



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, October 26, 2016

10:00 AM

**Hampton Public Library,
Meeting Rooms A and B,
4207 Victoria Boulevard,
Hampton, VA**

CALL TO ORDER

DONNIE R. TUCK PRESIDED

Mayor Tuck convened the meeting at 10 a.m. All members of the City Council were present. Staff present to support the meeting were: Mary Bunting, Vanessa Valldejuli, Katherine Glass, Tammy Lee, Brian Deprofio, Steve Bond, Laura Fitzpatrick, Pete Peterson, Bruce Sturk, Terry O'Neill, Jonathan McBride, Trish Melochick, Daniel McCormick, Leonard Sledge, Lynn Allsbrook, Kevin Myers, Mary Fugere, Robin McCormick, Dacia Hollis, Karl Daughtrey, and Ron Jackson, Nancy Burlison, Aaru Ma'at, Yvonne Hodges of the Hampton Redevelopment and Housing Authority. Robert Griesmer of the Virginia Air & Space Center was also present. There were approximately four members of the public present and also Ryan Murphy, Daily Press reporter.

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

2. [16-0372](#) Continuation of Discussion of Boards and Commissions Practices

Councilman Moffett led the discussion.

The Hampton City Council had several conversations concerning the practices used in making citizen appointments to boards, commissions and committees. These conversations took place at a Council retreat held on August 3, 2016, and at its meetings on October 12 and 26, 2016.

The City Attorney read Section 3.12 of the Hampton City Charter: "No person, except a member of council, officer, or employee of the city, who is to be appointed to a term exceeding one year by the city council shall be eligible to serve more than two (2) complete terms in succession and the portion of an unexpired term occurring by reason of a vacancy."

The members of Council agreed to institute guidelines and practices to utilize when making these political appointments to bodies. It is important to note that this summary serves to express Council's intent and recognizes that specific circumstances may require Council to deviate from these guidelines.

The members of Council agreed that their goal is to offer Hampton citizens more opportunities to serve their City and to develop leadership for Hampton's future. Council desires to cast a wider net and to engage more citizens for service opportunities and to provide a means to develop talents for future service to the City.

COUNCIL'S INTENDED PRACTICES

Appointments to boards, commissions and committees (hereinafter referred to collectively as boards) are political appointments.

Appointments to boards are generally for one term and reappointment to an additional term is not automatic.

It is specifically stated that no stigma should be attached to individuals who are serving as an appointee and who are not reappointed in furtherance of Council's goal to provide opportunities for more citizens to serve.

A citizen who has served the limit of terms available on a particular board may be reappointed to that board after a period of one year has elapsed.

An unexpired portion of a term of more than 50% shall constitute a full term.

A citizen may serve on up to two boards.

To be considered for appointment, a citizen must have an application on file in the City's Board Bank. These applications may be filed online or a member of the City Council staff will assist citizens in making application.

Council may choose to conduct interviews of potential appointees.

A citizen appointee may only serve in a leadership role on one board.

Staff will develop for Council's consideration a list of the basic expectations of citizen appointees such as routine attendance, participation, required specific training, etc.

Council may also attach additional expectations to certain boards which require specific education, talent and/or skill sets.

The expectations shall be communicated in the board information provided online so applicants are aware of those expectations in advance of filing an application. Expectations will also be reiterated when a citizen is appointed by way of their formal notification of appointment and will be communicated by the staff administrative support at the appointee's orientation to the board.

Staff will develop a standard report to be used by City staff providing administrative support to boards to report annually to Council with respect to appointees' adherence to the expectations mentioned above.

While Council values board recommendations on board vacancies, any such recommendation is not binding on Council's appointment.

Staff will work toward having each board post its minutes on the City's website.

This collective guidance shall be communicated to the citizens of Hampton via e-news, the City's website, the Council's minutes, and also by distribution to the chair and staff administrative support for each board in Hampton.

The foregoing is Council's expression of its intent and provides guidelines as to its policy and is always subject to various City ordinances and the State Code.

1. [16-0368](#) Strategic Priorities Discussion

Attachments: [Summary Memo](#)
[Project Ranking Sheet](#)
[Strategic Priorities Update](#)
[FY 17-21 CIP by Strategic Priority](#)
[Presentation](#)
[Supplemental Slide - Buckroe Boardwalk](#)
[UPDATED Strategic Projects Ranking Sheet](#)
[Council Rankings](#)

Clerk of Council Katherine Glass reviewed microphone etiquette for the meeting. She reminded the presenters to speak from the microphone as this will assist the Clerk's office with providing an accurate record of the meeting. She also reminded the members of Council that individual microphones will remain on for the duration of the meeting; and, therefore, suggested that they refrain from side conversations and comments which are subject to being recorded.

City Manager Mary Bunting reminded everyone that the purpose of this portion of the meeting is to obtain Council's feedback regarding their preferences on what will be included in the updated Capital Improvement Project. She noted that community meetings will also be held to receive feedback from those in our community.

Ms. Bunting emphasized that all merited projects cannot be completed due to fund limitations; therefore, the goal is to consider what strategic priorities might advance Council's strategic goals and to determine what projects have highest impact potential. She added that our financial advisor group, Davenport Management Company, announced that we have the ability to add approximately \$35-\$70 million in additional bonds; however, it is important to continue with our positive characteristics such as maintaining our financial policies in order to keep our good rating with the bond rating agencies.

Ms. Bunting noted that each project could be completed with varying costs; therefore, staff has erred on the side of the highest number to alleviate the appearance of hiding information.

Ms. Bunting explained that the projects will be sorted into three tiers. Tier 3 (red) represents projects which do not have the highest priority in the next five years; Tier 2 (yellow) represents projects which are second priority and have potential if funds are available; Tier 1 (green) represents projects that Council would like to see completed if funds are available.

Ms. Bunting clarified that every project will have open session treatment; however, some projects will require further closed session treatment. She added that final

decisions will not be made until the Capital Improvement Project process is complete and staff has returned to Council with specific action steps.

Director of Budget and Strategic Initiatives Brian DeProfio made opening remarks regarding the Council priority projects update. He reminded everyone that today's goal is to provide Council with the appropriate information needed to rank the strategic opportunity projects.

In response to Councilman Gray, Ms. Bunting clarified that the concentrated poverty level in our community was an oversight in the presentation and will be included as part of the strategic priorities discussion. She added that staff is in the process of preparing the language and anticipates holding an anti-poverty workshop next month.

Mr. DeProfio spoke about local revenue impacts and economic growth. Locally generated revenues generate approximately 80% of all revenues that support City services. Staff has researched how housing, jobs, retail and tourism have helped boost revenue generated by the top 5 tax areas (real estate, personal property, meals, retail sales and BPOL).

In response to Councilwoman Snead, Mr. DeProfio stated that the housing category has a moderate versus high percentage with regards to real estate because of the volume of houses required. He explained that a single business may have a major multimillion dollar offer or investment; whereas, a higher number of new houses is required in order to grow that revenue source.

In response to Councilwoman Schmidt, Mr. DeProfio clarified that tourism is high with regards to real estate because hotels, for example, are typically assessed at multimillion dollar levels.

Ms. Bunting emphasized that housing, jobs, retail and tourism are all important focus areas; however, not all areas produce high tax revenue. For example, having jobs of all ilks is important for our population to be meaningfully employed, but this is an area where the State receives more revenue. She reiterated that while some areas may be moderate or low, all focus areas are needed and valued.

Mr. DeProfio spoke about place making initiatives and tactics; living with water initiatives and tactics; educated and engaged citizenry initiatives; safe and clean community initiatives; and good government initiatives and tactics.

Mr. DeProfio reviewed a series of questions previously posed to the Hampton City Council and announced Council's responses to the questions. The questions were

regarding economic development strategies, strategic investment areas, goals regarding the commercial tax base, the balance between near and long-term investments, and the number of master plan areas that should be focused on over the next five years.

PRESENTATIONS AND DISCUSSIONS REGARDING COUNCIL PRIORITY PROJECTS

THE VIRGINIA AIR AND SPACE CENTER CAPITAL CAMPAIGN

In response to Councilman Moffett, Virginia Air and Space Center (VASC) Director Robert Griesmer stated approximately 65,000 children are served through group sales and approximately 40,000 family groups attend the center as individual walk-up sales. He said, in his opinion, these numbers are low for a general population of 1.4 million; this indicates that this size population is being underserved.

Mr. Griesmer stated that competing tourist attractions and recreational opportunities create challenges for the VASC. He emphasized the importance of defining the fundamental relevancy of the VASC and determining what it means to be economically sustainable in the long run. He announced that progress has been made with regards to finances; however, the need to focus on growth is still present. He also emphasized the need for improvements in order to overcome the monotony; this will encourage the public to return to the Center to continue to enjoy the experience.

Mr. Griesmer also suggested a way to attract people could be to develop a sound and light show to display stories about what took place with the aircraft hanging in the center. He added that an attraction such as this has the potential to change the dynamic between earned income in gifts, food, admissions and the donor base.

Mr. DeProfio noted that during the time he served as VASC Interim Director, there was a spike in attendance following improvements made to the VASC.

PARK IMPROVEMENTS AND PLACE MAKING

Mr. DeProfio stated this category refers to small scale projects, also referred to as "Love Your City Projects". He explained these funds would be used for small projects identified as part of the Place Making Coordinators engagement with the community co-creators (people who are actively making our community a great place to live). He noted that money was recently dedicated for Love Your City grants for these types of events.

HOUSING IMPROVEMENT FUND

Housing and Neighborhood Services Division Manager Johnathan McBride spoke about some of the projects that would benefit from an increase in the Housing Improvement Fund, one of which is the Expansion of the Curb Appeal Matching Grant Program Federal HOME funds. Mr. McBride explained that an increase with regard to HOME funds would allow for acquisition and rehabilitation of additional homes for market rate housing without having income restrictions that come with the HOME Program. He reminded everyone that the Housing Authority has been successful with acquiring and rehabilitating homes with the Neighborhood Stabilization Program; this project will continue that type of program under the City side and would allow for 3-5 rehabilitation projects per year.

HOUSING REDEVELOPMENT FUND

Mr. McBride spoke about new construction projects. He clarified that the request for additional funds for the Housing Redevelopment Fund will be targeted within our Master Plan Housing Initiative areas and Housing Venture neighborhoods. He added that as we begin doing market rate housing, this will allow us to put funds toward disposition for environmental studies, infill development, demolition, and returning properties to the market in a timely manner. It also allows for flexibility and adaptability as the market changes.

NEIGHBORHOOD POOLS

Mr. McBride reminded everyone that Hampton has seven neighborhood volunteer-run pools initially for subdivisions use; however, in recent years, the Parks and Recreation Department and the Neighborhood Commission have partnered to offer public access to the pools. This allows membership to anyone in the City and to some outside of the City.

Mr. McBride explained that the standard life of a pool is about 40 years. He explained that Hampton's pools have major capital needs because they are approximately 50 years old. He noted that the Neighborhood Commission Program has leveraged community pool days as a means to obtain funds; however, the challenge is turning the memberships into ones in which people will want to patron the facilities year round.

In response to Mayor Tuck, Mr. McBride stated six pools participate in this program, each receiving approximately \$5,000 per year for salaries and operating costs. Ms. Bunting added that in exchange for those funds, the pools offer some free days for non-members.

Mr. McBride stressed that there is a need for an additional pool and announced that an aquatics center is being considered to create the culture for swim teams. He emphasized that losing the old pools will impact these neighborhoods; however, it is also important to consider the cost associated with keeping these volunteer-run centers open is \$5,000 per year per pool.

In response to Councilwoman Schmidt, Ms. Bunting clarified that these funds would be used for capital repairs such as pumps. She emphasized the importance of receiving public return if we move forward with putting the money into this project.

In response to Councilman Moffett, Ms. Bunting stated most of the pools will be faced with the decision of whether or not to close if nothing is done with regard to this project.

Mr. McBride stated that at least two facilities have mentioned the potential for closure if approximately \$100,000 in funds is not raised. He said a physical assessment of each pool was determined; and, therefore, these findings are not based on supposition.

Councilman Hobbs expressed concern about maintenance and security problems at the pool that serves the Northampton community. He said that there was consideration of selling the facility due to the dire situation.

Ms. Bunting noted that Riverdale has also experienced some problems and considered not opening this year.

Mr. McBride stated that staff has considered (with those funds) model changes and how we may be able to partner with the pools to support the physical aspect while they provide the community aspect and leadership.

NEIGHBORHOOD IMPROVEMENT FUNDS

Mr. McBride clarified that this would include projects led and selected by the neighborhood to create beautification and pride in the community. He noted that this would be in addition to what is currently being funded and could potentially fund one to two large projects or three to five mid-sized projects.

INFILL DEVELOPMENT

Mr. McBride explained that this project refers to the market rate housing approach in which we have worked to offset some of the repayment costs to the U.S. Department

of Housing and Urban Development (HUD). Funding for this project would expand it to the rest of the lots. He reminded everyone that \$400,000 was funded in the current Capital Improvement Plan and this is the additional \$260,000 for properties in the Kecoughtan and North King Street areas that were under the Community Development Block Grant Program (CDBG); this would provide the offset through the Capital Improvement Plan in the future.

In response to Councilman Moffett, Ms. Bunting clarified that no inspectors have been added to the Codes and Compliance roster since the rental inspections took place. She emphasized that this is due to budget limitations; however, obtaining more inspectors is a high priority.

Mayor Tuck inquired about what division consolidation efforts are underway to accommodate the need expressed by Councilman Moffett.

Ms. Bunting said that we have consolidated property and zoning inspectors in the past. She announced that she recently received a proposal on a consolidated enforcement division; however, has not had an opportunity to review it or be briefed by staff. She assured everyone that this will be reviewed as part of the budget process once she has had an opportunity to review the proposal.

Ms. Bunting noted that the projects are being discussed in alphabetical order of the name of the presenter. A short break was taken for lunch to be served.

CAROUSEL PARK SPLASH PAD

Parks and Recreation Director Kevin Myers announced that the Downtown Hampton Development Partnership (DHDP) is working on a backup plan to activate the Carousel Park space and create a mini-beach family park area.

Ms. Bunting added that DHDP has examined how to activate the park and have considered using a fair amount of this space. The DHDP's next steps will be to (1) have a site plan review (2) prepare a legal memorandum to ensure that the plan will work and (3) present the proposal at a public Council meeting.

Ms. Bunting suggested this priority be placed under tier 3 since it is currently being worked on by the DHDP. She also suggested that if Council is committed to the idea of a splash park that they convey their wish to DHDP to ensure DHDP includes enough space for the park in their planning.

In response to Councilwoman Schmidt, Ms. Bunting clarified that the small splash park has not been included in DHDP's plan; however, a small sand area with the

purpose of creating an urban beach feel is part of the plan.

Mayor Tuck confirmed that DHDP has mentioned a splash park; however, their vision was a simplistic water feature. He also reminded everyone that there was a similar discussion a few years ago with regard to Buckroe Beach; and, in his opinion, today's discussion should also include what type of attraction should be considered for Buckroe Beach.

Ms. Bunting suggested Council determine whether it would like to invest in another splash pad generally, and if approved, determine the location later.

Councilman Moffett expressed concern about supporting a project in which half a million dollars would be spent on a splash pad.

Ms. Bunting reminded everyone that the figure Councilman Moffett expressed concern about includes the cost for the ice rink and other extras; whereas, a smaller project could be done at a more reasonable price. She also reminded everyone that this idea came about as a result of the desire to turn summer water entertainment into a winter feature; however, converting a splash pad into an ice rink is very costly. She said we need feedback from Council regarding exactly what type of feature they desire and the amount of money they are willing to spend for it.

Vice Mayor Curtis expressed concern about how Council will indicate (when voting) whether it is voting for a \$100,000 splash pad versus a \$500,000 splash pad.

Ms. Bunting clarified that at that point, staff will have received feedback from Council regarding what they would like included in the splash pad; this will help indicate the price.

AIR POWER PARK

Mr. Myers stated the age of the facility is the main concern with respect to the Air Power Park. He listed the renovations which are necessary to refurbish the park.

In response to Councilman Moffett, Mr. Myers stated plans to attract people to the park include making indoor and outdoor attractions more current, and creating a play area and an outdoor teaching area.

PARK ENHANCEMENTS (GOSNOLD HOPE PARK AND BRIARFIELD PARK)

Mr. Myers stated parks are tangible reflections of quality of life and provide an identity for citizens. He emphasized that parks are multi-generational facilities and

need money invested in them in order to tie the entire community to them. He added when investments are made in these types of facilities, not only does it increase citizens' enjoyment, but it also presents the opportunity for state and regional tournaments to be held there.

In response to Councilwoman Schmidt, Mr. Myers confirmed that some of our playground areas are handicapped accessible. He announced that plans are being made to have more handicapped accessible parks within the City.

In response to Vice Mayor Curtis, Mr. Myers clarified that vita course stations refer to outdoor exercise stations similar to the ones located at Gosnold Hope Park.

WAR MEMORIAL STADIUM

Mr. Myers reminded everyone that one of the concerns about the stadium was the cost associated with building a new facility versus the cost to renovate an existing one. He said staff recently visited the North Main Athletic Complex in Holly Springs, North Carolina, a \$12 million facility originally estimated to cost \$6 million. He explained the \$12 million price tag came as a result of unexpected expenses and additional costs. He noted that an advantage of having a new facility is that it will attract Class A teams creating the potential for a different stream of revenue.

Mr. Myers listed some of the needed improvements to the War Memorial Stadium.

In response to Councilwoman Schmidt, Mr. Myers said the capacity is there for additional locker rooms; however, the problem lies within the funds for them.

Stadium Advisory Board Member and former Parks and Recreation Director Jim Wilson spoke about the phase-in option for the stadium renovation. He explained the initial cost estimate of the phase-in project was high due to the extensive list of things to be included in the project; however, the committee is now considering the \$5-\$5.5 million range (approximately \$500,000 per year for five to six years) which includes fewer bells and whistles. He emphasized that the City has already made a significant investment in the stadium and now needs to simultaneously address the Americans with Disabilities Act (ADA), drainage, and restroom concerns.

Mr. Wilson reminded everyone that the renovations would need to take place around the Peninsula Pilots and Apprentice School schedules to accommodate those tenants' needs. He also emphasized that the return on investment of the renovation would result in approximately 15 years of additional use out of the stadium.

Ms. Bunting noted that the purpose for visiting the North Main Athletic Complex was

to help determine whether our project could be accomplished within a certain budget. She reiterated that the change orders during the North Main Athletic Complex project created a price increase; however, we learned that it is possible to build a new stadium for approximately \$6 million.

Mr. Myers added that the North Main Athletic Complex has synthetic turf which enables the facility to be used year-round; this may be something for our consideration. He also reminded everyone that the Holly Springs facility is an athletic complex which includes soccer fields, lacrosse fields and expanded restrooms which contributed to the total cost of \$12 million.

In response to Councilman Moffett, Mr. Myers stated the seating capacity at the North Main Athletic Complex is under 1,682. He noted that the capacity at the War Memorial Stadium is 3,500.

MARTIN LUTHER KING JR. / HAMPTON HEROES-FIRST CITIZENS MEMORIAL

Assistant City Manager Laura Fitzpatrick noted that she came before Council in January 2016 to discuss this project. In 2014, it was decided that a memorial would be placed on the site of the fountain plaza at the Hampton Roads Convention Center. Hampton University architecture students worked on designs and presented them to Council in December 2015. The designs exceeded the amount the City had expected to spend on this memorial, so staff is looking at options that are more fiscally conservative.

Ms. Bunting noted that the student designs were beautiful but were very much out of the range of the expected budget, with some costing as much as \$500,000. She stated that it is important to emphasize that this project, in addition to recognizing Dr. King, is supposed to be a memorial to local citizens who have followed in his footsteps. When this project was started, it was the desire of Council to keep it at a lower price.

Vice Mayor Curtis asked if Hampton University had been given an idea of what the City's price range was. Ms. Bunting stated that an absolute budget was not given, but a range was provided. She stated that these are students who were perhaps approaching it as a design exercise, not a cost engineering exercise.

Councilman Moffett stated that Council did not indicate it would go for a high priced project to honor Dr. King and Hampton's distinguished citizens. He asked what the City's next steps were. Ms. Bunting stated that it is Council's decision. As City Manager, she has envisioned using the water feature that is already at the Convention Center, as water is a prominent theme in Dr. King's speeches. She

believes that a nice plaque that discusses Dr. King, his contributions, and the theme of water, and the fact that the memorial is dedicated to him and Hampton citizens who followed in his footsteps. Then there would be small plaques for Hampton citizens with a brief description about their contributions. Since the current water feature has steps, these could be incorporated.

Ms. Bunting indicated that a full scale redesign effort does not need to be made. In-house staff with design backgrounds and an on-call architect could be approached to determine what can be done with the money that has been set aside. The goal is to highlight the City's local heroes in the theme of what Dr. King stood for as opposed to a memorial solely for Dr. King.

Ms. Bunting stated that there has been approximately \$50,000-\$75,000 set aside for this project. If Council does not want to put any more money into the project, they need to rate it a Tier 3 project, which means staff will move forward within existing resources. If Council desires something more elaborate, it needs to be rated Tier 1 or Tier 2, which would involve additional discussion about the Council's desired project budget.

Councilman Moffett stated that he knows the amount of \$500,000 is not something Council wants. He stated that Council needs something to relate to, otherwise they would not know how to rate it. Ms. Bunting stated if Council wants to stay within the current budget, they would be brought visuals that fit within that budget.

Councilman Moffett asked what the City had promised the public. Ms. Bunting stated that she does not believe the City has promised the public anything other than honoring Dr. King, which has been done with naming a bridge. There are some citizens who believe that is sufficient, and there are some who think he deserves something more. The City has also talked about honoring local heroes, which has not been fulfilled.

Councilwoman Snead asked if Council was expected to provide what level of funding it wants for these projects today. Ms. Bunting confirmed that they were, unless they wanted more work done first. She indicated that after all the projects have been reviewed, Council will vote on projects and staff will develop a viable financial plan. She stated that the projects are worth approximately \$160 million in total, and if Council wants to stay within its financial policies, it cannot exceed approximately \$70 million. Staff will try to determine how to achieve that according to Council's votes and any voiced guidance.

Councilwoman Snead asked if staff wanted guidance before or after Council votes. Ms. Bunting suggested sharing guidance while on the topic. The poll will determine

the weight of the project against other projects.

Councilwoman Snead indicated that she wants to stay within budget on this project, but would like to discuss the pools again. She is willing to support the pools, but believes that the City needs to fund two-thirds and the organization fund one-third. The City should not be committed to 100% because these were all built as private pools, and they all should have had reserves in place.

Ms. Bunting stated that today was not intended to be the end of the discussion. There will be ample opportunities to refine later, after an initial rating. She said there was a debate about including the price of funding projects at this step, because staff would like to know if Council likes the concept. If they do not like the concept at all, there is no point in determining the level of funding the City should provide. However, if no funding was listed, Council might have felt uncomfortable about voting for things without knowing the costs, and the public could have questioned why things were being decided without a monetary context. Almost every project can be scaled, but there is no point in spending time scaling a project that has no interest. It is not possible for staff to work on all the projects at one time, so it needs to be made into a manageable list for a more concrete discussion.

Vice Mayor Curtis clarified that if she supports this project at its current level of funding, she should put it in Tier 3. Ms. Bunting stated that Tier 3 is for items that the City does not need to add to the CIP at this point. If there is no funding associated with a project in Tier 3, staff will not progress the project. If there is funding associated with it, staff will work to execute the project within the current funding.

Councilman Moffett indicated that he is supportive of working within existing resources on this project. He asked if there was a possibility that there could be a scenario where neighborhood pools are treated like neighborhood centers, where the City owns it and the neighborhood has the responsibility of maintaining it.

Ms. Bunting stated that staff can explore that option.

Councilwoman Snead stated that the chart Mr. DeProfio shared that showed how much money had been allocated to the different strategic initiatives stood out to her. Economic development was the lowest. She understands that there are maintenance items in that chart, but if the City wants to be able to do nice things, it needs to look at how to make the money to do it.

Ms. Bunting stated that this will be recalculated for the next session, pulling out the items that are not discretionary. It can be a misleading chart because, for example, \$30 million is for street maintenance. Approximately 18 months ago, Council had a discussion about the funding split, which Council determined would be a 75%

economic development, 25% quality of life split. If nondiscretionary funds are removed, Council will be able to accurately see the desired split.

DOWNTOWN SEAFOOD INITIATIVE

Mr. Leonard Sledge, Economic Development Director, indicated that the City is actively looking for partners to make this initiative a reality.

COLISEUM DRIVE REDEVELOPMENT

Mr. Sledge stated that this project is focused on improving the development opportunities and the business attraction opportunities on the southern end of Coliseum Drive. There is a stark contrast between the developments done on the southern end versus the northern end of Coliseum Drive, so the City wants to create the best environment possible to encourage private investment.

HAMPTON ROADS CENTER BUSINESS DISTRICT INFRASTRUCTURE

Mr. Sledge noted that this road is not well lit, with no median lighting. This project would address that.

MAGRUDER BOULEVARD LANDSCAPE IMPROVEMENTS

Mr. Sledge stated that the City wants to ensure that there is an aesthetically welcoming environment in this area to encourage new businesses and the expansion of current businesses. This project is geared towards the appearance of the corridor.

Councilwoman Schmidt asked what is currently in the flowerbeds. Mr. Sledge stated that there are some wildflowers in the medians and a lot of grass. Some crepe myrtles were planted right off the Interstate 64 (I-64) exit many years ago, but it was not continued down the corridor median. The property owners have done a great job of improving the entrances to the business parks, but the only thing done in the medians and public right of ways is grass cutting.

Councilman Moffett asked about parasailing in Buckroe Beach. Mr. Sledge stated that staff has had conversations with business owners to improve the amount of activity in Buckroe Beach. There has been discussion of pop-up retail during the beach season, and it has been a multi-department collaboration.

CROSSROADS PARKING EXPANSION

Assistant City Manager Pete Peterson indicated that there would be more presented on this item during Closed Session as there is some possible property acquisition. There are currently 4,000 parking spaces servicing the Convention Center and the Coliseum. Since 2005, the City has been working on a strategy of developing the section of that property referred to as "The 19 Acres," which contains approximately 1,300 parking spaces. A replacement source for those spaces needs to be immediately available once development starts on that area.

BUCKROE BAYFRONT REDEVELOPMENT ACQUISITION

Mr. Ron Jackson, Hampton Redevelopment and Housing Authority (HRHA) Executive Director, indicated that the areas he was reviewing are part of a larger conversation of redevelopment within the City. They are all Master Plan areas with unique challenges and opportunities. It is important that the City take an active acquisition strategy in Master Plan areas to be able to control land use and materialize the Master Plan.

BUCKROE BAYFRONT AREA INFRASTRUCTURE

Mr. Jackson indicated that this project is important to the previous project of redevelopment. This assists with bringing in developers to bring the Master Plan to fruition.

Councilman Moffett asked how HRHA can improve public access to beaches, and why this was not being done by Parks, Recreation & Leisure Services (PRLS) or Public Works. Mr. Jackson stated that it would not be something done by HRHA, but HRHA is in the process of acquiring the property. The Master Plan outlines what the improved access would be, and it would be a part of what the private developer would do. Mr. Terry O'Neill, Community Development Director, stated that HRHA and Community Development staff would work with a developer to make sure Master Plan objectives are incorporated into their projects.

GREATER BUCKROE REDEVELOPMENT ACQUISITION

Mr. Jackson noted that in Northern Virginia, localities are not able to rehabilitate post-war housing for millennials fast enough. This is an opportunity available to Hampton.

DOWNTOWN ACQUISITIONS

Mr. Jackson stated that HRHA had a Request for Proposals (RFP) out for Harbor Square. It received one response, but did not pursue it. When talking to developers,

they ask about the Olde Hampton area. Developers do not only look at the area in which they will be placing their business, but look at a five mile radius out, which captures the Olde Hampton area for Downtown. It is a questionable area, with vacant land and structures. If the City does not make an investment to turn that area around, it could dissuade potential commercial and real estate investors in Downtown.

PRESSEY OTLEY DEVELOPMENT

Mr. Jackson stated that the request for funding on this project is primarily related to the roadway. There are some compaction issues that will require additional fill. Because it is envisioned as a residential site, it is important that the access be properly constructed.

Councilwoman Schmidt asked if the City is limiting a developer by putting a road structure in place before a project is chosen. Mr. Lynn Allsbrook, Public Works Director, stated that substructure soil replacement would not take place until a project had been determined and the City had the geometrics for the street network. It would be done in conjunction with the project.

Councilman Gray noted that the Buckroe boardwalk needs to be repaired. After one of the recent storms, much of the sand has come off of the beach and onto the walkway. Because this area is being discussed as a destination place, the cost of rebuilding the boardwalk should be considered by Council to be added to the CIP.

SOCIAL SERVICES BUILDING REPLACEMENT

Assistant City Manager Steve Bond stated that Social Services is currently housed at 1320 LaSalle Avenue, which was originally built as a high school. Although there is a lot of good square footage there, it is wasted for Social Services. It was also built in 1960, and because of the age, significant repairs need to be made relatively soon.

Mr. Bond stated that staff feels it makes a statement to the people the City serves by the environment it serves them in. It is worth considering replacing this current structure with a more appropriate structure and putting the \$4 million needed for repairs towards a new facility.

POLICE ACADEMY

Mr. Bond noted that there is a need for additional officers, but the City does not currently have the capacity to train those new officers. Additionally, there is a need

for expanded evidence storage, as it is currently limited. There is some evidence that the Hampton Police Division (HPD) is required to keep in perpetuity.

Mr. Bond stated that if expanded space for the police academy, forensic unit, and evidence storage is funded, it will extend the life of the current Public Safety building by approximately 20 years.

911/EMERGENCY OPERATIONS CENTER

Mr. Bond stated that the current 911/Emergency Operations Center (EOC) is housed in City Hall, which sits in the flood plain. The building is rated for up to 71 miles per hour (mph) winds. A Category 1 hurricane starts at 74mph and goes up to 95mph. A Category 2 hurricane starts at 96mph. Hurricane Matthew, on its originally predicted path, was slated to come through Hampton as a Category 1 or Category 2. If that had happened, the 911/EOC would not be a safe location for employees and critical infrastructure needed for responding to natural disasters.

Councilman Hobbs asked if a location had been determined for a new center. Mr. Bond indicated that this would be discussed in Closed Session.

Councilwoman Schmidt asked if the City was limited with the police academy expansion because of space or manpower. Mr. Bond indicated that the City is limited because of space. Optimally, the City would be running three academies a year. The current level of academies is allowing HPD to barely keep up with those retiring. He noted that recruits not only have to complete the academy, they have to complete field training, so it can take some time for those officers to be on the street. Ms. Bunting indicated that we currently run one academy at a time, for a total of two. The Chief proposes running overlapping academies, which would require additional space.

Councilwoman Schmidt asked if the academies could take place with one in the morning and one in the afternoon. Ms. Bunting indicated that the recruits are in the academy all day.

Councilwoman Snead asked if it would require more manpower to run three academies. Ms. Bunting stated that additional officers would be assigned to academy training. With the upcoming bubble of retirements, the City knows there will be a need for more officers than it currently trains. HPD has been authorized ten overhire positions, which it uses. If someone decides to retire after the start of an academy, there is a six-month delay before that position can be filled at the academy. Overlapping academies is a strategy to help deal with that lapse.

Councilman Gray stated that he thought a new roof had already been put on the Social Services building. Mr. Bond stated that Facilities has informed him there is still roof repair to be done. Mr. Allsbrook stated that the City has been deferring maintenance on this building for some time, knowing that it would be a significant cost. Ms. Bunting stated that there are some creative options for this building that are part of the Closed Session.

Councilwoman Snead stated that she would like to look at the way Social Services operates, and instead of having one large building, there could be smaller locations in different quadrants of the City.

Councilman Moffett asked when the last time the need for a City-owned police academy was reviewed. Mr. Bond stated that he has had this conversation with the Chief this year. The regional academy is not geared towards urban policing, but rather suburban and rural policing. When recruits are sent to the regional academy, the City still has to train them further for the environment and the City's policies and procedures. This is why most of the urban cities have moved out of the regional academy. Councilman Moffett asked if all the urban cities have their own academies. Mr. Bond indicated that a number of them do. Councilman Moffett stated that it makes sense to him for the police chiefs to come together and discuss meeting the service and needs for the urban communities. Mr. Bond stated that Hampton's and Newport News' police departments work very well together. He will have a conversation with the Chief about the possibility of exploring joint academies.

Mayor Tuck stated that he would believe the regional academy would teach urban strategies, since this region is so urban. He is not sure why the small, non-urban areas would drive what the regional academy teaches. Ms. Bunting stated the regional academy also does sheriff training. Many of the counties only have a sheriff, while other localities have both sheriffs and police officers. She noted that another driver of the City having its own academy is each locality is only offered a certain number of training spaces at the regional academy, which limits how quickly HPD can replace officers. This was an issue prior to the current retirement bubble.

Ms. Bunting stated that staff would be glad to explore the option of a joint police academy with Newport News, as there are other joint-services conversations occurring. Councilwoman Snead stated that if the City does not have enough recruits to fill a third academy, it can be filled with Newport News recruits. Ms. Bunting stated that the City already has joint firefighter hiring, and there are discussions about joint responses and shared communications for HPD and Newport News, so it would make sense for this conversation to take place, too.

Mayor Tuck called for a ten minute break at 1:15 p.m. The meeting reconvened at

1:25 p.m.

MAIDA SITE REDEVELOPMENT HOWARD STREET EXTENSION

Mr. O'Neill noted that the Maida site is privately owned. The funding would be for public infrastructure to facilitate and incentivize the kind of development that is recommended in the Master Plan. He noted that all the estimates are not based on a specific development proposal because there are none, but a general order of magnitude. Development on this site could be in the range of \$16 million to \$20 million in private investment.

Vice Mayor Curtis asked if putting a street in place would deter the possibility of a hotel moving to the site. Mr. O'Neill stated that staff believes it would help, as parking could be available behind the hotel. Vice Mayor Curtis stated that someone might want a footprint that did not have a road running through the middle. Mr. O'Neill stated that it is still a possibility. If there is a proposal that meets all the goals and objectives and is something the City is interested in, and the road would be a hindrance, then the City has to re-evaluate.

Mr. O'Neill noted that in Downtown there is a move toward reinstalling the old historic street system. Redevelopment plans in the past wiped out this street system and created blocks. It is possible to see where Howard Street used to be on the Maida site.

Councilman Gray asked if the recommendation was to extend the street when a proposal for the development of the site was received. Mr. O'Neill stated that one of the hard things about these funding requests is that the City does not know when a proposal will come in. If a developer comes in with an idea that is supported by the City and the community, developers want to move quickly. Council has to weigh having the funding ready to go.

Ms. Bunting stated that in the past, the City had flexible money dedicated for the different Master Plans instead of specific projects, because the City does not know what the private market is going to decide to accelerate first. The City has been criticized for having a large amount of funding just waiting for the right opportunity when that money could be spent to do something else.

SLAUGHTER SITE REDEVELOPMENT NEW STREET

Mr. O'Neill indicated that the City knows there are infrastructure issues on the site. The funding would not only build the public infrastructure, but incentivize the kind of development the City would like to see there. This area is designated for multi-family

and some commercial development on the Mallory Street frontage. This would be approximately \$8 million to \$10 million in private investments.

Councilwoman Schmidt asked if this is a project where the City would move forward because it is City-owned and it knows what it wants there. Mr. O'Neill stated that the property is currently being marketed, with varying degrees of interest. This is another site where if a developer comes forward with a project and all parties agree it is a good project, this investment in public infrastructure may be necessary to move the project forward.

Councilman Gray noted that the City extended Franklin Street on the Harbor Square property to make the site more attractive for developers. He asked if there was an advantage to moving forward on the Slaughter site instead of waiting for a project. Mr. O'Neill stated that having the streets and infrastructure already done is sometimes an incentive and sometimes a hindrance. He believes that this would not be a hindrance because it does not run through the middle of the site, but along the edge.

Mayor Tuck noted that there are a number of Hampton residents who are approaching retirement age and are looking for a retirement community in Hampton. He asked if the City has a location in mind and is trying to encourage development for seniors near amenities. Mr. O'Neill stated that staff is actively trying to attract development to the City to address senior housing due to the aging population. There are various income levels people are looking for. The Woodlands is a project the City actively solicited and incentivized because there was no modern senior housing in the Phoebus area. The philosophy is that the City should have options for senior housing in as many neighborhoods as possible, near key service sites. He noted that it is not likely a senior housing project would move into this area, as The Woodlands is fairly new and this site is too close to that retirement complex.

BRIGHT'S CREEK INITIATIVE

Mr. O'Neill stated that various Downtown stakeholders have always envisioned this as the logical northward expansion of Downtown to the interstate. The City owns approximately 20 acres, with approximately an equal amount in private control.

Mr. O'Neill stated that the access road referenced came out of discussions with the Downtown Hampton Development Partnership (DHDP) and the Hampton First plan, which listed this as a high priority. More details will be discussed in Closed Session. This is a fairly large area for potential development, approximately \$70 million or more.

DOWNTOWN DEVELOPMENT

Mr. O'Neill noted that there are several key parcels Downtown that are currently in discussions. Most of the sites are mixed use, meaning they can be developed for residential, commercial, or a combination of both. The goal, dating back to 2004, is to try to include at least 1,500 new residential units to build the critical mass needed to support the businesses there.

SPORTS TOURISM FACILITY/COMMUNITY POOL REPLACEMENT

Mr. O'Neill noted that this started approximately five years ago with an initial study that Council appropriated money to explore what could be done to build off the success of the Boo Williams Sportsplex, particularly in amateur sports. A number of suggestions came out of that study. Additional discussion on some of those suggestions will occur in Closed Session.

DUTCH DIALOGUES

Mr. O'Neill stated that this funding is an initial placeholder, so some funding is available once a project or projects are identified, which will ultimately be selected and approved by Council.

CENTRAL PARK & GREENMAN PROPERTY

Mr. O'Neill indicated that the Greenman Property is the largest contiguous piece of upland property in the Central Park footprint. The funding would create amenities on that space as a phased improvement to the whole Central Park project.

PUBLIC WORKS OPERATIONS CENTER

Mr. O'Neill stated that if the Public Works Operations Center were to be moved, it would open approximately 19 acres for development. This would help to make the connection between Downtown and Coliseum Central, which both districts are actively looking to do.

Mr. Allsbrook stated that the current operations center is a very cramped campus that has outlived its useful life. During significant rain events, it floods. It is a fueling center with significant school bus traffic. Hampton City Schools and Fleet Services are partners in the relocation.

Councilman Gray asked which of the buildings is the worst of the structures.

Mr. Allsbrook stated that the main building, 419 Armistead Avenue, is very old and

dysfunctional. At the back of the complex, what used to be the school warehouse has been rehabilitated some. Fleet Services is using an outdated maintenance facility, as well as the adjacent bus garage. The Facilities building on Springfield Avenue is also really outdated. Public Works has tried to rework the area over the years to make it functional, but there is only so much that can be done on the current campus.

Councilwoman Schmidt asked how old the facility is. Mr. Allsbrook stated that some of the buildings date back to the 1950s.

Mr. O'Neill stated that when this project was considered by staff, besides the important concerns about functionality, it was questioned whether this campus is in the right location. The Downtown Master Plan discussions with stakeholders determined that this was not the right location for an industrial use if the City wants to connect Coliseum Central to Downtown.

DOWNTOWN PROMENADE

Mr. O'Neill stated that the funding amount is based on a rough estimate from Community Development and Public Works. An actual design has not yet been completed.

ADDITIONAL PROJECTS FROM COUNCIL

Mayor Tuck asked if maintenance is in the CIP or if it is in individual department operating budgets. Ms. Bunting stated that larger items are in the CIP. The City has approximately \$15 million to \$17 million set aside for basic things, such as building maintenance, PRLS maintenance, and school maintenance. Staff is assuming these will remain constant, as they are driven by the City doing a certain percentage of the maintenance work per year.

Staff provided Council with brief overviews of various projects to provide them with information to later be used for them to rank the projects in advance of the preparation of the Capitol Improvement Plan budget. Most of the projects were discussed in open session but there were elements of some of those projects which were handled during the closed session discussion.

REGIONAL ISSUES

NEW BUSINESS

CLOSED SESSION

3. [16-0361](#) Closed session pursuant to Virginia Code Sections 2.2-3711.A.1., 3, .5 and .7 to discuss a personnel matter pertaining to a city department, to discuss or consider the acquisition of real property for a public purpose, or of the disposition of publicly held real property, in the areas of Downtown, Coliseum Central, Buckroe, Olde Hampton, Wythe, Phoebus, Bright's Creek, North King Street, North Armistead, Fox Hill and Kecoughtan, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City Council: to discuss a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in Hampton; and to consult with legal counsel employed or retained by the City regarding specific legal matters pertaining to licenses and fees requiring the provision of legal advice by such counsel.

A motion to convene the closed session, with the addition of a .1 exemption to discuss a personnel matter involving a city department, was made by Councilwoman Schmidt, seconded by Councilman Hobbs, and passed on the following vote:

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

CERTIFICATION

4. [16-0362](#) Resolution Certifying Closed Session
- Council was not able to complete all of the closed session components of the strategic priorities discussion and will continue this at a later date, possibly at their November 9th meeting. They will also do their ranking of these projects in a future open session.

A motion to certify the closed session was made by Councilman Moffett, seconded by Councilwoman Schmidt, and passed on the following vote:

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

ADJOURNMENT

Following the closed session certification vote, the meeting adjourned at 4:53 p.m.

Donnie R. Tuck
Mayor

Katherine K. Glass, CMC
Clerk of Council

Date approved by Council _____