversing support for the boundary adjustment is a sound long-term strategic decision. Given existing water and sewer capacity limitations, a high-density residential project in this area is unlikely to be feasible. As such, the County's objective for additional housing may not be advanced by this change in position.

Nevertheless, given the shift in the County's support, the Town of Onancock hereby formally withdraws its request for the boundary line adjustment at this time. We appreciate the County's partnership throughout this process and remain open to future discussions regarding

cooperative planning, service delivery, and growth management when circumstances are more favorable.

Sincerely,

Matt Spuck
Town Manager
Town of Onancock



Wharf
Service Account
e: wharf@onancock.com | w: www.onancock.com

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https://www.wboc.com/news/onancock-asks-to-withdraw-boundary-line-adjustment-from-county-consideration/article_38cbb64d-2817-4497-bc10-66f3a1c1976d.html

Onancock asks to withdraw boundary line adjustment from county consideration

Grace Harman

Oct 15, 2025



Homeowners who want to stay on the outskirts of Onancock are cautiously optimistic after the town withdrew a boundary line adjustment request from county consideration.

ONANCOCK, VA - The town of Onancock formally withdrew its request for a boundary line agreement with Accomack County after a group of neighbors living on the outskirts of town voiced concerns.



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In September, Accomack County and Onancock town officials mailed letters to notify property owners near Tower Road of a proposed boundary line expansion that would officially bring their properties into the town limits.

Neighbors told WBOC then that they felt blindsided by the lack of prior communication.

Bonnie Warren said she only received the letter 12 days before a public hearing and possible vote by county supervisors. The board voted on September 18 to table the agreement.

In the withdrawal letter, Onancock Town Manager Matt Spuck said, "Given the shift in the county's support, the town of Onancock hereby formally withdraws its request for the boundary line adjustment at this time."

The Mayor of Onancock, Fletcher Fosque, was unavailable on Wednesday but told WBOC that the town council sent the letter because it thought the agreement needed more consideration and was not off the table.

Warren said she thinks the letter shirks responsibility by putting the onus for the withdrawal on the county rather than the town.

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"Trying to put the blame on the Board of Supervisors, saying, well, you didn't want it," Warren said. "That's not what happened at the meeting ... it was tabled."

Nancy Hoskinson, who has lived on the land outside of Onancock for 50 years, said she is cautiously optimistic that the boundaries will not change but that the whole process has been frustrating.

"I think that they needed to do more ... a deeper study because there were people right on the boundary line that never were considered," Hoskinson said.

Warren told WBOC she plans to attend the county board meeting on Wednesday evening, alongside other neighbors, to get a clearer idea of where things stand.



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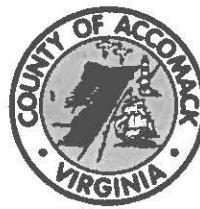
Onancock asks to withdraw boundary line adjustment from county consideration

Updated Oct 15, 2025

Grace Harman

Video Journalist

Fitzpatrick 10 of 25

**Agenda Item Details**

Meeting	Oct 15, 2025 - Board of Supervisors Regular Meeting 5:00 p.m.
Category	9. Old Business
Subject	9.1 Continuance of Discussion on Proposed Boundary Line Adjustment/Consider accepting Town of Onancock's BLA Withdrawal Letter
Type	Action, Hearing
Recommended Action	Accept the Town of Onancock's request to withdraw the Boundary Line Adjustment from consideration

Key Points:

- At the August 20, 2025, Board of Supervisors meeting, the Board voted to send a requested boundary line adjustment (BLA), initiated by the Town of Onancock, to public hearing. The requested BLA seeks to expand the Onancock's incorporated area to include 84.45 acres of largely undeveloped land located along Liberty and Hill Streets and lying adjacent to the Town's current boundary.
- On September 17, 2025 The Board of Supervisors held a public hearing on the requested BLA, began discussions on it and ultimately voted to continue discussions at the Board's October 15, 2025 regular public meeting.
- On September 22, 2025, the Onancock Town Council held a public hearing on the BLA taking no action on it and agreeing to continue its discussion as well.
- On September 26, 2025, a meeting was held regarding the BLA with the County Administrator, Town Manager and legal counsel for both parties in attendance.
- On October 9, 2025, the County Administrator received an email request from Town Manager indicating the Town was withdrawing its BLA request from consideration.
- Assuming the Board of Supervisors is receptive to the Town's withdrawal request, the County Administrator recommends the Board accept it by formal vote which will conclude this matter.
- Should the Town seek to resubmit this BLA request in the future, the entire process prescribed by the Code of Virginia, including public advertisements, hearings, letters to impacted property owners, etc., will need to be reinitiated.

Staff Contact: Mike Mason, CPA, County Administrator

Number of Attachments: 4 (DRAFT Boundary Line Resolution/DRAFT Boundary Line Agreement/BLA Survey/BLA Withdrawal Request)

Boundary Line Resolution - Onancock 2025.pdf (93 KB)

Onancock Boundary Line Adjustment Agreement 7.30.2025.pdf (129 KB)

Fltipatrick 11 of 25

Onancock - Exhibit A Boundary Line Adjustment.pdf (3,398 KB)

Town of Onancock letter BLA 10.9.2025.pdf (138 KB)

Flanagan 12 of 25

Town Council: Lisa Fiege, Omar Grubb, Cynthia Holdren, Joy Marino, Sarah Nock, Ashley Pettit
Mayor: Fletcher Fosque | Town Manager: Matt Spuck

Town Council Meeting

August 25, 2025, 7:00 p.m.

Agenda

1. Call to order and roll call.
2. Pledge of Allegiance
3. Consider the meeting minutes from July 28, 2025.
4. Public Hearing
 - a. None scheduled
5. Public Presentation:
 - a. None scheduled
6. Council Action
 - a. Read Resolution to Support the VDOT project for eight new crosswalks.
 - b. Public Comment on Resolution.
 - c. Consider Resolution.
7. Council discussion:
 - a. Discuss the ordinance regarding remote meeting participation.
8. Committee Reports
 - a. Planning Commission (Cindy Holdren)
 - b. Economic Development Authority (Lisa Fiege)
9. Community Reports
 - a. Onancock Main Street (Lisa Fiege)
 - b. Historic Onancock School (Sarah Nock)
 - c. Sail 250 (Lisa Fiege/Debbie Caton)
10. Public Comment
11. Mayor's Report
12. Town Manager's Report
 - a. Financial Report
 - b. Manager's Report

a. Police report

13. Town Councilmember comments

14. Closed session.

a. None scheduled.

15. Adjourn

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

- 1. Call to order and roll call.** – Mayor Fletcher Fosque called the meeting to order at 7:00 PM and roll was called. Councilmembers Lisa Fiege, Omar Grubb, Cindy Holdren, Joy Marino, Sarah Nock, Ashely Pettit, and Mayor Fletcher Fosque were present. Town Manager Matt Spuck and Town Clerk Debbie Caton and Deputy Clerk Hannah Ayres were also present.

2. Pledge of Allegiance

Councilmember Fiege moved to amend the meeting agenda by adding the Personnel Committee report to Committee Reports and adding a Closed Session to the end of the regular meeting. Councilmember Marino seconded the motion. The motion passed with a 6-0 vote.

Councilmember Marino moved to amend the meeting agenda. "Consider motion for boundary line adjustment" has been moved to Council discussion. Councilmember Grubb seconded the motion. The motion passed with a 5-1 vote with Councilmember Nock voting nay. Mayor Fosque will change the order of the public hearings.

- 3. Consider the meeting minutes from August 25, 2025** – Councilmember Fiege moved to approve the meeting minutes. Councilmember Marino seconded the motion. The motion passed with a 6-0 vote.

4. Public Hearing

- a. Public Hearing – Boundary Line Adjustment (BLA)** – The public hearing opened at 7:06 PM. The purpose of tonight's hearing is to receive public comment of the Onancock Town Council's intent to approve a boundary line adjustment. In accordance with Virginia Code §15.2-3107, which governs adjustments of boundary lines between a town and a county by agreement, and Virginia Code S2.2-3707, which requires a proper public notice and open meetings, notice of this hearing was published in the Eastern Shore Post on September 5 and September 12, 2025. The property in question is located

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

west of Hill Street, south of Liberty Street, and extends to Tower Road. The proposed adjustment is intended to clarify jurisdiction, align service delivery, and ensure accurate representation for the affected properties. The purpose of tonight's hearing is to hear directly from you, the public. When you come forward to speak, please state your name and address for the record, and keep your comments focused on the matter at hand. We ask that remarks be limited to 3 minutes so that everyone can participate.

The following public comments were recorded:

- i. Mark Sinclair – Mr. Sinclair does not support the BLA.
- ii. Bonnie Savage – Ms. Savage does not support the BLA.
- iii. Dan Fitzpatrick – Mr. Fitzpatrick does not support the BLA.
- iv. Bonnie Warren – Ms. Warren does not support the BLA. (Full statement is attached.)
- v. Grayson Williams – Mr. Williams did not receive any notification about the BLA until the public hearing was advertised in the Eastern Shore Post. Mr. Williams does not support the BLA.
- vi. Pam Fitzpatrick – Ms. Fitzpatrick does not support the BLA. (Full statement is attached.)
- vii. Diana Harrison – Ms. Harrison does not support the BLA. (Full statement is attached.)
- viii. Jay Miller – Mr. Miller thinks the BLA should move forward to allow for our Planning Commission and our Town Council to make decisions about the development. This is currently out of the town's hands and Accomack County can build high density town homes as it is currently zoned this way.
- ix. Nancy Hoskinson – Ms. Hoskinson does not support the BLA.
- x. Don Ruthig – Mr. Ruthig thinks the proposal for the BLA was not put together with too much thought.
- xi. Joe Hill – Mr. Hill asked, "why does the town need to annex this property?" He has concerns about traffic control.

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

The public hearing closed at 7:34 PM.

Councilmember Nock requested clarification on the current zoning for the land in question and what the options would be if the adjustment were to proceed.

Town Manager Spuck responded Accomack County has the land zoned "village development" which would allow for high density housing. Currently, Onancock does not allow for high density housing.

Councilmember Grubb does not think it is fair that the current homeowners are forced into this property line adjustment.

Councilmember Holdren explained the differences between R1 A-C zoning within town limits.

Councilmember Marino would like to delay the vote for clarification purposes. Councilmember Marino has concerns with the high-density zoning status.

b. Public Hearing – Change in the Budget of more than 1% of expenditures for School capital improvement. – The public hearing opened at 7:48 PM. The purpose of tonight's hearing is to receive public comment on a proposed amendment to the Town's budget. Under Virginia Code §15.2-2507 ("Amendment of Budget"), any locality seeking to amend its budget so that the total expenditures exceed the current approved budget by more than one percent must first publish notice and hold a public hearing. In accordance with that requirement, notice of this hearing was advertised in The Eastern Shore Post on September 5 and September 12, 2025, and we are here tonight to hear from the public. The matter before us involves the Town-owned school building, which is currently leased to a nonprofit organization. Under the terms of the lease, the nonprofit is responsible for "caring for and maintaining" the facilities. There is, however, a difference of opinion: some believe that maintenance under the lease extends to capital improvements and major repairs. In contrast, others believe that as the building remains a Town-owned asset, the Town itself should invest in significant capital improvements to preserve and protect it. The estimated cost of the most

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

pressing repairs- primarily the roof and the HVAC system-is approximately \$800,000. This potential expenditure would increase the current budget by more than one percent, triggering the requirement for tonight's public hearing. No decision will be made this evening. The purpose of tonight's hearing is to receive public input so that Council can carefully weigh the options. When you come forward to speak, please state your name and address for the record, and keep your comments focused on the subject at hand. We ask that remarks be limited to 3 minutes to allow everyone the opportunity to be heard. The following public comments were recorded.

- i. Rosemary Paparo - Ms. Paparo thinks the Town should cancel the current or renegotiate the current lease with Friends of Onancock (FOS) board. The town must then perform any capital repairs or improvements itself. The town can not give FOS \$800,000. The Northeast District is still waiting for the basketball court and other basic maintenance needs are neglected.
- ii. Phillip Ciaffa – Mr. Ciaffa voiced his opposition to allocating money of this amount without commensurate comprehensive audit and submission of plans for the projected funds. The public is owed some accountability for the expenditure of that kind of money.
- iii. Priscilla Hart – Ms. Hart sent an email to the Town Council which she read into record. (The full statement is attached.)
- iv. Rick King – Mr. King, Board of Directors (FOS), Mr. King explained the differences between a lessee and lessor as it pertains to lease agreements.
- v. Mary Burnham – Ms. Burnham is in favor of the town allocating funds for capital repairs to HOS. She is also in favor of the HOS paying rent within its means and income to help cover these costs. (The full statement is attached.)
- vi. Cheryl Cashman – Ms. Cashman reminded the Town Council that when the lease agreement was put in place several years ago, the citizens were assured it would not cost residents any money.

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

- vii. John Orth – Mr. Orth asked if there is any discussion to raise the rents at HOS to help with the \$800,000 capital improvements. The revenue stream from the Performance Pavilion has yet to materialize. Mr. Orth suggested the cost of the repairs be split between the town and HOS.
- viii. Dana Simson – Ms. Simson thinks everyone should be aware of the decisions being made by Town Council that affect everyone. She is confused by why significant amounts of money are spent for some areas in town but not other areas like the Northeast District. There need to be can more consideration on expenditures and how they bring a return to all the taxpayers of Onancock.
- ix. Bobbie Lohr – Ms. Lohr finds it interesting that the Town Council wants to use the reserves to assist with the capital repairs at HOS. She finds it odd because during the winter she witnessed the Department of Public Works (DPW) struggle with a significant water repair and lack of a GIS system to locate the water mains and pipes.
- x. Dorice Matthews - Ms. Matthews would like to see more decorations and such in the Northeast district. The district does see the same benefits as other districts even though they pay taxes too.

The public hearing closed at 8:17 PM.

5. Public Presentation

- a. **Samuel D. Outlaw Blacksmith Shop** – Gerald Boyd, Curator gave a presentation of the Samuel D. Outlaw Blacksmith Shop. Mr. Boyd has been the curator for eleven years and during this time the Samuel D. Outlaw Blacksmith Shop is now listed on National Historic Register, The Virginia Register of Historic Places and partners with the National Park Service and recognized by the National Civil Rights Network. The lunch box event held in August was successful. Mr. Boyd discussed potential repairs and upkeep needed to maintain the building.

Councilmember Fiege moved that the Town Council appropriate \$10,000 from the Town's unassigned reserve funds to the Building and Streets budget, line item 10-

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

6400-8210 (Blacksmith Shop), for the purpose of meeting unbudgeted expenses.” Councilmember Nock seconded the motion. A roll call vote was taken:

Councilmember Fiege – aye
Councilmember Grubb – aye
Councilmember Holdren – aye
Councilmember Marino – aye
Councilmember Nock – aye
Councilmember Pettit – aye

The motion passed with a 6-0 vote.

6. Council Action

- a. **Funding for body camera replacement.** – Town Manager Spuck explained Chief Williams is requesting money for new body cameras as the existing body cameras are starting to fail. Chief Williams gave a presentation on the desired cameras and discussed the quote from Motorola.

Councilmember Holdren moved that the Town Council appropriate \$23,000 from the Town's unassigned reserve funds to the Police Department budget, line item 10-5524-6016 (Police Supplies), for the purpose of meeting unbudgeted expenses.” Councilmember Fiege seconded the motion. A roll call vote was taken:

Councilmember Fiege – aye
Councilmember Grubb – aye
Councilmember Holdren – aye
Councilmember Marino – aye
Councilmember Nock – aye
Councilmember Pettit – aye

The motion passed with a 6-0 vote.

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

- b. Discuss OBCA's offer to renovate the Onancock Wharf Sign.** – Bill Burnham, President presented a plan to update the Wharf Sign by replacing the lattice work. OBCA will fund the material and labor required to complete this project.
- 7. Council Discussion:**
 - a. Consider motion for boundary line adjustment.** – Town Council discussion ensued. No vote was taken in consideration on the BLA.
- 8. Committee Reports**
 - a. Planning Commission (Cindy Holdren)** – Councilmember Holdren reported the Planning Commission met on Monday, September 8, 2025. There were several presentations from community groups and their input on the comprehensive plan. A public hearing was held regarding the proposal to develop the property referred to as the Eller Property. This property is 29 acres on Fairgrounds Road behind the old Fosque dental office. There will be a vote at the next meeting on the zoning application scheduled for Monday, October 6, 2025.
 - b. Economic Development Authority (Lisa Fiege)** – Councilmember Fiege reported the next meeting is Wednesday, October 1, 2025.
 - c. Personnel Committee (Lisa Fiege)** – Councilmember Fiege reported the Personnel Committee met in September. The job descriptions are being updated. A new metrics for the Town Manager's evaluation was also discussed.
- 9. Community Reports**
 - a. Onancock Main Street (Lisa Fiege)** – Councilmember Fiege reported that OMS held a "Retail Matters" seminar with local businesses, community partners inside and outside of town. The event was a success. Two new murals were commissioned and installed at Woody's Autocare and Market Street Grill.

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

- b. Historic Onancock School (Sarah Nock)** – Councilmember Nock reported the Performance Pavilion opened on Friday, September 19, 2025, with performances by Johnny Mo and The Fit Rhythm Band with 400 people in attendance. The following upcoming events are scheduled:
 - 1. Wine Wednesday, October 1, 2025.
 - 2. Eastern Shore Car Cruisers Car Show – Saturday, October 11, 2025
 - 3. Craft Show – Saturday, November 1, 2025
 - 4. Champagne and Oyster Fundraiser - Saturday, November 15, 2025.
 - 5. Artisan's Guild Tour – Friday, November 28 and Saturday, November 29, 2025.
- c. Sail 250 (Lisa Fiege/Debbie Caton)** – Councilmember Fiege reported the committee is working on a schedule of events for the weekend to include live music, ship tours and fireworks. The VTC grant is open until October 23, 2025, for up to \$10,000 and the committee will apply for the grant. We are exploring marketing packages to include social media, print ads and billboards.

10. Public Comments

- a. Priscilla Hart** – Ms. Hart was surprised to hear the EDA will not be loaning but granting the money to the HOS. She did hear a complete agreement of EDA members in favor of this decision. She asked for clarity on this subject.
- b. Bonnie Warren** – Ms. Warren does not understand the BLA line and how it pertains to the properties on Tower Road.
- c. Jim McGowan** – Mr. McGowan clarified that the proposed BLA property is currently zoned R20 in Accomack County which is 20,000 square foot lots which are a little less than $\frac{1}{2}$ acre.
- d. Joe Delany** – Mr. Delany asked for the timeline for a meeting with the stakeholders about the Queen Street parking lot.

Town of Onancock

Town Council Meeting

September 22, 2025

7:00 PM

11. Mayor's Report – Mayor Fosque will attend the VML conference along with Councilmember Fiege in early October. Mayor Fosque reminded the audience about projects that have been completed in the Northeast District.

12. Town Manager's Report

- a. **Financial Report** – See Town Council packet for the full financial report.
- b. **Manger's Report** – See Town Council packet for full report but Town Manager Spuck gave updates on the following projects:
 - i. Reconnect the fire hydrant on King Street – This project will start Wednesday, September 24, 2025. Doorhangers were posted on all the effected properties.
 - ii. Street Signs – a few more parts are on order to begin installation.
 - iii. Wayfinding Signs – VDOT has provided information about the designation signage.
 - iv. Paving – Crockett Street and Parker Street potholes have been patched. The basketball court in the Northeast District has been paved.
 - v. Basketball Court – the equipment is scheduled for delivery this week. Upon arrival, DPW will assemble and install.
 - vi. Queen Street Parking Lot – the final plans are being printed. A meeting will be scheduled with stakeholders.
- c. **Police Report** – the full police report is available in the Town Council packet.

13. Town Councilmember Comments

- a. Councilmember Fiege – no comments.
- b. Councilmember Grubb – no comments.
- c. Councilmember Holdren
- d. Councilmember Marino – Councilmember Marino would like to propose an earlier meeting time for all Town Council meetings.
- e. Councilmember Nock – no comments.
- f. Councilmember Pettit – no comments.

**Town of Onancock
Town Council Meeting
September 22, 2025
7:00 PM**

14. Closed session – Personnel - Councilmember Fiege moved to enter closed session to discuss the Town Manager's performance evaluation as allowed by State Code Section §2.2-3711A1. Councilmember Holdren seconded the motion. The motion passed with a 6-0 vote. Closed session started at 9:38 PM.

Councilmember Fiege moved to exit closed session of this regular meeting of the Onancock Town Council and certify by roll call vote that the item discussed in Closed Session align with the purpose stated in the motion made in Open Session. Councilmember Marino seconded the motion. A roll call vote was taken:

- Councilmember Fiege – aye
- Councilmember Grubb – aye
- Councilmember Holdren - aye
- Councilmember Marino – aye
- Councilmember Nock – aye
- Councilmember Pettit – aye
- Mayor Fosque – aye

1) Adjourn – Councilmember Fiege moved to adjourn the meeting. Councilmember Marino seconded the motion. The motion passed with a 6-0 vote. The meeting adjourned at 9:52 PM.

To: Town of Onancock

From: Pam Fitzpatrick

Date: October 27, 2025

Re: Comments & Questions Related to the BLA proposal and withdrawal

1. The withdrawal email dated October 9, 2025 states: "nine parcel owners expressed opposition." Which parcel owners is the letter referring to? We, a group of affected property owners, submitted written oppositions to the County Board of Supervisors at its Public Hearing and a list of owners expressing oppositions to the Council at its Public Hearing. Our list included opposition from eight owners of nine affected parcels. If an additional parcel owner expressed opposition through another forum, then the correct tabulation would be nine owners of 10 affected parcels.
2. The email states: "the owner of five parcels submitted written support." To our knowledge, no single owner has five affected parcels. For the record, the law does not put the boundary line adjustment to consensus vote among property owners. Rather, it states *"if the owners of at least one third of the affected parcels object to the change, they shall be permitted to intervene in the proceedings as prescribed in § 15.2-3108 and show cause why the boundary line should not be changed. For purposes of this article 'affected parcel' means a parcel of real property that is the subject of the boundary relocation or change, as shown on the current real estate tax assessment records."*
3. The email states: "The primary concern expressed by those in opposition appeared to be the additional tax liability associated with becoming Town residents." This statement is an oversimplified conjecture of the issues presented by affected property owners to the Town and County at public hearings. Other concerns included development plans, potential expansion of Tower Road, impacts on traffic, impacts on property values, and the financial implications of potentially being forced onto Town water and sewer systems in the future.
4. Who authorized the Town Manager to send this email on the Town's behalf? Did the authorization take place in an open public meeting? The vote to approve the BLA was on the agenda of the September 22, 2025 Council Meeting. Was there a vote? Will there be a vote, and if so, when?
5. Who added the "annexation of Liberty Street" topic to the August 2025 Council Meeting? When was Council given detailed information about this topic, including plat plans, lists of affected property owners, impact analyses, or other relevant details that would inform their voting decision?
6. Councilmember Marino explained at the Council Meeting on September 22, 2025, that the Council had discussed the BLA topic in two closed sessions and that doing so was permitted by law because it addressed the topic of "real estate."

Virginia Code § 2.2-3711, "Closed meetings authorized for certain limited purposes," describes the conditions for closed meetings about real estate: *"Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body."* It would not appear that the BLA discussion would qualify for these conditions.

Can Council please confirm or correct Councilmember Marino's statement that the BLA was discussed in two closed sessions? If the BLA was discussed, can you please direct us to the meeting minutes that reference and certify these closed sessions in accordance with § 2.2-3712. "Closed meetings procedures; certification of proceedings"?

Fitzpatrick 15 of 25

Bonnie Warren 25133 Tower Road

Boundary Line Adjustment

Mr Spucks letter to Mr Mason

Says Specifically nine parcels

Owners express opposition

While the owner of five parcels

Submitted a letter in support

— Well I would like to point

Out Said Owner doesn't live on

any of the five parcels

And I am not sure if the

Reference have five make him

more special. But it does not

Math also says in letter

Our concerns were about

Paying taxes - again we

Pay Taxes This was and

is still is about

1) The first letter we received

in the mail had paper work

that looked like a Done Deal.

2) We all brought our property

out of town. Not to live in

a town.

3) We have asked questions

Still no answers

4) Town has not be open about

this process at all.

We as a group have
had to do the leg work
to find anything involving
this BIA that's off of
liberty st, Hill st and ^{Tower} ~~Tower~~ Road

On WBoc The Mayor Said
The Town Council Sent
the letter to the Board of
Supervisors because it
thought the agreement needed
more consideration and
was not off the Table. So
my question is what is it
on or off the Table. We as a group ^{as}
want a answer. Bonne kann