



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, May 9, 2018

1:00 PM

Council Chambers

CALL TO ORDER

Mayor Tuck called the meeting to order at 1 p.m. with all members of the City Council present.

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

DONNIE R. TUCK PRESIDED

AGENDA

1. [18-0140](#) Budget Briefings (Continued)

Attachments: [Presentation - Bass Pro Incentive Fund](#)
[Presentation - FY19 Bonds](#)

Bass Pro Incentive Fund

City Manager Mary Bunting stated that tonight is the last night of the budget adoption process and staff needs to prepare any final changes requested by Council. Additionally, there will be a presentation on the bond hearing that is on the Legislative Agenda. She noted that a formal presentation had not been planned for today, but the Mayor had requested additional information on the Bass Pro Incentive Fund. She introduced Assistant City Manager Brian DeProfio, who provided a presentation to Council.

Mayor Tuck asked if Bass Pro and Joe's Crab Shack paid the City rent for the

space they occupy. Mr. DeProfio clarified that Bass Pro pays the developer rent, and the developer deposits the rent into the fund, because all expenses for the property come out of the fund.

Mayor Tuck asked if there had been any years where the rents paid did not cover the expenses. Mr. DeProfio stated that it is his understanding that they have always paid the full amount expected.

Mayor Tuck asked how long the agreement will be in place. Mr. DeProfio stated that he believes the agreement extends into the early 2020s. Mayor Tuck asked what happens after the agreement ends. Mr. DeProfio stated the fund would be dissolved.

Ms. Bunting stated that when the potential Bass Pro development was brought to the City, the proposal indicated that the City would build the building and collect rents directly. The Council at the time did not want to do that, and Mr. Cordish, the developer, could not afford to do the full buildout on his own. This rather complicated Economic Development Authority (EDA) Public Private Partnership was worked out to support the development. The developer puts in the collected rents and the City puts in the tax revenues. Once the note on the building is done, this agreement is dissolved.

Councilman Hobbs noted that Joe's Crab Shack is out of business. He asked if the developer covers the lost rent. Mr. DeProfio stated that the only money that goes into the fund is the revenues generated by the operators in residence. The developers and the City are currently heavily marketing that empty space. There has been some progress in this, but nothing definitive.

Councilman Gray asked if the developer owns the buildings. Mr. DeProfio confirmed this. Councilman Gray asked who was responsible for maintenance of the buildings. Mr. DeProfio stated that he believes Bass Pro would be in charge of their building, but he will look at the lease agreement to confirm.

Ms. Bunting clarified that the developer does not own the underlying land. She believes it was a 99-year lease. The land is still owned by the EDA. City Attorney Vanessa Valldejuli stated that it is under a "ground lease," where the landowner retains the ownership of the land and allows a developer to build a building to own and run, to include maintenance, until the lease is over. Once the lease is over, the building reverts back to the landowner, in this instance the EDA.

Councilman Moffett asked if the parking spaces are owned by the developer or the EDA. Mr. DeProfio stated that he is not sure, he would have to verify that. Councilman Moffett stated that he understands there is a formula the City uses to

determine the required number of parking spaces per business. He was wondering if some of that parking lot was developable land, and if the EDA owned it, could they then proceed to market it. Mr. DeProfio stated that he believes it might be part of the ground lease. Ms. Valldejuli stated that it is owned by the EDA.

Mayor Tuck asked if the EDA is responsible for the debt service. Mr. DeProfio stated that it is to the extent that the revenues are available to pay it from the incentive fund. Mayor Tuck asked if the EDA is paying the debt service from the incentive fund. Mr. DeProfio confirmed that it is. Mayor Tuck asked if the EDA is paying the debt service on a building owned by a developer. Mr. DeProfio stated that it is, with the rent revenues from the developer and the taxes associated. Mayor Tuck asked if the developer would own the building, even though the City is the one paying off the debt service. Mr. DeProfio confirmed that the developer would own the building. Assistant City Manager Pete Peterson stated that the EDA leased the parcels to the developer. For the Bass Pro building, the developer had to borrow money to build it. The City has provided funding, through the EDA, for the infrastructure, such as parking. The developer is entitled to the rent that Bass Pro pays, but it currently goes into the incentive fund, which is how the debt service is being paid. Ms. Bunting stated that the City pledged incremental revenue. She stated that this is a complicated way to do this process, and the City has improved its practices since that time.

Mayor Tuck thanked staff, acknowledging that he had not had an understanding of this fund prior to the presentation.

Councilwoman Schmidt asked if the rest of the complex runs in such a manner or if it was just Bass Pro. Mr. Peterson stated that it was just Bass Pro.

Changes to the Budget

Ms. Bunting summarized the changes to the budget discussed last week. Staff recommended that \$70,000 in savings be added into Neighborhood Support expansion, as the City will be bringing on the Fox Hill Neighborhood Center and the Mary Jackson Neighborhood Center is entering the design phase. The City is also going to explore additional opportunities with the existing Neighborhood Centers. This will require some additional Neighborhood Support staff.

Ms. Bunting noted that Council does not have to accept that recommendation, and there could be other changes they desire. Staff needs to know in order to prepare the proper amendments for tonight.

Councilwoman Schmidt asked how many community/neighborhood centers are

considered fully-staffed Community Centers. Ms. Bunting stated that Northampton, West Hampton, and North Phoebus are Community Centers. Y.H. Thomas and Little England Chapel are considered Neighborhood Centers. The City has committed to bringing two additional Neighborhood Centers online.

Mayor Tuck asked if the North Central Park trail will have wood boards, gravel, or a path. Mr. Lynn Allsbrook, Director of Public Works, asked which section of the trail the Mayor was referencing. Mayor Tuck stated the one with a line item of \$150,000 that connects a residential area to a commercial area. Mr. Allsbrook stated that this would be a gravel, natural path. Mr. Terry O'Neill, Director of Community Development, stated it would be identical to the Madison Trail around the golf course, as it is an extension.

Mayor Tuck asked for the length of the Grandview Nature Park Trail and cost to make it more like the Central Park Trail. He stated that it is gravelly, and it is a challenge for elderly and those who are wheelchair-bound. Mr O'Neill stated that staff designed an improved trail at Grandview in the distant past, so the designs would need to be updated. He stated that the challenge of doing anything on that trail is that there are wetlands on both sides. There would be permitting issues in that location.

Ms. Bunting confirmed with Council that they are okay with the recommendation and those amendments will be prepared accordingly.

Councilwoman Snead stated that she received an email from a golfer at The Woodlands who was concerned about the continued deficit the golf course has been carrying. Councilwoman Snead noted that she has requested a report on the factors that are impacting the play at the golf course. She acknowledged that it is too late in the budget process to discuss that for this year. Ms. Bunting stated that staff will be working on that issue in the off-budget cycle. The question was if the debt should be moved into the General Fund and subsidized or supported the way other recreational activities are. Almost every recreational activity a city does is subsidized in some way. Staff will prepare a history and recommendations for moving forward.

Mayor Tuck stated that in 2001, he raised an issue about The Woodlands and some of the deficit transfers. He was told that some of the losses are paper losses from depreciation. He asked if these current losses are actual deficits. Ms. Bunting stated that the information will have to be put together and noted that most of the time, it is paper losses associated with depreciation. More recently, there have been losses because of the post-recession economy and bad weather. This will be included in a detailed report. She noted that The Hamptons was impacted by a lease purchase deal that has now ended. Because these are Enterprise Funds, the City does not

transfer funding to make up any losses, but keeps a running total. There are good years and bad years that balance out.

Councilman Gray asked that the Golf Course Advisory Committee be included in these discussions. If they are losing money in the Enterprise Fund, it means that there is no funding to make repairs and both courses need work. He would like to investigate what needs to be done to improve the golf courses to increase use.

Ms. Bunting stated that the budget amendment mentioned previously will be in the script. There are other items discussed during the last meeting that did not require amendments, but they will be included in the Council Approved Budget document. These include a position conversion to Medic/Firefighter and a full-time Workforce Development position.

General Obligation Bond Issuance

Ms. Bunting stated that there will be a Public Hearing this evening on the bond issuance. It is typical for the City to bundle the bond needs of fiscal years together to avoid extra administrative costs. The proposal tonight will bundle the FY17, FY18, and FY19 bond needs. Mr. DeProfio provided a presentation to Council on this matter.

Councilman Gray asked Mr. DeProfio to explain why the City waits three years. Mr. DeProfio stated that each year the City includes bond-funded capital projects in its budget, but does not go to the bond market every year because of the administrative costs. When the City bundles three years together, it only has to pay administrative costs once every three years, providing economies of scale. Additionally, larger bonds are typically better priced than smaller bonds.

Councilman Gray asked if the projects listed in the presentation are for FY19. Mr. DeProfio stated this was a summary of all the major projects included in FY17, FY18, and FY19. Ms. Bunting stated that for the approved projects that needed to move forward in previous years, such as school maintenance projects, Council does advance appropriation and replenishes the Fund Balance with the bond issuance. Mr. DeProfio stated that if the City borrows money in advance of the projects, it is paying interest on money that is not immediately being used.

Councilwoman Schmidt asked how the unused overage is reflected. Mr. DeProfio stated that it would just not be issued.

Councilwoman Snead stated that when the Council received a briefing from the City's financial advisors, they indicated the City had a potential borrowing power of

approximately \$75 million. She asked how much of the \$60 million being voted on tonight was related to the projects listed in that previous briefing. Mr. DeProfio stated that there are a few included, such as the full \$3 million for the War Memorial Stadium project and \$2 million for Downtown investments.

Councilwoman Snead stated that those projects were contingent on revenue growth, so in a few years, there could be additional borrowing. Mr. DeProfio stated that when looking at the City's capacity, there was approximately \$8-\$9 million that could have been issued without increased debt service, just by paying off existing debt.

Presented by Assistant City Manager Brian DeProfio who provided information on the Bass Pro Incentive Fund. Assistant City Manager James A. "Pete" Peterson also provided information.

Lynn Allsbrook, Director of Public Works, and Terry P. O'Neill, Community Development Director, provided information on various trails within Hampton.

Councilwoman Snead shared an inquiry from a golfer at the Woodlands concerning the deficit there and how it is dealt with in future budgets. The City Manager pledged to work on that issue during the non-budget season.

Mr. DeProfio also provided information on the bond issue which is on the evening legislative agenda.

2. [18-0154](#) Development Services Center Briefing

Attachments: [CDD Key Performance Metrics End of Year FY17](#)

[CDD Org Chart](#)

[DSC Handouts & Checklists](#)

[DSC Org Chart](#)

[Presentation - Submitted With Package](#)

[Presentation - Updated](#)

Ms. Bunting stated that the Development Services Center is the group that handles permitting, inspections, site plan reviews, subdivision reviews, among other activities required for anyone building new or expanding existing buildings. Council requested metrics on how the City is performing and what it can do to be better. She introduced Mr. O'Neill, who presented on this item to Council with the assistance of Ms. Hannah Sabo, Development Services Manager, and Mr. Steve Shapiro,

Community Development Deputy Director.

Mr. O'Neill stated a number of members of his team are present, including those from the Community Development Department, Public Works, Fire, and the City Attorney's Office.

Mr. O'Neill stated that he knows part of why this presentation has been requested is because there are comments out there that Hampton's review processes are overly complex, bureaucratic, take too long, and are too expensive. The facts show that the services provided are as good as or better than many jurisdictions that surround the City. When there is an issue, staff is committed to assisting in any way it can.

Mr. O'Neill stated that Ms. Bunting's decision to pursue a reengineering of the Development Services Center from the ground up was a bold move, not without pain. The process began in earnest in late 2011, and the first full operational year was 2013. Two years into the process, Ms. Bunting commissioned an audit of the operations to gain independent feedback. Most, if not all, of those recommendations have been implemented. He stated that FY15 is the baseline year, because that is the year when the recommendations were implemented.

Mr. O'Neill stated that he and Mr. Shapiro have been in this process for four decades. One of his first duties when he came to the City was site plan and subdivision review, and the process is unrecognizable from what has developed over time. The complexity does not come from Council or staff, but from regulations that are mandated to local governments.

Mr. O'Neill stated that there are two lenses to view this process, which are different, but equally important. There is the overall big picture, the thousands of decisions and applications and permits that are reviewed and processed. There is also the individual experience each of those thousands of interactions with partners in the community undertake. One should not determine the perspective of the other. Both are equally important and can be true. An individual experience can be true, and it can be diametrically opposed to the conclusion reached when looking at the big picture.

Ms. Sabo presented on services offered by the Development Services Center, the most recent numbers of projects completed, and the process used.

Mayor Tuck asked for clarification on Ms. Sabo's comment on developers requesting inspections. Ms. Sabo stated that often inspections are not called in or called in too far after the work has been completed. The inspectors would then have to go back and piece together what was done previously, for example if the electrical

system has now been covered by a completed wall.

Mr. Shapiro presented comparisons of Hampton's review times, on-time completion rates, and fee structures to neighboring localities. He also presented on customer feedback and what has changed in the review process.

Mayor Tuck asked if the staff member who was out on hurricane duty for the military had been an anticipated absence that was backfilled. Mr. Shapiro stated that there was almost no notification and the office had 60 days without this individual, and staff tried to cover as best they could. A former employee who works in another jurisdiction was able to temporarily assist.

Councilwoman Schmidt asked if any of the other localities track on-time completion metrics. Mr. Shapiro stated that other than James City County, no other locality besides Hampton officially tracks their on-time completion rate. Councilwoman Schmidt asked how staff obtained the review times from other localities. Ms. Bunting stated that these are their metrics, but they do not track how often they meet their benchmark standard. They are not officially recording or publishing that information. Councilwoman Schmidt asked how the City would be able to compare the numbers. Ms. Bunting stated that staff has compared their posted benchmarks to the City's posted benchmarks. Councilwoman Schmidt indicated that other localities can say anything they want and not actually deliver on those times. Ms. Bunting confirmed that, and the City cannot say definitively if other localities are meeting their benchmarks.

Ms. Vallejuli stated that the factor that should really be looked at is the State Code, which allows 60 days for subdivision site plan review, and Hampton meets it in 30 days. The City goes above and beyond the legal requirement.

Mayor Tuck stated that part of the reason Council is having this discussion today is because there is an urban legend that Hampton is more challenging to work with, but upon comparison, it is not.

Mayor Tuck asked what role technology plays in what the City is doing. He was informed by the Virginia Peninsula Association of Realtors that the City's technology does not work with newer technology and not everyone in the office is up to date on the newer technology. In response to Mayor Tuck's previous comment, Mr. Shapiro stated that he believes Hampton is better than the other localities in the area, and it is the only city who can prove it with data. He noted that this is in part because of the technology used. Staff uses a cloud-based system that tracks everything the Development Services Center does on a monthly basis. Norfolk has recently adopted the same technology based on Hampton's experience while other cities and counties

use their own systems. Hampton can produce reports and access metrics based on this technology.

In regards to the urban legend, Ms. Bunting noted that there are some things developers are required to do in Hampton that they may not have to do in other Peninsula localities by virtue of geography. Hampton has more Chesapeake Bay Preservation Act and wetlands areas, which require external reviews. This is an environmentally sensitive area.

Councilman Gray stated that one of the complaints he has heard from a builder is that he was required to submit architectural drawings complete with electrical and plumbing all at once in Hampton and Newport News. On the Southside, architectural drawings can be reviewed, approved, and work started while other plans are being developed for review. He asked why Hampton requires this, if it could speed up the process to get architectural drawings reviewed first. Mr. Shapiro stated that commercial builders can submit architectural drawings for approval, get a permit and follow up with other plans later. Councilman Gray stated that this complaint was from a builder who just completed a commercial project. Mr. Shapiro stated that there may have been other issues in this case. Councilman Gray stated that they will talk offline about this particular complaint.

Mayor Tuck noted that there was one residential plan examiner and three commercial plan examiners on staff. Last year, there were 697 residential plans and permits. If one person is doing those approvals and gets two weeks of vacation, not counting holidays, they would have to review three plans per day. The benchmark for Hampton is five business days, seven calendar days for a residential permit. He stated that this seems to be challenging. Mr. Shapiro stated that it is challenging, and there is some residential backfill ability with the commercial plan examiners. There is an agency that rates the ideal building department with the ideal inspections per day per inspector and ideal plan reviews per plan reviewers, and they believe each plan reviewer should do ten per day. He stated that a person cannot do a good job on that many reviews per day with the complexity of the Codes.

Mayor Tuck stated that he has been hearing throughout the presentation that the Development Services Center is doing the best they can. He asked if there has been a request for additional staffing. Ms. Bunting stated that because the City's tax revenue growth has been marginal, departments have been told not to ask for new positions. If there is a 1% growth in revenue, and Council wants to give a 2% increase to the staff - that is 50% of the new budget. The numbers do not work to add new positions. She stated that every department could use additional staff, because it is a real need. Hampton is the lowest-manned city, and takes pride in its efficiency. It is hard to argue a tax raise to get more staff positions in this

department, if the standard is ten plans per reviewer per day and Hampton is only doing three per day. She and Mr. O'Neill have developed some strategies to manage the peaks and valleys of vacancies, reservist duties, or Family Medical Leave Act (FMLA) leave. If there was stronger revenue growth, she would advocate for more positions.

Councilwoman Schmidt asked if it is recommended for a customer to request a project coordinator when they come into the Development Services Center, or if they are automatically assigned. Mr. O'Neill stated that commercial projects and larger residential projects are given project managers, but not every project is assigned one. Councilwoman Schmidt asked how many project coordinators were on staff. Mr. O'Neill stated that there are four on staff.

Councilman Gray noted that commercial review time is 21 calendar days. He asked, if the review comes back to the developers with comments, was there an additional 21-day wait on subsequent reviews. Mr. O'Neill stated that it depends on the situation. Work has been done to address how resubmissions can be accomplished in a more efficient and customer-friendly way. Much of it depends on what the initial state of the plan was. If the comments that went out on the initial submission were minor and they have been addressed on the resubmission, staff has made a commitment that they will be reviewed immediately. However, if the first submission has a lot of comments because they did not give adequate material, staff is not going to go through a quick review of the resubmission, because the second submission is essentially a new plan. The reviewers use their discretion. He emphasized that when the Development Services Center is fully staffed, 21 days is the maximum length of time it takes to review plans.

Councilman Gray stated that he has heard the phrase "when we're fully staffed" several times leading him to believe that staffing is a challenge for meeting those deadlines.

Mr. O'Neill presented on common concerns, challenges faced, staffing levels, and potential strategies for improvement.

Ms. Bunting noted that there are certain vacancies that allow for savings. In the case of a reservist, the City is obligated to keep their salary whole, so it may or may not be paying part of that salary, depending on what the reservist is paid. With FMLA, there is no savings as they are using sick leave. She believes the City has the authority to use that savings to outsource work to third party reviewers to close the gap for vacancies. It would be more expensive than paying staff. She supports this and with Council's agreement, they will move forward with this strategy. If a developer wants an expedited review, they would still be required to pay the third

party themselves. Mayor Tuck stated that this seems to be a more reliable option than former employees who work in other jurisdictions, so he would support this recommendation. Ms. Bunting stated that salary savings would probably not cover 100% of the need, but it can be covered by contingency funds as necessary.

Councilwoman Schmidt asked for clarification on the resubmission fees. Mr. O'Neill stated that some site plan reviews require resubmission fees on third and fourth reviews, but not all.

Mayor Tuck asked what the Fire Department's role was in these reviews. Mr. O'Neill stated that they are primarily used for commercial plan reviews, as residential plans are more straightforward. They look for water pressure, fire hydrants, fire suppression systems, and fire codes. He stated that they play an important role in the process. Ms. Bunting stated that even on site plans, they are looking at turn radius to make sure emergency vehicles can access buildings effectively. She noted that Fire Marshalls not only do plan reviews, they do fire inspections and investigations. Mayor Tuck stated that he had not realized they reviewed actual plans.

Councilwoman Schmidt noted that similarly, she was surprised to hear Police would review plans. She asked what their role was in the process. Mr. O'Neill stated that they review plans from a safety standpoint. For example, environmental safety reviews, which can lead to the movement of hedges or addition of lighting to provide a safer environment. These are voluntary, and are offered as an additional service as requested during the review process.

Ms. Valldejuli noted that the City Attorney's Office has only one attorney, Senior Assistant City Attorney Bonnie Brown, dedicated to the Development Services Center, which includes the Planning Commission and Board of Zoning Appeals. Ms. Valldejuli noted that she assists when necessary. Ms. Brown also assists with Economic Development and real estate. When Ms. Valldejuli retires in June, there will be much knowledge and experience gone in those areas. She stated that Ms. Brown will need assistance. State Code requires that Vested Rights determinations be coordinated with the Zoning Administrator and the City Attorney.

Mr. O'Neill stated that he is proud of the people in the Development Services Center for what has been done over the years. Although it has been tough going, the people that have been brought in are the right people with all the necessary credentials. Staff is committed to making every individual experience the best it can be, but that cannot always happen given the volume of work. The City has made progress and will continue to do so.

Councilman Hobbs stated that staff has done a great job detailing the causes and possible corrections. He asked if there was a timeline in place for moving forward. Mr. O'Neill stated that there is not, but they are constantly improving. Every year, staff does a self-assessment with their numbers.

Councilman Hobbs stated that he has never come to Mr. O'Neill with a problem that he and Mr. Shapiro did not take care of immediately. He would be happy to help make that happen through the whole department. Mr. O'Neill stated that the only reason he can jump on those issues is because of the staff behind him. He is the mouthpiece, but they are the ones obtaining the information and doing the work. He noted that there is a narrative out there that Hampton is not doing a good job, but he hopes Council believes differently after this presentation.

Ms. Bunting assured Council that citizens are going to get the same level of service if they go through the Development Services Center directly or if they come to the administration. She noted that if they come to her first, any answers would probably take longer, because she has to go through the staff. It can be frustrating for staff if the developer or builder has a concern and does not try to resolve it with them first, but comes to her or Council. The staff will respond the same way, because they are looking at the Code. She stated that many people assume coming to her is the fastest way.

Councilman Gray noted that people are very complimentary of the staff they work with, but the process seems to be what they have an issue with. He stated that the City is trying to attract residential development here, and developers and builders have a lot of options in this region. The City needs to make sure this is the place they choose, and the process moves as quickly as possible so they have a great experience. He believes staffing is something that needs to be addressed soon. If the City can get additional development, it will get additional revenue and benefit the entire City.

Councilman Moffett thanked the staff for their services. He stated that everyone has heard all the complaints, but staff has demonstrated that data matters. This is one of the better presentations he has seen with effective visuals. He thanked Mr. O'Neill for his leadership and standing up for his people and his organization.

Councilwoman Snead acknowledged that many times when developers and businesses talk to her, it is not so much the process, it is the fact that they do not want to do some of the things required, such as additional landscaping or lighting. These things are actually part of the Code, and when staff tells them they are required to do so, they interpret that as the process is holding them back. She stated that it could be there are times when staff get incomplete information, so there is a

lot of back and forth, which frustrates people. The data shows the staff is efficient.

Presented by Terry P. O'Neill, Community Development Director, Hannah Sabo, Development Services Manager, along with Steve Shapiro, Deputy Director of Community Development.

3. [18-0155](#) Update on Rental Inspection Program

Attachments: [Presentation - Submitted With Package](#)
[Presentation - Updated](#)

Ms. Bunting stated that Council requested an update on the Rental Inspection Program. She introduced Mr. Phil Russell, Property Maintenance Division Manager, who provided a presentation to Council.

Mayor Tuck asked if inspectors are finding that tenants were aware of the code issues and owners were not doing anything about it, or if people were generally unaware of the issues prior to inspection. Mr. Russell stated that both occur. He is currently dealing with a tenant who is causing difficulties with allowing the owner to come in to fix the issue. Since the institution of the Rental Inspection Program, he finds they are getting a better response from the owners and managers who are eager to fix the issues found. He believes this is because in the long run, this is helping to preserve the properties.

Councilwoman Schmidt noted that there is an increase in rental properties in general due to the downturn in the economy, which in turn affects property values. She asked if there was a way to encourage an owner to sell their rental property. Mr. Russell stated that he does not believe it is rental properties that are the problem, but rather rundown rental properties. Those building owners who have rundown buildings are selling their properties because they do not want to deal with the Rental Inspection Program. The worst of the housing is being turned over to owners who want to make repairs because there is pride in ownership. There are still some problems. He believes the City is getting better management for better rental properties so everyone is in safer, cleaner housing.

Vice Mayor Curtis stated that she is very excited to hear the City is ready to graduate a district. There has been significant investment made in Fox Hill Mutual Homes (now Buckroe Pointe). She asked if there are other areas that are moving towards graduation. Mr. Russell stated that when looking at statistics, he believes so. There is some additional analysis that needs to be done first. Vice Mayor Curtis asked if it was fair to say that the intention of this program, to improve the quality of the rental housing in Hampton, is moving towards success. Mr. Russell stated that he believes it is. Vice Mayor Curtis asked if things are better today than they were four years ago. Mr. Russell stated that he absolutely believes they are.

Councilman Gray noted that 1,308 properties have four-year permits, which could be coming up on their next round of inspections as they expire; however, there is only one rental inspector. He asked how the next round of inspections would be handled to sustain this program. Mr. Russell stated that the total number is spread over a four-year period. Some of those certificates might have been issued three years ago, two years ago, or even last year. He noted that there is cross-training in his department. The area inspectors will be cross-trained by the rental inspector to assist when necessary.

Mayor Tuck thanked Mr. Russell and noted that this entire afternoon had been great and informative.

Presented by Phil Russell, Property Maintenance Division
Manager in the Community Development Department.

REGIONAL ISSUES

There were no regional issues.

NEW BUSINESS

There was no new business.

CLOSED SESSION

4. [18-0037](#) Closed session pursuant to Virginia Code Sections 2.2-3711.A.1, .3 and .8 to discuss possible successors to the City Attorney, to discuss or consider the acquisition of real property for a public purpose and disposition of public property in the Kecoughtan Road corridor 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 specific legal matters pertaining to rezonings and bonds requiring the provision of legal advice by such counsel.

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

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

CERTIFICATION

5. [18-0143](#) Resolution Certifying Closed Session

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

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

ADJOURNMENT

Donnie R. Tuck
Mayor

Katherine K. Glass, CMC
Clerk of Council

Date approved by Council _____