



City of Hampton

22 Lincoln Street
Hampton, VA 23669
www.hampton.gov

Council Approved Minutes - Final City Council Work Session

Mayor Donnie R. Tuck
Vice Mayor Linda D. Curtis
Councilmember Jimmy Gray
Councilmember W.H. "Billy" Hobbs
Councilmember Will Moffett
Councilmember Teresa V. Schmidt
Councilmember Chris Snead

STAFF: Mary Bunting, City Manager
Vanessa T. Valldejuli, City Attorney
Katherine K. Glass, CMC, Clerk of Council

Wednesday, February 22, 2017

1:00 PM

Council Chambers

CALL TO ORDER

Mayor Tuck called the meeting to order at 1:00 p.m. All members of the City Council were present.

DONNIE R. TUCK PRESIDED

Rollcall

Present 7 - Vice Mayor Linda D. Curtis, Councilmember Jimmy Gray, Councilmember Billy Hobbs, Councilmember Will Moffett, Councilmember Teresa V. Schmidt, Councilmember Chris Snead, and Mayor Donnie R. Tuck

AGENDA

1. [17-0050](#) Briefing on War Memorial Stadium Enhancements

Attachments: [Presentation](#)

City Manager Mary Bunting reminded everyone about Council's preference to renovate the War Memorial Stadium versus building a new stadium. She announced that Ronald Quinn of Q-Design Architecture was present to obtain Council's input (and/or agreement) about the renovation proposal in an attempt to move forward with the next phase of the project: accessing funds for construction design and beginning the Request for Proposal (RFP) process.

Chairman of the Peninsula Stadium Authority Jim Wilson greeted those on the dais. He stated that the Authority's goal has been to determine a way to reduce the budget for the renovation while making the stadium an attractive place for people to visit for

various reasons, including preservation of the history of baseball.

Mr. Wilson stated that the Authority has worked with Q-Design and other groups to determine ways to address concerns such as compliance with the Americans with Disabilities Act (ADA), restroom facilities, drainage, utilities, underground sewer, water and electrical service, and other safety concerns.

Mr. Wilson also shared some of the challenges associated with keeping the facility operational during the renovation. They include working within a budget and finding appropriate times to renovate the facility without interrupting the schedules of groups currently utilizing it.

Mr. Wilson noted that additional concerns such as field improvements, concession areas and a new entrance will also be addressed. He then introduced Mr. Quinn to present the proposed improvements and recommendation of the Authority (the Authority's first capital project).

Q-Design Architect Ronald Quinn greeted those on the dais and said the War Memorial Stadium is very important to Q-Design and they are pleased to be involved in prior and upcoming renovations.

In response to Mayor Tuck, Mr. Quinn explained that part of the proposal is to replace an existing paved area and batting cage with a training facility. In addition to use as a training facility, it will also serve as an observation area during baseball season.

Mr. Quinn described some facilities in existence which are similar to what is being proposed. They include Florida State Softball Training Facility, Louisiana State University Softball Training Facility, Arizona State University Softball Training Facility and Coastal Carolina Baseball Training Facility.

Mr. Quinn provided a description of the proposed training facility and the new concession stand. He also described some of the proposed improvements to the Northwest gate area.

Mr. Quinn displayed photos which depict the current conditions of the site and the proposed plan for the renovated site.

Mr. Quinn displayed photos depicting how the stadium will appear once the renovations are complete. The photos include the view of the Northwest gate, the Walk of Fame area, the view from the stadium and the sky view of the training facility.

Mr. Quinn announced that the estimated cost for the renovation is approximately \$1.2 million. The proposed improvements provide an all-weather training facility; enhanced game viewing; potential income from space rentals; upgraded amenities of concessions and toilet rooms; enhanced curb appeal from Pembroke Avenue to continue the architectural language of the stadium with metal roofing, exposed steel, and brick; an opportunity to promote ballpark history with visitors; and begin to address some deficiencies outlined in the March 2016 AECOM Engineering Firm report.

Mr. Quinn opened the floor for questions from those on the dais.

In response to Councilwoman Schmidt, Mr. Quinn clarified that the locker-room area for the training facility will be part of another phase; however, this phase will include an equipment storage area with the purpose of temporarily freeing up space until it is upgraded in the future phase.

Vice Mayor Curtis asked if the parking problem will be addressed in a future phase.

Mr. Quinn stated the parking problem was addressed in the AECOM Engineering Firm assessment report. He explained that the proposal is to straighten Kentucky Avenue which currently bends around the stadium. He added that there is a lot next to the stadium which is partially owned by the City; this would present a good opportunity to address the parking lot drainage, structure and parking concerns. He noted that improvements including lighting and paving will not be part of the renovation plan at this time.

Councilwoman Schmidt asked whether we will ever be required to dig up new ground in the future.

Mr. Quinn said it is not a good idea to re-dig; therefore, the goal should be to do the work properly now which will accommodate future expectations.

Mayor Tuck commented that he was surprised that phase one does not include field improvements, restroom improvements and locker rooms.

Mr. Quinn said some new restrooms are being prepared while others will be renovated. He continued stating that including the first and third base drainage was considered during this phase; however, after meeting with civil engineers, it was determined that would be taken care of later when the field is replaced with the turf system. He explained that the concrete block wall that currently surrounds the stadium acts as a dam holding in water; whereas, with the updates, water will be

properly distributed.

Mr. Henry Morgan of the Peninsula Pilots spoke about the numerous leagues and groups that travel to Hampton to use the facility. He emphasized that these groups bring revenue to Hampton; therefore, it is vital to have a nice facility to attract them to the area.

Mayor Tuck expressed concern about rainfall during the months of March and April and how the drainage problem will be avoided while the project is under renovation.

Mr. Morgan said those concerns have already begun to be addressed with this phase. For example, the opening of the outfield fence has already improved the drainage and the City's Public Works Department has been tasked with cleaning out the drainage ditch behind the ball park. He noted that all of the corrections would cost more than what they believed should be invested at this time; however, it is still of great concern.

Mayor Tuck asked if locker-room improvements done at a later phase will require redesigning the structure.

Mr. Morgan agreed that lockers deserve attention; however, funds for them are an issue. He added that Q-Design has not been charged with considering what the new locker room will look like. He also emphasized the importance of obtaining feedback from the stadium users on this topic.

Mr. Morgan noted that the committee was asked to prioritize amenities and they believe they prioritized appropriately. He then thanked Council for the opportunity to exist at the stadium and for their consideration of investing in the upgrade of the facility.

Ms. Bunting said staff agrees that we have reached the stage where the Authority should be granted access to the funds in order to move forward with renovations during this window of time when groups are not utilizing the facility. She noted that no formal action is needed by Council today because the funds have already been appropriated; however, staff does need confirmation from Council in order to move forward. By a nod of heads, all members of Council were in support of moving forward.

Presented by Jim Wilson, Chairman of the Peninsula Stadium Authority; Ron Quinn of Q Design; and Henry Morgan of the Peninsula Pilots.

Many of the appointees to the Peninsula Stadium Authority were

present for the meeting to include, Pat Uribes, and Ruth Simmons. Additionally, Hank Morgan and Jeff Scott of the Peninsula Pilots organization were present.

Various groups who use War Memorial Stadium also spoke: Mark Tomlin, acting Athletic Director for Huntington-Ingalls' Apprentice School; Don Griffin of the Virginia Swamp Things, an association which hosts several tournaments at War Memorial Stadium; Brent Wentworth of World Adult Kickball; and Nathan Watts of WHOV, who has hosted music concert events at War Memorial Stadium.

2. [17-0045](#) Update on Fiscal Year 2017 Budget Development: Wastewater, Solid Waste and Stormwater Funds and Emergency Medical Service Fees

Attachments: [Presentation - Solid Waste Rate Study](#)
[Presentation - Stormwater Update](#)
[Presentation - Wastewater Operations](#)
[Presentation - EMS Fees](#)

Ms. Bunting stated today's presentation will focus on our enterprise funds and user fees which are in need of adjustment. Some of these fees and funds relate to operations in the Public Works Department. She emphasized that each category has a special fee used for that particular revenue, for example, wastewater fee payments go in an account specifically for wastewater services and do not go toward generic City Government services.

Ms. Bunting reminded everyone that the information being presented today regarding revenues will be shared at a public session held at Bethel High School on Monday, March 6th. The public will have an opportunity to provide their perceptions during that session.

PART I - WASTEWATER

Public Works Operations Manager Jason Mitchell provided the update on the City's Wastewater Program.

Mr. Mitchell announced that the Hampton City Council and other Hampton Roads localities have adopted a new State Water Control Board Enforcement Action with the purpose of implementing a Management Operations Maintenance (MOM) Program. He then completed the update regarding Hampton's wastewater program.

Mr. Mitchell opened the floor for questions from those on the dais.

Vice Mayor Curtis asked Mr. Mitchell to elaborate on the information provided about the City's sewer rehabilitation costs, \$150 million over the next 25 years to renew sanitary sewer infrastructure.

Mr. Mitchell explained that following an inspection of every pipe in the City, staff quantified when and where repairs were needed; staff also stretched them over a 25 year period. He added that the City is currently investing approximately \$3 million in this effort which may result in a gradual surcharge rate increase in the future to address this one cost.

In response to Mayor Tuck, Mr. Mitchell stated the City has 108 pump stations; each station has an average life of approximately 50 years.

In response to Mayor Tuck, Mr. Mitchell clarified that two pump stations will be rehabilitated over the next fiscal year (the Second Street and the Shell Road Corridor pump stations). He also clarified that the information about 10 citywide projects refers to small projects throughout the City such as replacement of manholes and other infrastructures damaged underground; however, it does not refer to pump stations.

Councilwoman Schmidt asked as waterlines are being replaced, are plans underway regarding the conduit underground in preparation for future broadband?

Mr. Mitchell explained that when new sewer lines are installed, future capacity of the surrounding area for the sewer is taken into consideration; however, no other conduits are attached.

Public Works Director Lynn Allsbrook said the segments being put in are very short; therefore, would not connect. He emphasized that standards have moved toward wireless communications versus fiber conduits; however, with transportation projects, we do build that capacity.

Ms. Bunting noted that when the City does road rehabilitation, we try to coordinate with Waterworks and other utility companies to do their upgrades simultaneously; this helps prevent roads from being torn up a short time later for utility work.

Ms. Bunting noted that currently, there is no projection for a fee increase (for FY18) with regards to wastewater.

PART II - SOLID WASTE

Ms. Bunting stated that an increase will be necessary in this category to cover equipment replacement costs. She noted that the rate increase is lower than what was projected two years ago and that staff will provide a rate projection for the current year as well as the next two years.

Public Works Operations Manager Jason Mitchell presented.

Mr. Mitchell spoke about the special collection service for the City's 1,100 disabled customers. He explained that solid waste operators go out of their way to stop at every disabled customer's home, retrieve the receptacles, dump the trash and return the receptacles to the customer's back door.

Mr. Mitchell spoke about projected equipment replacement needs and costs. Automated trucks cost approximately \$300,000 each and bulk trucks cost approximately \$200,000 each. He also reviewed various scenarios showing the increase that is needed to cover the cost for the purchase of various numbers of vehicles. He noted that the recommended scenario involves the purchase of six vehicles.

Mr. Mitchell opened the floor for questions from those on the dais.

Ms. Bunting reminded everyone that Council will not be required to approve anything today; instead, today's presentation is meant to provide a preview of what will be included in the Manager's Recommended Budget being released on April 15th.

Mayor Tuck commented that Hampton citizens receive excellent service and at a bargain rate when compared to other localities. He noted that the increase is worth the return.

In response to Councilwoman Snead, Mr. Mitchell clarified that the six recommended vehicles scenario refers to solid waste and recycling trucks. He reiterated that the average cost for each automated truck is \$300,000 and the average cost for each bulk truck is \$200,000.

PART III - STORMWATER

Ms. Bunting clarified that the stormwater fund deals with water quality projects which help staff address total maximum daily load requirements imposed by the Federal and State Governments. She explained that Hampton attempts to align its water quality projects with water quantity management projects.

Ms. Bunting reminded everyone that two years ago, staff projected that there would be a need for a one dollar fee increase for FY18; however, that increase is no longer needed. She then introduced Water Resources Engineer Brian Lewis to review information about the fund, the projects that are underway, and the reason the increase will be avoided this year.

Mr. Lewis greeted those on dais and provided the update on the City's stormwater program. He announced that City staff is developing a program plan to accomplish the objectives of the Municipal Separate Storm Sewer System (MS4) Permit. He noted that the plan is due to the Department of Environmental Quality (DEQ) within 12 months of the permit effective date of July 1, 2016.

Mr. Lewis stated that of the City's 20 watershed studies, six studies still remain. He added that Harris Creek and Beach Road have direct run-off and are not part of the MS4 permit area; therefore, studies on them are not as critical, but will be accomplished.

In response to Mayor Tuck, Mr. Lewis explained that run-off drains through a storm system with the MS4 concept; whereas, in the Harris Creek and Beach Road areas, the run-off is discharged in the water and there is no system to oversee.

Mr. Lewis stated in 2015, staff recommended additional fee increases in FY18 and FY20; however, based on current forecasts, the fee will remain steady for the next few years. He clarified that this is due to the Hampton Roads Sanitation District (HRSD) proposed project, Sustainable Water Initiative for Tomorrow (SWIFT). He explained SWIFT will treat water to drinking water standards, replenish the aquifer and establish a secure ground water supply for the future.

Mayor Tuck asked if the amount residents pay is based on a general square footage of impervious surface.

Mr. Lewis explained that when the program was developed, an analysis showed that 2,429 square feet was determined to be the average impervious area per residential lot.

Ms. Bunting clarified that an ERU is an equivalent residential unit. In Hampton, the average residence is 2,429 square feet; however, businesses are measured by impervious area divided by 2,429. This determines how many equivalent units businesses have. She noted that the difference in residences and businesses is that residences are treated as one ERU.

In response to Vice Mayor Curtis, Mr. Lewis clarified that each locality determines its own ERU.

Ms. Bunting noted that staff will prepare a comparison chart which shows various ERU's for businesses in the region.

Mr. Allsbrook noted that approximately 5 years ago, an impervious study was completed in Hampton which validated that the 2,429 number is accurate.

Mr. Lewis opened the floor for questions from those on the dais.

Ms. Bunting shared that this is an example of how Hampton tries to avoid tax and fee increases at all costs. She reiterated that initially, an increase was projected; however, things changed for the better with the SWIFT program and therefore, we no longer need the increase. She also noted that projections show that there may not be an increase in this area for the next few years.

PART IV - EMERGENCY MEDICAL FEES (EMS FEES)

Ms. Bunting reminded everyone that this fee refers to ambulance charges. She explained that years ago, the City decided to charge a fee for service to tap into insurance money to offset the rising cost of medical services; however, there have been some changes in the process. She then introduced Assistant City Manager Steven Bond to provide the update on Emergency Medical Services (EMS) fees and information about the Service Fees for the Emergency Ambulance Transport Program known as SFEATP.

Mr. Bond listed the various transport fees. They include: Basic Life Support (BLS) fee \$500; Advanced Life Support I (ALS I) fee \$600; Advanced Life Support II (ALS II) fee \$750; Mileage fee \$11 per transport mile; and Assessment fee \$125.

Mr. Bond provided examples of how the City currently bills for these services according to various deductible plans.

Mr. Bond shared some of the recent developments which caused staff to reconsider how EMS fees are handled.

Mr. Bond spoke about the Automatic Mutual Aid (AMA) agreement that Hampton has with the city of Newport News. He emphasized that this agreement is important because it ensures that the closest medic arrives on the scene to assist citizens who are in need of medical attention; however, there are inconsistencies with billing approaches between the two cities. Hampton is faced with making one of two

choices regarding its billing approach: conform to Newport News' practice of billing residents and non-residents (most cities in our region use this practice) or cease Automatic Mutual Aid to eliminate inconsistencies and confusion for our residents and our billing providers.

In response to Mayor Tuck, Ms. Bunting clarified that currently, the closest unit arrives to the scene; however, this practice has created billing confusion for residents.

Mayor Tuck asked if the AMA Agreement benefits Hampton residents who have been transported by Newport News EMS responders.

Ms. Bunting confirmed that the AMA Agreement does benefit Hampton residents. She noted that staff will provide Council with statistics on how many times Hampton has responded to Newport News residents and vice versa.

Ms. Bunting emphasized that another concern has been that citizens have begun making choices about which ambulance responds to them based upon financial choices rather than based upon which unit is closest to the scene.

In response to Councilman Gray, Mr. Bond stated that both Hampton and Newport News have hardship waivers and work together regarding the criteria. He added that cases are examined on an individual basis to ensure the individual meets the poverty guidelines to qualify for the waiver.

Mr. Bond explained how the co-pay billing system currently works and provided proposed examples of how Hampton could bill for these services according to various deductible plans.

In response to Ms. Bunting, Mr. Bond addressed Medicaid and Medicare as they relate to this topic. He explained that there is no co-pay under Medicaid; whereas, under Medicare, we currently bill for the co-pay. He continued stating that individuals who meet the hardship waiver may be eligible for some reduction for all or part of the co-pay.

Ms. Bunting noted that co-pays are often paid for those individuals who have Medicare Supplement Plans. She said that staff will provide various Medicare examples at the upcoming public session to clarify some of the unclear scenarios involved.

In response to Councilwoman Snead, Mr. Bond said Newport News changed their billing policy a few months ago; however, only recently began implementing the new

policy.

Councilwoman Snead expressed concern about people who may be jeopardizing their health by not utilizing ambulance services because they cannot afford to pay the ambulance fee or co-pay.

Mr. Bond noted that he did not have statistics regarding that; however, would explore it.

Vice Mayor Curtis commented that as traditional insurance becomes less common and people move toward higher deductibles, once the decision has been made on the new policy there may be uncertainty of the outcome.

Ms. Bunting emphasized that when costs stabilize or grow while revenue sources decline, there is a need to locate revenue; otherwise, pressure is put on other tax rates such as real estate and/or the personal property tax rate.

Ms. Bunting reiterated that there will most likely be a spike in high-deductible health care savings account plans; therefore, staff has suggested that Council take this into consideration when making the decision regarding the AMA agreement.

In response to Councilman Gray, Mr. Bond elaborated on the co-pay billing process. He explained that the insurance carrier is billed the entire EMS charge. The carrier then determines the allowable amount based on their agreement. That is the amount the City collects. He added that insurance companies also inform the City and the customer if the deductible has not been met and the customer is informed of the amount they are responsible for paying.

In response to Councilman Gray, Mr. Bond clarified that insurance companies have a range of allowable rates and agreements.

Ms. Bunting added that the City writes off anything the insurance company determines not to be an allowable charge.

Mr. Bond concluded his presentation listing some of the pros and cons of co-pay billing. He then opened the floor for additional questions from those on the dais. No questions were posed.

Ms. Bunting reminded Council that there was no need for their guidance today since the item will be brought before them at a later date after the public sessions have taken place.

Presented by Jason Mitchell, Public Works Operations Manager

and Brian Lewis, Water Resources Engineer. Lynn Allsbrook, Director of Public Works, also responded to questions of City Council.

Steve Bond, Assistant City Manager, presented the information on Emergency Medical Service fees.

REGIONAL ISSUES

NEW BUSINESS

CLOSED SESSION

- 3. [17-0055](#) Closed session pursuant to Virginia Code Section 2.2-3711.A.3 to discuss or consider the acquisition of real property for a public purpose in the Coliseum Central and Buckroe areas where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the city.

A motion was made by Vice Mayor Curtis seconded by Councilmember Snead, that this Closed Session - Motion be approved. The motion carried by the following vote:

Aye: 7 - Vice Mayor Curtis, Councilmember Gray, Councilmember Hobbs, Councilmember Moffett, Councilmember Schmidt, Councilmember Snead and Mayor Tuck

CERTIFICATION

- 4. [17-0046](#) Resolution Certifying Closed Session

A motion was made by Councilmember Moffett seconded by Councilmember Gray, that this Closed Session - Certification be approved. The motion carried by the following vote:

Aye: 7 - Vice Mayor Curtis, Councilmember Gray, Councilmember Hobbs, Councilmember Moffett, Councilmember Schmidt, Councilmember Snead and Mayor Tuck

ADJOURNMENT

The meeting adjourned at 3:44 p.m.

Donnie R. Tuck
Mayor

Katherine K. Glass, CMC
Clerk of Council

Date approved by Council _____