



City of Hampton

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

Council Approved Minutes - Final City Council Work Session

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

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

Wednesday, June 8, 2016

1:00 PM

Council Chambers

CALL TO ORDER

Mayor Wallace called the meeting to order at 1:04 p.m. with all of the members of City Council present. He announced that the agenda had been moved around a bit due to time constraints and the update on the City's Safe and Clean Initiatives will take place in August instead of today and also some of the appointment items are being moved to July.

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

GEORGE E. WALLACE PRESIDED

AGENDA

Item to be Considered on June 8, 2016

1. [16-0199](#) War Memorial Stadium Condition Assessment Findings and Recommendations

Attachments: [Presentation](#)

City Manager Mary Bunting reminded everyone that following last year's tour of the War Memorial Stadium, a study was conducted to consider what upgrades are needed to the aged facility and to satisfy our desire to offer an

enhanced experience at the stadium. She noted that today's presentation will summarize the findings of the study.

Former Director of Parks and Recreation and current member of the Peninsula Stadium Authority James Wilson emphasized that the information previously provided to Council was a draft report; however, the final report will include the estimated cost for the project. He noted that an Americans with Disabilities Act (ADA) assessment and a condition stadium report were included in the draft report.

Mr. Wilson spoke about the three categories in the proposed Capital Improvement Project (wish list). They include overall site improvements, facility improvements, and playing field improvements. He added that the estimated project cost is \$9.5 million; however, that cost could be reduced to \$4-\$5 million if some expenses are eliminated and if we focus on major improvements such as Kentucky Avenue, parking lot expansions, an outfield drainage system, and artificial turf.

Mr. Wilson noted that the Peninsula Stadium Authority discussions revealed that the top priorities are ADA access, field drainage, lead paint on beams, and restroom conditions. He added that the City of Hampton has been generous and has financially helped the stadium with improvements over the last 10 years.

Mr. Henry Morgan of the Peninsula Pilots thanked Mayor Wallace and City Manager Bunting for their leadership and service to the community.

Mr. Morgan noted that he was very pleased with the consultant's assessment and added that Council now has a substantial document to consider when determining whether to make improvements or close the facility.

Mr. Morgan addressed the economic impact of the stadium and how improvements to it will benefit the Peninsula Pilots. He explained that the Peninsula Pilots have tried to maximize the use of the facility in order to maximize the financial economic development, contributions to the community, and the quality of life that a facility such as this brings. He listed some of the events hosted at the facility as games played by major Virginia colleges, games played by the Apprentice School (a significant corporate

citizen in our community), and a kickball series attended by approximately 300 millennials. He noted that concerts are also held at the facility. Mr. Morgan emphasized that these events impact our community because they result in revenue from lodging and dining in our City. He added that the Pilots recently hosted a baseball tournament in which 16 high school teams from Richmond and Northern Virginia participated.

Mr. Morgan expressed concern that the old facility is often impacted by weather resulting in game cancelations. He also expressed concern that patrons will not return to a facility if they are not assured that a game will take place; this results in loss of lodging and dining revenue. He noted that we are also in competition with cities across Virginia, North Carolina, and South Carolina.

Mr. Morgan also expressed concern that the cost to repair the field exceeds what is reaped from tournaments. He added that the facility study report grew from one of "needs" to one of "wants"; however, it also highlighted fan-based desires which focused primarily on improvements to bathrooms, parking, and drainage.

Mr. Morgan said handicapped accessibility ramps and seating were big improvements and announced that last evening, two patrons sat in the handicapped seats. He also noted that the Department of Veteran Affairs (VA) will bring patients to the facility later this summer; and, he is proud they will attend and wishes we could serve them better.

Mr. Morgan summed up his remarks stating that he could not make a case for a \$9.5 million investment understanding that the City is faced with the challenge of resolving competitive needs with limited funds; however, he is concerned that the consultant's report shows the facility will be functionally obsolete in 10 years. He added that the Peninsula Pilots are happy with what they have and will make the best of it. He reminded everyone that the Peninsula Pilots are a willing partner having invested over \$500,000 of private dollars in the park. He thanked Council for its consideration and encouraged the public to appreciate what Council is trying to do moving forward.

Mr. Wilson spoke about the proposed multi-year (8 year) Funding Plan

prepared by the consultant. He stated that the Stadium Authority read the consultant's draft report, and based on various City projects and obligations recommends considering the 8 year plan for capital improvements, particularly if we want to get 30 more years of life out of the stadium. He emphasized the importance of all parties involved including City staff, the Peninsula Pilots, the Stadium Authority and the consultant working together in order to come up with the priorities for that plan. He suggested working together to accomplish a realistic goal over the next 8 years for under \$5 million and looking at extending the life of the stadium and its tenant for the next 30 years.

Ms. Bunting reiterated that the purpose of today's presentation is to provide information to Council and the public; however, no action will take place. She then opened the floor for questions from those on the dais.

Councilman Hobbs agreed that drainage, ADA access, and restrooms are priorities and asked when Council will receive additional information about these priorities. Mr. Wilson stated the consultant must put the report in final form before we have that information. Mr. Wilson noted that the Stadium Authority, the Peninsula Pilots, the consultant, and City staff are committed to finalizing this as quickly as possible.

Vice Mayor Curtis inquired about the legal implications for the City with ADA non-compliance. City Attorney Vanessa Valdejuli clarified that the legal implications depend on the type of complaint filed. Ms. Valdejuli explained that the factors related to accessibility versus a restroom complaint differ; therefore, complaints will be addressed, investigated, and resolved as they come into play and according to the details of the specific complaint.

Ms. Bunting added that several ADA accommodations have been made over the years so that people with disabilities may enjoy the stadium. This has been done through the Stadium Authority, and City and private funding. She expressed concern that people may be under the impression that there is no accessibility; however, with ADA, a higher level of compliance is triggered when major renovations of an aged facility are made; this causes an increase in cost. She clarified that investments have been made in order to have a facility for our disabled population to enjoy. Ms. Valdejuli noted that we can apply for exemptions even when doing major renovations.

Councilman Tuck inquired whether the Stadium Authority had an opportunity to weigh in on the priorities. Mr. Wilson explained that Council saw the executive summary report versus the entire draft report; however, the Stadium Authority received the draft report and made recommendations to help reduce the total cost figure. Mr. Wilson noted that part of the recommendation is to put the report in final form and then work on priority corrections such as the ones mentioned by Councilman Hobbs.

Councilman Tuck expressed concern about the realignment of Kentucky Avenue being a priority if our goal is to make the facility more operational and to ensure games take place. He also inquired about the frequency of patron involved accidents on Kentucky Avenue. Mr. Wilson noted that he did not have that data; however, Public Works is in the process of improving signage, for example, signs referencing caution due to foul ball areas. Mr. Wilson added that the realignment of Kentucky Avenue is a big ticket item while other concerns including ADA, lead paint on beams, drainage and restrooms will take priority.

In response to Councilman Tuck, Mr. Wilson stated the cost for the new restrooms at Buckroe was approximately \$500,000; however, that figure included cost for showers. He reminded everyone that Buckroe is a park area; whereas, stadium requirements, laws, and codes have specific restroom guidelines which differ from a park area.

Mr. Wilson commented that if Council approves pursuing capital improvement in the existing facility, we will be able to extend the life of the facility under its current tenant/management resulting in an investment which will be positive for the future. He noted that since this is a City-owned facility, we may also want to explore grant opportunities.

At Councilman Tuck's request, Mr. Morgan stated some of the economic impacts of the stadium are annual taxes paid to the City (approximately \$25,000 - \$35,000), revenues from tournaments and miscellaneous events, and revenue from patron lodging and dining.

In response to Councilwoman Schmidt, Mr. Morgan explained that the poor drainage problem at this field sometimes creates a non-playable field

resulting in game cancelations. This is problematic because out-of-town patrons and players may be less likely to return and instead hold their events elsewhere in places such as Myrtle Beach, South Carolina.

Ms. Bunting suggested the next step in the process is to allow the Stadium Authority to work with staff on lowering costs as well as to take other options into consideration such as considering a new stadium in comparison to updating the old one.

Vice Mayor Curtis suggested weighing all options and agreed that we should compare numbers for updating the old stadium with the numbers for purchasing a new stadium.

Councilwoman Snead requested a breakdown of the necessary repairs and the cost associated with them along with a priority and needs versus wants list. She added that she is uncomfortable with the \$9.5 million price tag particularly since we have so many other public facilities in Hampton that also need maintenance.

Councilman Moffett supported the recommendation to review the numbers again. He said in doing some research he found that the least expensive new stadium with 1,000 less seats than the seating at the War Memorial costs approximately \$9 million, so a new stadium at the War Memorial's size will be more expensive. He noted that having additional information regarding the cost for a new stadium of that size would influence his decision on whether to take a parallel path.

Mr. Morgan said, in his opinion, it would cost approximately \$8-9 million to build a facility less than class A standard. He noted that he has seen facilities which cost in the \$10 – \$28 million range; however, building a facility depends on many considerations including what is desired and how it will be used.

Councilman Tuck inquired about the turf on the Tides Stadium field, what measures are in place to maintain that field, and what is done differently there. Mr. Morgan confirmed that the Tides Stadium has a grass field. He also stated that the field has less use (than the War Memorial), has a sand base, is only 20 years old, has better existing soil, and was built with a

drainage structure to carry water off the field and a structure to absorb water on the field.

Councilman Tuck inquired about the cost to add artificial turf versus the cost to use a better sand base. Mr. Morgan said he believes the \$1 million figure includes the artificial turf. He explained the work would be the same including excavating and disposing of what is there, replacing drainage materials and the fabric which carries water away, and replacing the playing surface. He said approximately \$350,000 of the \$1 million would be used for subsurface materials. He noted that approximately \$38,000 is spent on materials for field maintenance; however, this expense would be eliminated with an artificial turf surface.

Presented by Jim Wilson, former Director of Parks and Recreation and current member of the Peninsula Stadium Authority and Henry Morgan of the Peninsula Pilots. Accompanying them were Parks and Recreation Director Kevin Myers; Fred Whitley of Hudson + Associates Architects; and Ruth Simmons, member of the Peninsula Stadium Authority.

NOTE: The following item was removed due to time constraints. Council will consider in August.

2. [16-0228](#) Update on Safe & Clean Initiatives
This item has been moved to August.

REGIONAL ISSUES

NEW BUSINESS

Councilman Tuck shared some observations he made last weekend about pedestrians along Mercury Boulevard in the Coliseum Central area and asked the City Manager about the City's efforts to improve that. The City Manager indicated she would pull information together on that topic to share with Council.

Councilman Moffett requested that the City Manager update the Council on any items which may need to be fixed with respect to the Circuit Courthouse. He asked that this be done with any glitches in new buildings. The City Manager indicated she would

get with him on that.

CLOSED SESSION

3. [16-0135](#) Closed session pursuant to Virginia Code Sections 2.2-3711.A.1, .3 and .7 to consider appointments as listed on the agenda, to discuss the evaluation of the City Manager, the City Attorney and the Clerk of Council, to discuss or consider the acquisition of real property for a public purpose, or the disposition of publicly held real property in the areas of Coliseum Central, Mercury Boulevard, Magruder Boulevard and Downtown Hampton, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City, and to consult with legal counsel employed or retained by the City regarding Fort Monroe and matters related to an economic development deal.

A motion was made by Vice Mayor Curtis, seconded by Councilmember Schmidt, that this agenda item be approved. The motion carried.

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

Appointments to be Considered on June 8, 2016

5. [16-0188](#) Consideration of appointment to the Peninsula Airport Commission
6. [16-0200](#) Consideration of appointments to the Purchasing and Procurement Oversight Committee
8. [16-0202](#) Consideration of appointments to the Virginia Air and Space Center Board
9. [16-0203](#) Consideration of appointments to the Finance Committee
11. [16-0207](#) Consideration of appointments to the Building Code Board of Appeals

- 17. [16-0224](#) Consideration of appointments of Council Liaisons to various Boards, Commissions and Committees

NOTE: The following items were removed due to time constraints. Council will consider them in July.

- 12. [16-0208](#) Consideration of appointments to the Hampton Parking Authority
- 15. [16-0222](#) Consideration of appointments to the Peninsula Stadium Authority
- 7. [16-0201](#) Consideration of appointments to the Hampton Economic Development Authority
- 10. [16-0205](#) Consideration of appointments to the Hampton Redevelopment & Housing Authority Citizen Board
- 14. [16-0215](#) Consideration of appointments to the Hampton-Newport News Community Service Board
- 13. [16-0214](#) Consideration of appointments to the Grievance Board
- 4. [16-0138](#) Consideration of appointments to the Parks and Recreation Advisory Board
- 16. [16-0223](#) Consideration of appointments to the Wetlands Board

CERTIFICATION

- 18. [16-0103](#) Resolution Certifying Closed Session
A motion was made by Vice Mayor Curtis, seconded by Councilmember Schmidt, to certify the closed session. The motion carried.
Aye: 7 - Vice Mayor Curtis, Councilmember Hobbs, Councilmember Moffett, Councilmember Schmidt, Councilmember Snead, Councilmember Tuck and Mayor Wallace

ADJOURNMENT

Donnie R. Tuck
Mayor

Katherine K. Glass, CMC
Clerk of Council

Date approved by Council _____