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MINUTES OF THE CITY COUNCIL WORK SESSION HELD FEBRUARY 22, 2011

A Work Session of the City Council of the City of Hopewell, Virginia, was held Tuesday, February 22, 2011 at 6:30 PM, in Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT: Christina J. Luman-Bailey, Mayor
 K. Wayne Walton, Vice Mayor
 Michael C. Bujakowski, Councilor
 Gerald S. Stokes, Councilor
 Brenda S. Pelham, Councilor
 Jackie M. Shornak, Councilor

 Edwin C. Daley, City Manager
 Thomas E. Lacheney, City Attorney
 Ann Romano, City Clerk

ABSENT: Curtis W. Harris, Councilor (illness)

Mayor Luman-Bailey opened the Work Session at 6:30 p.m. Roll call was taken as follows:

Mayor Luman-Bailey	-	present
Vice Mayor Walton	-	present
Councilor Harris	-	ABSENT (illness)
Councilor Bujakowski	-	present
Councilor Stokes	-	present
Councilor Pelham	-	ABSENT (arrived at 6:45 PM)
Councilor Shornak	-	present

CLOSED SESSION

Motion was made by Vice Mayor Walton, seconded by Councilor Bujakowski, and unanimously approved to convene into Closed Session to discuss Legal Matters (PPEA Proposal from Sweeter Development), in accordance with Virginia Code Sec. 2.2-3711 (A)(7).

OPEN SESSION

Council convened into Open Session at 7:55 PM. Councilors responded to the question: "Were the only matters discussed in the Closed Meeting public business matters lawfully exempted from open meeting requirements; and public business matters identified in the motion to convene into Closed Session?" Upon the roll call, the vote resulted:

Vice Mayor Walton	-	yes
Councilor Pelham	-	yes
Councilor Shornak	-	yes
Mayor Luman-Bailey	-	yes
Councilor Bujakowski	-	yes
Councilor Stokes	-	yes

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AMEND AGENDA

By consensus of Council, Item R-4 Land Development Opportunities on Route #36 was moved to R-1, before the Finance Director's presentation from the Auditor.

REGULAR BUSINESS – PRESENTATION – LAND DEVELOPMENT OPPORTUNITIES ON ROUTE #36 – MARCH ALTMAN, DIRECTOR OF DEVELOPMENT (JIMMY JONES-HOPEWELL DEVELOPMENT AND CURRENT PROJECTS IN PRINCE GEORGE; AND BHARAT SHAH, OWNER OF COLONIAL CORNER, DEVELOPMENT ON THE WESTERN CORRIDOR)

Director of Development, March Altman, gave the PowerPoint presentation related to retail and commercial development opportunities along the Oaklawn-Woodlawn Corridor (copy filed in the City Clerk's Office). The presentation discussed several sites along the corridor available for development, a Strengths, Weakness, Opportunities, and Threats (SWOT) Analysis, market data, and sites in other jurisdictions that the City is competing with for retail and commercial development.

DISCUSSION: The Department of Development is assisting our development broker agent by engaging in active marketing. There have been cold calls and e-mails to national retail chains. There has been some preliminary work at the Surry Street site.

Jimmy Jones, a local builder, addressed City Council to discuss Hopewell Development and Current Projects in Prince George. He discussed development plans on the west end of the city. He has done developed about 2,000 acres in Hopewell and in Prince George. Approximately 7,000 people will be coming to Ft. Lee soon. Downtown Hopewell will bring in \$10-12 per square foot. The west end could get between \$16-20 per square foot. Council needs to concentrate in the west end. Hopewell should take one area and organize a plan. Develop 20-30 acres at a time. Do the right thing for the City of Hopewell. Downtown is dead. No one will finance it. No one will come down here. He urged Council not to do any more studies. (7:38 PM)

Bharat Shah opened discussion on development of Route #36. He owns some property, and supports the city if they want to develop. Mr. Shah sometimes markets or redevelops property himself. The city should execute a plan quickly, or it could lose to other areas. But there will still be issues with financing. He referred to the cities of Raleigh and Fayetteville, N.C. where PPEA's were used, but everything was changed. The city must step up and see what other localities are doing. The city would need to finance infrastructure. Council must change its view; must step out and look at development as a business entity; develop before it is too late. The city must make decisions before the next election year. (8:47 PM)

REGULAR BUSINESS - ELESTEEN HAGER, FINANCE DIRECTOR – AUDITORS REPORT

Mr. Hager and the City Manager presented a letter to City Council dated January 31, 2011 (filed in the City Clerk's Office) presenting the Comprehensive Annual Financial Report of the City for year ended June 30, 2010. Mr. Hager introduced the representative from Cherry Bekaert & Holland, CPAs & Consultants, who provided the Independent Auditor's Report (filed in the City Clerk's Office). The

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increase to the General Fund was less than 2%. There were no negative findings in internal controls. There was no disagreement with management. There was a fair amount of fund balance designations.

Financial highlights included: total net assets-\$47.6 million for the City's primary government. Of this total, \$22 million was for business-type activities. The School Board Component unit total net assets for this year was \$23 million. In the city's business-type activities, operating and non-operating revenues equaled \$18.9 million while expenses were \$17.7 million. The total cost of all the City's programs and services was \$116 million. During last year, the city's governmental activities net assets decreased by \$939,815.

Mr. Hager apologized for Council receiving the Audit Report at the meeting without time to review or develop any questions. The reports were delivered to the City on Friday, February 18 and Monday, February 21 was a holiday. Council was invited to direct questions to Mr. Hager who will coordinate with the auditor for answers. (8:55 PM)

REGULAR BUSINESS – DISTRICT 19 CSB – JOHN WEIGEL, CIT

John Weigel presented the District 19 Community Services Board Annual Report for the Fiscal year 2010, "Helping Others Reach Their Potential," serving Colonial Heights, Dinwiddie, Emporia, Greensville, Hopewell, Petersburg, Prince George, Surry and Sussex since 1973. Mr. Weigel has worked in the court system for almost 40 years. He has seen the need for services, resources, partnerships and programs. He introduced Joe Hubbard, Executive Director of District 19 CSB, Petersburg, and Isabel Vartanian, board member for District 19 CSB. Mr. Weigel thanked City Council for allowing him to serve on District 19. He appreciates the importance of law enforcement officers who are required to make split second decisions for which they must be held accountable.

Mr. Weigel introduced Hopewell Police Chief Steve Martin and Officer Kevin Johnson, who reported on the Crisis Intervention Training Program (CIT). Information was provided about the Byrne/JAG federal grant which was recently awarded. Potentially, that grant of \$75,000 could be reallocated up to four years. The primary purpose of the grant is to accomplish the following goals:

1. Develop community awareness of the need and associated benefits of diverting nonviolent mentally ill individuals from the criminal justice system.
2. Promote regional cooperation and consistency between stakeholders in nine localities.
3. Promote the most effective and compassionate response to individuals with mental illness coming into contact with the criminal justice system.
4. To train at least 25% of the region's local patrol officers in basic CIT training.

Item #4 was of particular interest so that at least one officer on every shift is trained. Jails have become the largest facilities housing people with mental illness, and they simply are not equipped. The CIT training provides another tool to de-escalate the situation, and is available to the public. CIT is a national program that started in Memphis, Tennessee and is sweeping the country. The FY 2010 Unduplicated Count of Hopewell Residents Served: Board Wide-189. Breakdown by Core Services: Mental Health Services-127; Intellectual Disability Services-38; and Substance Abuse Services -29. (Consumers may receive services in multiple core services.)

Chief Martin reported that District 19 supplies the training at no cost to the Hopewell Police Department. It gives officers the necessary skills to identify persons with mental illness and substance abuse.

Officer Kevin Johnson has been a police officer for 16 years, 11 with the City of Hopewell. He advised Council to be cognizant that hundreds of thousands of our military are serving in the Gulf War,

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and they will be returning soon. They may not know how to fit back into society, and may suffer from Post Traumatic Stress Syndrome. This program is for everyone. Many people have problems that have not been identified. Officer Johnson had the opportunity to tour the Richmond City jail. It was not a good place. The goal is to keep people out of jail. Everyone possible needs this training. Sheriffs' employees are also taking the training. Anyone in law enforcement needs to have this training. Anyone and everyone can face such issues in life. The three largest providers to mental health are all jails. The CIT program helps everyone that the mentally ill come in contact with. Three Hopewell Police officers will start training others in nearby localities in our region. The region will have its own training. Cost for training now includes travel and five full days at \$1,500 per officer. It does not compensate lost time for that officer. (9:15 PM)

REGULAR BUSINESS – CSA-(COMPREHENSIVE SERVICES ACT (CPMT) – JOHN WEIGEL

John Weigel spoke as Director of Court Services. There were some issues with the PowerPoint presentation, therefore he provided a verbal report. The Community Policy and Management Team consists of: Diana Barnes, Manager-Specialized Children's Services, District 19; Dr. Edwin Daley-Hopewell City Manager; Elesteen Hager-Hopewell Director of Finance; Gail White-Health Department; Jeannie Knieriemen-The Lead Center; Nancy Treanor, Director-Hopewell Department of Social Services; Dr. Winston Odom-Superintendent-Hopewell Public Schools;

The Comprehensive Services Act (CSA) was passed in 1992 with the intent to "create a collaborative system of services and funding that is child-centered, family-focused and community-based when addressing the strengths and needs of troubled and at-risk youth and their families in the Commonwealth."

Peggy Trickler, Social Work Supervisor, explained that the FAPT (Family Assessment and Planning Team), discusses children's needs and makes recommendations regarding services to the CPMT. It meets three Tuesdays per month, from noon to 3:00 PM. The type of youth served is mandated by law.

Dr. Winston Odom, Superintendent of Hopewell Public Schools, addressed Special Education and the type of students served by CSA. He was chair of the CPMT prior to John Weigel. He deferred further comments to Dr. Sheila Bailey of the public school system. Dr. Bailey reported that in the past, principals at urban schools dealt with 80% of discipline problems at that school. They now need the special assistance of CPMT to meet their students' individual needs. There are some strong community agencies to help meet the needs of students who need this service.

Dr. Bailey, explained why some children require day placement. Schools must follow very strict laws, federal first and then state. The Individuals with Disabilities Education Act (IDEA) Law requires that every opportunity must be exhausted before day placement. Some students are placed through IEP (Individual Education Plan). They are reviewed by FAPT for CSA services. There may be academic and educational behavior difficulties. Day placement is a service not a place. The children eventually come back into the school system. As soon as they can, they return to the public schools.

DISCUSSION: The IEP must be reviewed at least annually to determine when a student is ready to go back into public schools. (1) IEP with parents at the table. (2) Under compliance review from the State of Virginia. Decisions must be justified. Data is very transparent. The team must provide justification.

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Jeannie Kniererman, The Lead Center explained that when a student must be placed in day school, there are several to choose from. Some schools have particular abilities to meet certain needs. The goal is to get students back into public school as soon as possible. Therapeutic Councilors are on staff. The Lead Center's capacity is 125 students; they currently have 60.

Nancy Treanor, Director, Hopewell Department of Social Services, and **Peggy Trickler**, Social Work Supervisor – Provision of foster care services is mandated by law. Most foster care placements are due to parental, substance or sexual abuse. Most cases are referred by the court. For the last five fiscal years on July 1 they averaged 35 children in foster care. Right now there are 34 children in foster homes, therapeutic foster homes, group homes, and residential treatment facilities. Example: (1) 15-year-old girl is mildly retarded, with bi-polar disorder. (2) 18-year-old who is not safe to herself or anyone else on the street. There are very few placements that will take these children. Medicaid does cover some of the cost. Challenges: (1) Seriousness of children's problems. (2) Cannot predict how many children will come into care. (3) Lack of resources. Hopewell only has seven foster homes right now. (4) Huge issue with staffing. Currently three of the agency's six Social Work positions are vacant.

The challenges are beyond their care. Need community response. CSA brings them all together. Non-mandated capped funds. If the judge enters an order for a child that is not mandated, costs can be covered locally. Initial allotment: now the state is responsible for 73.33% of all expenses. Hopewell's portion is 26.67%. Last July 1, 2010 the amount was \$1,557,210.00. They spent \$2.9 million last year. The state reduced that by \$500,000 throughout Virginia, \$415,479 cities. Mandated \$1,485,940; \$71,270 is non-mandated. There is significant growth in the commonwealth. Almost every locality is using supplemental funds. They asked for supplemental funding every year Mr. Weigel can remember. In the past the City was able to set aside funds. This year the budget would not allow that. There is a need for additional city funds in CSA as they file for supplemental funding requests.

CSA Expenditures Spent for 2002-2010:

- 2002 \$1,555,376
- 2003 \$1,464,698
- 2004 \$2,034,126
- 2005 \$2,006,216
- 2006 \$2,527,819
- 2007 \$2,360,097
- 2008 \$2,502,865
- 2009 \$2,647,097
- 2010 \$2,936,803

Based on current numbers, the preliminary figure is \$1,500,000 added to the first \$1.5 Million, \$390,000 local match to finish this year. Total for the year may exceed \$3 Million.

Following is a list of ideas to reduce expenditures while continuing to provide services. Local options to decrease costs:

- In-home service providers willing to develop specialized, wrap-around services for children & their families.
- Pooling funds.
- Increasing expertise in conducting assessments & developing creative service plans.
- Coordinating care across agencies for children/families with serious emotional/behavior problems.
- Parent education classes. (Parent effectiveness training is available to assist parents).
- Healthy Families Organization.

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- Boys/Girls Club.
- Medicaid/Title IV-E screening.
- SSI Evaluation.
- JOBS (Job Opportunity Basic Skills).
- Child Support.
- Parental Co-Pays.
- Grants.

Due to the late hour, the last two agenda items were postponed to the next Work Session on March 29, 2011:

Regular Business – Presentation – March Altman, Director of Development, and Police Chief Steve Martin, on Code Enforcement and Oversized Recreational Vehicles; and

Regular Business – Lighting Policy and Cost of Lights – Phil Elliott, Director of Public Works.

ADJOURN

Motion was made by Vice Mayor Walton, seconded by Councilor Bujakowski, and unanimously passed to adjourn the meeting at 9:57 PM.

Christina J. Luman-Bailey, Mayor

Ann M. Romano, City Clerk