



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 Jimmy Gray
Councilmember Eleanor Weston Brown
Councilmember Steven L. Brown
Councilmember Linda D. Curtis
Councilmember W.H. "Billy" Hobbs
Councilmember Chris Snead

STAFF: Mary Bunting, City Manager
Cheran Cordell Ivery, City Attorney
Katherine K. Glass, CMC, Clerk of Council

Wednesday, September 11, 2019

1:00 PM

Council Chambers

CALL TO ORDER

Mayor Tuck called the meeting to order at 1 p.m. All members of the City Council were present except for Councilman Brown who arrived just after roll call.

Present 6 - Councilmember Eleanor Weston Brown, Councilmember Linda D. Curtis, Vice Mayor Jimmy Gray, Councilmember Billy Hobbs, Councilmember Chris Snead, and Mayor Donnie R. Tuck

Out 1 - Councilmember Steven L. Brown

DONNIE R. TUCK PRESIDED

AGENDA

Present 7 - Councilmember Eleanor Weston Brown, Councilmember Steven L. Brown, Councilmember Linda D. Curtis, Vice Mayor Jimmy Gray, Councilmember Billy Hobbs, Councilmember Chris Snead, and Mayor Donnie R. Tuck

1. [19-0271](#) Buckroe Boardwalk Study & Renovation

Attachments: [Presentation](#)

City Manager Mary Bunting provided opening remarks and reminded everyone that staff is seeking consensus from Council on their preferred option so that staff can begin their work on related initiatives as soon as possible.

Placemaking Planner Alison Eubank greeted those on the dais and stated that she

would review the three proposed options: repair, renovation and a raised boardwalk. She also discussed options for a boardwalk extension from Point Comfort Avenue to the James T. Wilson fishing pier.

Ms. Eubank shared information about the current conditions of the existing boardwalk and various areas in need of repair. The areas in need of repair include the concrete seawall, light poles, beach access areas, plantings (greenery) and miscellaneous amenities. She noted that Johnson, Mirmiran and Thompson (JMT) has been asked to review items in need of repair; evaluate the structural value of the seawall; and evaluate lighting, seating and options for reducing sand on the seawall.

Ms. Eubank elaborated on the option involving seawall design. This option would add 1 foot 9 inches to the seawall to prevent sand from getting on the boardwalk, and would provide an opportunity to create additional seating.

Ms. Eubank listed the options associated with the existing boardwalk. They include minimal repairs, reconstruction and a raised option.

Ms. Eubank listed the options for the southern section/extension. They include a streetscape concept, a composite boardwalk concept, and a concept which involves moving the seawall with the inclusion of a streetscape.

Ms. Eubank elaborated on the repair and reconstruction options of the northern section of the beach. She announced that the repair option is the least expensive and would involve repairing existing planters, adding seating, repairing the seawall and Americans with Disabilities Act (ADA) access. The reconstruction option would include resurfacing the boardwalk, incorporating a wave design and reshaping planters.

Ms. Eubank shared the cost associated with the proposed improvements to the Northern and Buckroe park sections. The cost to repair this area is approximately \$3,675,000 and would provide a life span of approximately 30 years. Reconstruction of this section would cost approximately \$6,000,000 and would provide a 50 year life span.

Ms. Eubank elaborated on the southern section extension. The streetscape concept would retain a paver look, add plants and create on-street parking; the composite concept would create a wood boardwalk look, but would require different engineering associated with flooding challenges; the realigning of the seawall concept would cause the seawall to shift and align with the existing seawall. This would provide a greater width on the boardwalk but require utilizing some of the existing beach area. The costs associated with the southern section/extension are

as follows: streetscape - \$400,000, boardwalk composite - \$525,000, and seawall and streetscape - \$1,100,000.

Discussion took place among those on the dais and staff. Topics of discussion, comments and concerns included the appearance of the aged benches; replacement swings (a great amenity at the beach); ADA access to the beach (every 200 feet); children's safety concerns associated with the streetscape concept; the streetscape concept providing more sidewalk space than what is currently there; additional parking spaces; current height of the seawall (2 feet); proposed height of the seawall (3 feet 9 inches); concern about sand on the boardwalk; Parks, Recreation and Leisure Services (PRLS) and Public Works Departments sand cleanup projects; concern that the wall may take away from aesthetics/view of the Chesapeake Bay; seawall provides an opportunity for more seating; wave pattern; clarification that sand from the boardwalk is placed back on the beach; the amount of sand being lost/retained with 1.9 feet of seawall; costs associated with sand removal and replacement; and seating around the length of the boardwalk.

Ms. Eubank spoke about raising the boardwalk. This option would change the view from the boardwalk and reduce the amount of sand on the boardwalk. Staff does not recommend this option because it would cost \$18.4 million, three times the allotted budget. It would also put a wall between the park and the beach. This option would provide a 75 year life span.

Ms. Eubank shared information regarding the planned funding for the project. Six million dollars would be funded for the total project spread over three years (FY 20, 21 and 22). Funding could also be supplemented through PRLS capital funding.

Ms. Eubank provided additional information regarding costs associated with each option for the various sections of the park.

Ms. Eubank stated that staff recommends the reconstruction option. This option would provide a higher level of improvement for \$6,000,000 and a 50 year life span on the existing portion and move the seawall/ add the streetscape for \$1,100,000 lasting 75 years for a total cost of \$7,100,000. She reiterated that the recommendation goes over the allotted \$6,000,000; however, that amount can be augmented through the PRLS and Capital Improvement Project (CIP) funds.

Ms. Eubank shared the timeline for moving forward with the project.

Additional discussion took place among those on the dais and staff. Topics of discussion included the current condition of the boardwalk; the importance of

investing in and improving this area, one of the City's best assets; additional parking; additional access points for those with disabilities; this project presenting an opportunity for major improvements at the beach; and plans to install quality benches which may avoid visitors getting burned or bench imprints on their skin.

In response to Mayor Tuck, Ms. Bunting clarified that staff is seeking input from Council on what they want reflected in the upcoming community presentation; however, community input will be received prior to Council's final decision on the design.

COUNCIL COMMENTS

Each member of Council provided input regarding the proposed project.

Mayor Tuck suggested that the raised walkway option be eliminated as it appears that no one is in agreement with it.

Councilwoman Snead stated that she can live with staff's recommendation for the reconstruction/seawall and streetscape option.

Councilman Hobbs commented that an improvement at Buckroe is long overdue (especially on the boardwalk). He also emphasized the importance of having long-lasting, quality improvements and amenities that bring character to the boardwalk (such as swings). He is in favor of the reconstruction option and is not in support of the raised boardwalk option.

For the record, Ms. Bunting reminded everyone that the goal is to maintain an aesthetic look with a formatted pattern and consistent feel. This will ensure that as repairs are made, the park will remain a cohesive park and not a hodgepodge of ideas.

Councilwoman Curtis is in favor of the reconstruction seawall and streetscape option (versus the repair option). She noted that she believes it will be worth the time and money to do a cohesive project, particularly one that will include ADA accessibility.

Councilwoman Brown is in favor of the reconstruction option and echoed the City Manager's point regarding aesthetics. She emphasized the importance of aesthetics for the overall project considering we have one of the best historical beachfront communities in the nation. She expressed concern about adding design elements and said she would rather the boardwalk be a neutral place for people to walk and enjoy nature. She questioned why no alternatives such as a wooden walkway (versus concrete) were presented. She noted that she looks forward to

receiving citizen input.

Councilman Brown is in favor of the reconstruction option, not in support of raising the seawall, and agreed with the importance of aesthetics. He also commented that we are a vibrant waterfront community and should strive to make Buckroe one of the envious of the east coast. He noted that he also looks forward to the community input.

Vice Mayor Gray is in favor of the reconstruction option. He added that he looks forward to hearing community input regarding additional options, variations, and choices for reconstruction prior to Council making a final decision.

Presented by Alison Eubank, Placemaking Planner. Additional information was provided by Ron Sterling, Senior City Engineer and Project Manager, and Kurt Zebley and Nancy Lehr, representatives of JMT.

2. [19-0275](#) Parks Master Plan

Attachments: [Presentation](#)

Ms. Bunting introduced the item and stated that today's presentation will provide information about Master Plan efforts and feedback received regarding the first phase of the Master Plan.

Director of Parks, Recreation and Leisure Services David McCauley greeted those on the dais and thanked everyone who participated in the leadership interviews and focus groups. He reminded everyone that the goal is to realize the City's vision: We are a vibrant waterfront community celebrating and embracing 400 years of history and innovation to create an even more dynamic future.

Mr. McCauley shared that in support of the City's vision, Parks, Recreation and Leisure Services goals are to connect people through our parks and recreation; provide parks that are center for community living; create programs that are reflective of and welcoming to the community and our neighborhoods; and provide recreation that inspires personal growth, healthy lifestyles and a sense of community. He added that the Department strives to be a forward-thinking, adaptive-learning organization focused on connecting people, parks, programs and recreation for life.

Mr. McCauley reminded everyone that the Master Plan was last updated in 1997, and, therefore, we are excited to receive everyone's contributions and embrace the input for the updated Master Plan. He then introduced Mr. Tom Diehl of GreenPlay to provide the update on the Master Plan.

Mr. Diehl shared background information about GreenPlay and stated that its overarching goal is to help communities thrive by putting together the best plan possible. He continued stating that the plan for Hampton will incorporate a concept of sustainability to manage and balance financial, economic, social and environmental aspects while insuring City leaders' vision for the plan to be realistic, aspirational, redeveloping, reusing, reimagining and repurposing.

Mr. Diehl shared the timeline/schedule for the Master Plan process. He also shared information about the survey/ feedback process, public engagement and information gathering.

Mr. Diehl spoke about focus group priorities and recurring themes used to develop the survey.

In response to Vice Mayor Gray, Mr. McCauley said that the proposed survey (for the next phase) will be included in Council's Friday memo allowing Council an opportunity to review survey questions prior to distribution of the survey. Ms. Bunting and Mr. Diehl reassured Council that they will have an opportunity to review the questions prior to the survey being finalized and distributed to the community.

Mr. Diehl reviewed the next steps involved in the strategic Master Plan process. They include the strategic kick-off, information gathering, findings and visioning, draft recommendations, final plan and implementation. He added that the goal will be to provide a plan that is implementable, actionable and realistic.

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

In response to Councilwoman Snead, Mr. Diehl explained that one of the suggested priorities was to reduce mowing areas by changing those areas in some fashion, for example changing them to meadows. He explained as an example that sometimes hillsides are often mowed but not used for purposes which require short grass. He noted that feedback also emphasized the importance of conservation.

In response to Councilwoman Snead, Mr. Diehl said that people in the community expressed interest in an activity called pickleball, a paddleball sport which combines elements of tennis, badminton and table tennis.

Councilwoman Snead expressed concern about numerous complaints about the gnat problem at the soccer field at Gosnold's Hope Park. Mr. McCauley noted that this problem would be investigated.

Vice Mayor Gray inquired about recommendations for Armistead Point, an area with little activity in the City. Mr. McCauley replied that recommendations for Armistead Point will be included as part of the Master Plan and as part of the road map to the future.

In response to Councilman Brown, Mr. Diehl said that plans for Darling Stadium and sports tourism have been incorporated in the plan.

In response to Councilwoman Snead, Mr. McCauley said that updates to Blue Bird Gap Farm will be included in the Master Plan.

Ms. Bunting added that the entire park inventory will be taken into consideration as part of the process.

Presented by Tom Diehl of GreenPlay, the consultant on this project.

3. [19-0274](#) Virginia Walkability Action Institute

Attachments: [Presentation](#)

Ms. Bunting provided opening remarks.

Placemaking Planner Alison Eubank provided background information about walkability, defined as how easy, friendly and comfortable it is to walk in a specified area. She reminded everyone that walking has health, environmental and economic benefits. She listed important walkability factors as land use, density, trees/vegetation and street design.

Ms. Eubank listed some of Hampton's walkability efforts. They include Master Plans, Bike Walk Hampton (a strategic bicycle and pedestrian plan), Hampton specific projects (walkable development, bike lanes, streetscaping projects, Waterwalk trail at Central Park, sidewalks, crosswalks, and bike events) and strategic priorities (placemaking, safe and clean community, economic growth, family resilience, economic empowerment and living with water).

Ms. Eubank shared some of the options being considered for increasing walkability in Hampton. She also elaborated on pop-up projects, projects which are short-term in nature and happen rapidly. Examples of pop-up projects include crosswalk/curb bump outs and protected bike lanes.

Ms. Eubank shared upcoming pop-up projects for Hampton and examples of pop-up projects in other localities.

Ms. Eubank spoke about the Virginia Walkability Action Institute (VWAI), an institute organized by the Virginia Department of Health where various disciplines gathered to learn ways of improving health by increasing walkability in their communities. She announced that Hampton and four other Virginia localities received a grant to attend the VWAI. She also shared the names of those from the Hampton team who attended the VWAI.

Ms. Eubank reviewed the action plan and timeline regarding walkability efforts in Hampton and then turned the floor over to City Planner Lucy Stoll to provide information about the neighborhood selection process for the walkability project.

Ms. Stoll described a technique from the VWAI called the communities of need process/analysis. Those in lower income, minority, carless households, single-female headed households and the elderly fall in the communities of need category as they disproportionately benefit from enhancements and walkability.

Ms. Stoll reviewed slides (maps) which list statistical information related to the various communities of need. She also reviewed slides which show Hampton pedestrian and cyclist crash data in various areas of the City and candidate pilot project areas. Ms. Stoll turned the floor over to Ms. Eubank to continue the presentation.

Ms. Eubank stated staff recommends using the Shell Road Corridor as a pilot neighborhood because the statistics reveal that this area could benefit greatly from improved walkability. She continued stating that not only does this neighborhood include assets such as the Boys and Girls Club and Basset Elementary School, but it also has a significant number of pedestrian and cyclist crashes, proving that the area would benefit from improved walkability. She added that staff will also determine an action plan which will involve teaching those in the community how they could benefit from improved walkability.

Ms. Eubank reiterated that staff is requesting Council endorse the plan to move forward with the Shell Road Corridor as a pilot area, to allow staff to work with neighborhood stakeholders and prepare a walkability audit to be used for the implementation of short-term projects - this will help determine whether it makes a difference in walkability in the area.

Ms. Eubank opened the floor for questions from those on the dais.

Mayor Tuck expressed concern about North Phoebus not being higher on the scale and considered a pilot area which could benefit from improved walkability, considering the area has a community center, a school with a playground (assets)

and ditches and little sidewalk space (needs).

Ms. Eubank explained that many areas in Hampton could benefit from improved walkability; however, the Shell Road Corridor was the top area slated to benefit the most from improved walkability.

In response to Councilman Hobbs, Ms. Eubank stated that a budget has not yet been determined for these projects. She added that costs will be determined once staff has worked with the community to determine its needs.

Ms. Bunting added that pop-up projects allow a testing phase prior to making a significant investment in the project.

Ms. Eubank noted that the VWAI offers opportunities to apply for grants which could potentially fund supplies for these projects.

Councilwoman Brown commended staff for their effort with this project and for obtaining the grant for the City to attend the workshop. She noted that the walkability audit was enlightening and she is excited about these improvements which will allow Hampton citizens to get out and walk more.

Ms. Bunting added that we hope to institutionalize this as a best practice and, therefore, other communities such as North Phoebus may be involved in the future if we are successful in the pilot areas.

Presented by Alison Eubank, Placemaking Planner, and Lucy Stoll, City Planner.

4. [19-0276](#) Strategic Priority Update Economic Growth

Attachments: [Presentation](#)

Ms. Bunting provided opening remarks.

Director of Economic Development Chuck Rigney greeted those on the dais and provided an overview of economic growth opportunities for the coming year.

Mr. Rigney elaborated on the FY19 business activity indicators. There have been \$67.4 million of new capital investment as a result of 39 new business announcements; several permit issuances; 58 business seminars and events hosted and/or participated in by Economic Development; 304 new and retained jobs; and \$165 million worth of construction value associated with the new business announcements.

Mr. Rigney shared that most recent company announcements in Hampton include Maximus, ATS, Conn's, Harris Teeter, Starbucks Coffee, Atlantic Lift Systems, Aspen Dental and Rosie's Gaming Emporium. He also listed target industry clusters as advanced manufacturing; aerospace; homeland defense and security; medical and healthcare; professional services; and retail.

Mr. Rigney reviewed a slide which shows employment/unemployment rates for Virginia, the Hampton Roads area and the City of Hampton. He announced that Hampton is close to full employment and ticks above the State and Hampton Roads averages; however, has a great deal of underemployment. He emphasized that underemployment is one of the main reasons that workforce development activities will be critical in the coming year.

Mr. Rigney provided a workforce development activities summary. Workforce development activities include the ACT Work Ready Community Initiative; Workforce Hampton job fairs and hiring events; WorkOne Center (training and skills development Center); Business Exchange Hampton; and Hampton Department of Human Service efforts.

Mr. Rigney shared information about retail activity and additional companies that have recently come to Hampton. He also provided an update on current projects in the City including Project Gunsmoke; the Virginia Seafood Agricultural Research (Virginia Tech Foundation Inc.) and Extension Center (AREC); and the Hampton Marina Hotel.

Ms. Bunting clarified that we will be supporting the Virginia Tech Foundation Inc. application through Montgomery County for bonds; however, we will not be adding to our bond issuance.

Mr. Rigney spoke about residential, restaurant and entertainment development in the City. Residential developments include Monroe Gates Apartment Development; Lumen Apartments; and Sandler Development/Chesapeake Homes. Restaurant Developments include Guy Fieri's Taco Dive Bar and Pizza Parlor; Jersey Mikes Subs; Fuller's Raw Bar; Pinkfish Seafood Bistro; Mezcal Mexican Grill; Pour Girls; and Phoebus Dive Bar. Entertainment developments include Rosie's Gaming Emporium; and Mekos Indoor Skatepark.

Mr. Rigney spoke about future development/sites in the City. They include the former School for the Deaf and Blind located at 700 Shell Road; crossroads parcels (69 acres of land available for development); the Quality Inn Hotel located at 1809 W. Mercury Blvd; development sites in Hampton Roads Center North; Buckroe

Beach Development; reuse of Fort Monroe; and Federal Installations.

Mr. Rigney discussed topics that arise for consideration when sites for future development are being considered. They include water delivery systems; antiquated/need for new sewer lines; unknown substructure; storm water containment requirements; water table (resiliency needs); unidentified owners of property; land acreage for future development; and wetlands delineation and surveys.

Mr. Rigney listed additional businesses in which the City/Economic Development Department is involved. They include the Eastern Virginia Regional Facility Authority (RIFA), Boo Williams Sportsplex, and Hampton University.

Mr. Rigney listed some companies in the City which have been commended or have received outstanding accolades. They include Nuekie Cosmetics; Xperience Robotics; Science Systems and Applications (SSAI); Inc 5000; Threat Tec; Applied Training Solutions; and St. George Brewery's Golden Ale.

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

Vice Mayor Gray thanked Mr. Rigney for the presentation and inquired about the progress of the Boo Williams Sportsplex parking expansion.

Mr. Rigney stated that the Boo Williams parking expansion is underway; however, there are extensive wetland issues creating some challenges.

At Councilman Brown's request, Mr. Rigney elaborated on events and initiatives in which the Economic Development Department participates. Fifty-eight events have been held, 19 of which the Economic Development Department has sponsored or co-sponsored. The Economic Development Department also encourages businesses who locate here to become Small, Women-owned and Minority-owned Business (SWaM) certified. The Department also participates in activities throughout the Hampton Roads Region and other places where best practices can be learned. Mr. Rigney noted that he will provide Council with a more extensive list of activities the Department has participated in and whether they sponsored or cosponsored the event.

In response to Councilman Brown, Mr. Rigney explained that the Department tracks and certifies SWaM businesses and open procurement contracts Commonwealth-wide through a helpful tool called the Electronic Virginia (eVA). This system is free and allows the Department to track valuable information including who is bidding on awards.

Vice Mayor Gray said that he has recently attended several seminars hosted by the Department and was pleased about the level of information provided including information regarding SWaM certification, accounting procedures and Human Resources topics. He was also pleased that owners from Mango Mango of Hampton and other woman-owned businesses participated on a panel to provide information to other small businesses in the community.

Mayor Tuck, Ms. Bunting, and Mr. Rigney all referenced a Hampton based comedian, who gave accolades about the seminars she attended, which were instrumental to her as a woman entrepreneur and encouraged her to stay in the industry.

Councilwoman Snead thanked Mr. Rigney for the great presentation and commented that our goal is to receive 30% revenue from industries and Economic Development activities. She requested that Council receive reports in the future on where we stand regarding revenue received from industries and the commercial sector - this will help Council determine whether we are on track.

Mr. Rigney agreed with Councilwoman Snead, noted that the Department will provide that information in the near future and added that this is important for the City's credit rating and additional reasons we encourage activity from the commercial sector.

Presented by Chuck Rigney, Director of Economic Development.

REGIONAL ISSUES

There were no regional issues discussed.

NEW BUSINESS

There were no items of new business.

CLOSED SESSION

- 5. [19-0247](#) Closed session pursuant to Virginia Code Sections 2.2-3711.A.7 and .8 for consultation with legal counsel pertaining to actual or probable litigation related to a city contract, where such consultation or briefing in an open meeting would adversely affect the negotiating or litigating posture of the public body; and to discuss specific legal matters related to federal housing regulations, Virginia Code section 46.2-1315; and city codes pertaining to parking which require the provision of legal advice

by such counsel.

At 3:02 p.m., a motion was made by Councilmember Linda Curtis and seconded by Councilmember Steven Brown, that this Closed Session - Motion be approved. The motion carried by the following vote:

Aye: 7 - Councilmember Weston Brown, Councilmember Brown, Councilmember Curtis, Vice Mayor Gray, Councilmember Hobbs, Councilmember Snead and Mayor Tuck

CERTIFICATION

6. [19-0249](#) Resolution Certifying Closed Session

A motion was made by Councilmember Billy Hobbs seconded by Councilmember Chris Snead, that this Closed Session - Certification be approved. The motion carried by the following vote:

Aye: 7 - Councilmember Weston Brown, Councilmember Brown, Councilmember Curtis, Vice Mayor Gray, Councilmember Hobbs, Councilmember Snead and Mayor Tuck

ADJOURNMENT

The meeting was adjourned at 6:03 p.m.

Contact Info:
Clerk of Council, 757-727-6315, council@hampton.gov

Donnie R. Tuck
Mayor

Katherine K. Glass, CMC
Clerk of Council

Date approved by Council _____