

June 21, 2011  
Work Session

**MINUTES OF THE CITY COUNCIL WORK SESSION HELD JUNE 21, 2011**

A Work Session of the City Council of the City of Hopewell, Virginia, was held Tuesday, June 21, 2011 at 6:30 p.m. 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  
                                  Debra W. Pershing, Acting City Clerk

ABSENT:                   Curtis W. Harris, Councilor (illness)  
                                  Ann Romano, City Clerk (medical leave)

Mayor Luman-Bailey opened the Work Session at 6:35 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	-	present
Councilor Shornak	-	present

**CLOSED SESSION**

**Motion** was made by Councilor Bujakowski seconded by Councilor Pelham, and unanimously approved to convene into Closed Session to discuss appointments to Boards and Commissions and potential litigation in accordance with Virginia Code Sec. 2.2-3711 (A)(1)(7).

**OPEN SESSION**

Council convened into Open Session at 7:40 p.m. 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:

Councilor Shornak	-	yes
Mayor Luman-Bailey	-	yes
Councilor Harris	-	yes (arrived at 6:44 p.m.)
Councilor Bujakowski	-	yes
Councilor Stokes	-	yes
Vice Mayor Walton	-	yes
Councilor Pelham	-	yes

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**SPECIAL MEETING**

A Special Meeting was held to make one (1) appointment to the School Board for a term extending July 1, 2011 thru June 30, 2014. **Motion** was made by Councilor Stokes and seconded by Councilor Pelham to appoint Greg Cuffey to the School Board. Upon Roll Call, the vote resulted:

Councilor Shornak	-	NO
Mayor Luman-Bailey	-	yes
Councilor Harris	-	NO
Councilor Bujakowski	-	NO (*transactional disclosure filed)
Councilor Stokes	-	yes
Vice Mayor Walton	-	NO
Councilor Pelham	-	yes (*transactional disclosure filed)

The motion **failed** 3-4.

**Motion** was made by Councilor Pelham to appoint Gladys Washington to the School Board. There was no second; motion failed.

**Motion** was made by Vice Mayor Walton, seconded by Councilor Bujakowski, to appoint Larry Joyner to the School Board, for a term extending July 1, 2011 thru June 30, 2014. Upon Roll Call, the vote resulted:

Councilor Shornak	-	yes
Mayor Luman-Bailey	-	yes
Councilor Harris	-	yes
Councilor Bujakowski	-	yes (*transactional disclosure filed)
Councilor Stokes	-	yes
Vice Mayor Walton	-	yes
Councilor Pelham	-	yes (*transactional disclosure filed)

**Motion** was made by Councilor Bujakowski, seconded by Councilor Pelham to appoint Shirley Hall to the Neighborhood Watch Advisory Council as a representative for Ward #3, to fill an unexpired term extending thru October 31, 2011. Upon Roll Call, the vote resulted:

Councilor Shornak	-	yes
Mayor Luman-Bailey	-	yes
Councilor Harris	-	yes (left at 7:45 p.m.)
Councilor Bujakowski	-	yes
Councilor Stokes	-	yes
Vice Mayor Walton	-	yes
Councilor Pelham	-	yes

The Mayor adjourned the Special Meeting at 7:45 p.m.

**WORK SESSION**

The Mayor welcomed everyone in attendance.

### **REGULAR BUSINESS – REDISTRICTING**

March Altman presented information discussed during previous work sessions with regard to the steps to move forward with redistricting. He distributed the existing plan along with Plan 1 and Plan 2. Previous work with the census indicated that Hopewell's ideal population is approximate 3,300. The existing conditions map—with breakdown. New House Districts – previously Wards #2, #6 & #7 were Delegate Joe Morrissey; and #1, #3, #4, and #5 were Delegate Riley Ingram, Sr., with Oaklawn Boulevard being the dividing line. Because of the split in Ward #7, scenarios were developed to avoid further splits and deal with the split that the state created. Plan 1 – under total deviation all are + or -5%. All wards are really close. They are looking at the railroad tracks as a natural boundary. Ward #2 went from 11.55 to within -.62; Ward #6 was -9 now at 2.63. The numbers are reflected on the table in the column for total deviation. The census block is considered. The Maclin Circle area is too big – took too many houses. This also occurred in Ward #3 with the census block. They will talk with the Census Bureau to explore dividing the blocks. The total moves from Ward #4 are down to 2.67 which brought it into compliance and takes care of what needs to be done. There are only a couple of small adjustments to be made to get us where we need to be. The natural barrier in Ward #6 is Carolina Avenue. The majority of Dellrose Drive is now proposed in Ward #6. Councilor Stokes asked about Ward #4. Mr. Altman said they took some of Pickett Street.

The second plan is a little more adventurous. The biggest changes are in Ward #3 using the railroad as a barrier. Super block does not really work well. The numbers are out of kilter in Ward #3 and in Ward #5. Wards #2, #5, #6 have clearance from the Department of Justice (DOJ) because polling precincts are outside the Wards. Plan 1 minimizes any changes that Registrar, Pam Clark will have to make. Councilor Stokes commented that in Ward #4, he must travel across the railroad tracks to see the majority of his Ward. All new development is going to Ward #4. If the economy breaks loose, he could have another 500 voters before the next census. Councilor Pelham asked when the change is in effect if Councilor Stokes would no longer live in the Ward he represents. She asked if he would have to relinquish his seat. Mr. Altman responded that he would have to confer with the City Attorney. Councilor Stokes indicated that Plan 2 looks more sensible as far as his Ward, but when he looks at Ward 3, it took away Mansion Drive. Mr. Altman commented that they came across issues when looking at the census block. He wants to have the Census Bureau divide it in the future. Councilor Shornak asked about Plan 1 – area in Ward #7 and Ward #6 unassigned. Mr. Altman indicated it was a labeling error. Ward #7 is the only ward that will split representation by Delegate Ingram and Delegate Dance. The City Manager asked about the length of the process and dividing the super block. Mr. Altman will talk with them in short order to see if it could be done now. What is Council's timeframe? Mr. Altman indicated that Council needs to have something adopted by end of year to go to the DOJ. Council has 6 months. Mr. Altman suggested Plan 1, which has minimal impact on everyone. Mr. Altman will take the City Manager's suggestion to see if we can divide the blocks now in short order and will bring something back. If not, we will go with what we have. Mr. Altman encouraged Council to stop by the office of the Department of Development and look at the maps.

### **REGULAR BUSINESS – BEACON THEATRE**

Scott Firestine provided a PowerPoint presentation as an update on the Beacon Theatre. Mr. Elliott and he walked thru the Beacon Theatre in April and came up with a list of items to work on. Mr. Firestine gave credit to the Public Works team along with Phil Elliott and Kenny Mitchell for the progress that has been made. The Library has been coming up with policies and procedures. On May 31, Hopewell High School held a party for 110 graduating seniors. That event went well. Over the last two weekends, they have had weddings. They had done lots of painting, cleaned windows, and performed repairs on the second floor. The third floor ballroom has been nicely polished. The HVAC system has been freshened. Folks are pleased and impressed with the improvements. The building is engaging. They found a contractor in Richmond to rent tables and linens for events. The fees charged are applied to the cost of the rental. Mr. Firestine is very thankful to have Stephanie Bodenhamer who is the person onsite during wedding events. She is very talented at it, and she is worth her weight in gold. There was a nice "Letter to

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the Editor” in *The Hopewell News* complimenting the City and the Library on how nice the event was and what a great job Mrs. Bodenhamer did.

Mr. Firestine showed some marketing shots used in a scrapbook to show people the incredible potential of the Beacon Theatre. Some of the photos show the parts of the actual theatre side of the Beacon. He gave credit to Hopewell Preservation, Inc. and what has been accomplished. The roof has been stabilized. This is a starting point for the direction they want to take. There is such positive potential for the Beacon. The folks coming to Hopewell see this resource which can provide a positive experience for them and help our image. We are developing an asset to the community that will make Hopewell proud. This is part of the journey for Downtown. They have worked on policies and procedures for the Beacon and have some proposals. The Library Board of Trustees is very supportive and views the Beacon Theatre as an extension of the Library’s mission. There is a clause in their contract that says “...*the library supports resources, materials, and programs.*” The Beacon would be such a program. The next step is to meet with Council on how to proceed. There is money in the budget for the Beacon. They recommend hiring an events coordinator to be their point of contact. The other budgeted funds would go towards operations and maintenance. He proposed that there be tiers of rates for use of the space. There would be no charge to the City and the Library, and nonprofits would be charged at a reduced rate (50%). For the general public, they have used the previous rates and plan to come up with market rates. The goal is to have a number of paid events to be able to give money back to the City. They want to be budget neutral. The Library is excited to support this project. They see the potential of developing a 501(c)(3) foundation and pursue grants that might be infused into this project.

They were interviewed by Nicole Bell, Channel 12. Hopewell will celebrate its 100-year anniversary in 2016. It would be great to have this community asset restored and used by the community in same way that folks have talked to him about it. They have good memories, and this is a great legacy for future generations to create memories. Vice Mayor Walton asked if this was two separate issues – redo the theatre part with what Mr. Firestine is doing. The City Manager explained that the City is focused on the conference side. They are not making plans until the Council Committee decides what direction they wish to take. Councilor Shornak indicated there is a Library Board already. Mr. Firestine indicated the City has three members on the Library Board. They are the governing body. They set policy. They are his boss in this project. Mr. Firestine has spoken with them, and they are supportive. On July 9, they are planning an Open House for people to tour the building to include the finished conference side and the theatre side. Councilor Bujakowski and Councilor Stokes will be on hand for the tours from 12:00 until 3:00 p.m. The Library is a preservationist. It is a library program without books. There should be programs on the revenue side such as a brown bag lunch. The Beacon is easily accessible being next door to the Library. The City Manager shared that the City is working on an agreement for Council review next month. Mr. Firestine provided the City Clerk with a notebook containing the 80-yr. history of the Beacon that was prepared by Jeannie Langford. The City Clerk was asked to make a copy for Council’s review and return the original to Mr. Firestine.

**ADJOURN**

**Motion** was made by Vice Mayor Walton, **seconded** by Councilor Bujakowski, and unanimously **passed** to adjourn the meeting at 8:35 p.m.

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Christina J. Luman-Bailey, Mayor

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Debra W. Pershing, Acting City Clerk