



## City of Richmond

900 East Broad Street  
Richmond, VA 23219  
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### Minutes

#### Organizational Development Standing Committee

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Monday, May 7, 2018

5:00 PM

Council Chamber, 2nd Floor - City Hall

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#### Committee Members and Staff in Attendance

The Honorable Chris Hilbert – Chair  
The Honorable Cynthia Newbille – Vice Chair  
The Honorable Andreas Addison – Member  
The Honorable Parker Agelasto – Member  
The Honorable Kim Gray – Member  
The Honorable Michael Jones – Member  
The Honorable Kristen Larson – Member  
The Honorable Ellen Robertson – Member  
The Honorable Reva Trammell – Member  
Lou Brown Ali, Council Chief of Staff  
Debra Bowles, Assistant City Clerk  
Haskell Brown, Deputy City Attorney  
Allen Jackson, City Attorney  
Alexander Rawles, Boards and Commission Administrator  
Candice Reid, City Clerk

#### Call to Order

Vice Chair Cynthia Newbille called the meeting to order at 5:32 p.m., following the special meeting of Council.

#### Evacuation Announcement and Citizen Speaker Guidelines

Debra Bowles, assistant city clerk, provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with citizen speaker guidelines.

#### Approval of the Minutes

Member Parker Agelasto moved to approve the meeting minutes of March 5, 2018, and April 2, 2018, which was seconded and unanimously approved.

#### Board Vacancies

Board and Commissions Administrator Alexander Rawles reviewed the board appointment applications for consideration by the committee.

Member Ellen Robertson moved to forward the following appointment to Council with the recommendation to approve, which was seconded and unanimously approved by consensus.

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>
<b>Affordable Housing Trust Fund Oversight Board</b> (10 members)	Housing counselor *  (1 vacancy)	Martin D. Wegbreit

\* Applicants must reside or work in the city.

Member Parker Agelasto moved to forward the following appointment to Council with the recommendation to approve, which was seconded and unanimously approved by consensus.

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>
<b>Richmond Regional Planning District Commission</b> (6 members and 1 alternate appointed by the city)	<i>Alternate member</i> Qualified voter of the city of Richmond (1 vacancy)	Nolen Willis Blackwood

\* Applicants must reside or work in the city.

*A copy of the material provided has been filed.*

#### **Reports from City Administration, Council Staff and Other Parties**

##### **Update on Richmond 300 (City-wide Master Plan)**

Richmond 300 Project Manager Maritza Pechin provided updated information related to the city-wide master plan, Richmond 300. Ms. Pechin informed the committee that the plan provides guidance for rezoning, capital improvement funding, infrastructure and building projects, and economic development. Ms. Pechin stated that the master plan is currently in phase 1 which includes pre-planning and meetings for community input via district and civic association meetings, and requested that all citizens provide input or be made aware of the proposed master plan. Ms. Pechin provided information relating to phase 2 which is development of the master plan, phase 3 which will refine and adopt the master plan, and phase 4 which will implement, review and update the master plan. Ms. Pechin also reported that parking studies of seven specific areas of the city are being completed and will be included in the master plan. Ms. Pechin responded to questions of committee members and stated that members of the project team are available to attend Council's district meetings per Council's requests.

*A copy of the material provided has been filed.*

##### **RVA311**

Public Utilities Deputy Chief Administrative Officer (DCAO) Robert Steidel provided a brief update of RVA311, an intake citizen request program, in which citizens will be able to report and track their city project needs. Mr. Steidel stated that RVA311 will be an intuitive tool for citizens with non-emergency incidents. Mr. Steidel informed the committee that upon completion of the request, the citizen will receive an email requesting feedback regarding the application and what improvements can be made with the process.

*Member Kristen Larson requested information that could be placed within district newsletters to inform citizens of RVA311.*

*Member Kim Gray asked if the additional systems, such as SeeClickFix, will be integrated into RVA311.*

Mr. Steidel stated that SeeClickFix will not be used once RVA311 goes live, as RVA311 will be the single point of entry for citizens regardless of their concerns or needs. Mr. Steidel also stated that citizens can physically call 311 but when using the mobile application or web-based service, citizens will use RVA311. Mr. Steidel also stated that RVA311 will be the tool used but the relevant agency will be responsible for acting on and completing requests, and requests will not be closed until the service has been delivered.

Member Parker Agelasto noted that the web-based version of RVA311 will be available to citizens on June 15<sup>th</sup>, while the mobile app will be available on July 3<sup>rd</sup>. Mr. Agelasto inquired about information that was maintained in the previous system.

Management Analyst I for Public Utilities Krystal Onaitis stated that requests made in the past three years will be available for tracking purposes and project histories of the past five years will be available for viewing.

*Member Reva Trammell expressed concern regarding the constant change of programs within the city and stated that it is very confusing to citizens.*

Mr. Steidel responded that the system will have many answers for citizens explaining the department responsible for the project. Mr. Steidel stated that citizens can always call the 311 center and the customer service representatives will put the citizen's request into the RVA311 system and will verify that the information provided is correct for completion.

*Member Gray asked if requests that are older than five years will be removed from the system.*

Ms. Onaitis stated that the citizen may not be able to see a request that is older than five years; however, if the citizen calls the 311 center, the representative should be able to provide an update on previous requests.

Mr. Steidel stated that councilors will be able to run reports, by their districts, for updates on requested projects by citizens.

*A copy of the material provided has been filed.*

### **Paper(s) for Consideration**

#### **The following ordinances were considered:**

##### **ORD. 2018-101**

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a First Amendment to Stone Brewery Cooperation Agreement, as Amended, dated March 2, 2015, between the City of Richmond and the Economic Development Authority of the City of Richmond for the purpose of revising the definition of "Phase 2 Facility" to allow for the demolition of an existing structure and construction of a new building.

##### **ORD. 2018-126**

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a First Amendment to Stone Brewing Company Performance Agreement, Dated November 14, 2014, between the City of Richmond, Virginia, Stone Brewing Co., LLC, and the Economic Development Authority of the City of Richmond, Virginia for the purpose of revising the definitions of "Existing Building" and "Phase II" to allow the demolition of an existing structure and the construction of a new building.

Deputy Director for Economic and Community Development Jane Ferrara provided a brief history regarding Stone Brewery's choice to open its business in Richmond. Ms. Ferrara reviewed the positions of the Economic Development Authority, the city and Stone Brewery based upon the initial agreements between the city and Stone Brewery.

Stone Brewery Community Engagement Manager Stone Brewery Juliellen Sarver provided information relating to the current building under consideration for the Stone Brewery bistro. Ms. Sarver stated that a nine month study had been completed on the Intermediate Terminal building and it was determined that renovation of the existing building is not feasible. Ms. Sarver also provided information related to Stone Brewery's performance agreement with the city.

Architect Bob Tierney provided information regarding the unforeseen conditions and challenges as they related to the renovation of the Intermediate Terminal building. Mr. Tierney stated that the challenges of the current building include its location in a flood plain, structural issues with the foundation, the building not being insulated, which causes energy concerns, and no current code compliance related to safety.

## **OPPOSITION**

**Arthur Burton** expressed opposition to the proposed ordinances based upon prior failed deals with the Economic Development Authority.

**Marty Jewell** requested that the committee delay its action on the proposed ordinances based upon the engineering report that was provided after the agreements were executed.

**Cyane Crump**, Historic Richmond Executive Director, stated that Historic Richmond had previously sent a letter recommending an architectural study of the Intermediate Terminal building and asked that Stone Brewery's plans for a new building be no bigger than that of the current building, including footprint, height and mass. Ms. Crump also requested that there be a public process to review the impact of the project's quality and design so there will be transparency in the process.

**Jerry Cable**, Tobacco Company Restaurant owner, stated that he believes the Intermediate Terminal building can be renovated as a bistro but could be costly. Mr. Cable also stated that no one has spoken on the impact the bistro will have on other local businesses.

*Members of the committee requested the following regarding construction of a new building:*

- *the mass and scale of the building should not exceed the current structure*
- *the building footprint should not exceed the current structure*
- *the building height, governed by zoning, should be stipulated*
- *the commitment to a public engagement process for input by the district and city*
- *adherence to performance metrics and variety in terms of employment*
- *no loss for the city on its return on investment*
- *\$8,000,000 paid back to the city*

**Vice Chair Cynthia Newbille moved to forward ORD. 2018-101 and ORD. 2018-126 to Council contingent for approval with amendments addressing the above matters.**

City Attorney Allen Jackson made the recommendation to continue the ordinances until his office and Stone Brewery's attorneys can agree on the contingencies.

Vice Chair Newbille withdrew her motion.

Deputy Chief Administrative Officer for Economic and Community Development Lee Downey stated that the proposed pieces of legislation are offering an option to remove a building that is unsuited for rehabilitation and, if the legislation is continued, the requested amendments could potentially be added.

There were no further comments or discussion and **member Michael Jones moved to forward Ords. 2018-101 and 2018-126 to the May 29, 2018, Council meeting with recommendation to approve with amendments, which was seconded and unanimously approved.**

**The following ordinance was considered:**

**ORD. 2018-110**

To amend City Code § 2-1183, concerning the residency requirement for certain officers and employees, to modify the City's residency requirement so that it applies only to the Chief Administrative Officer, the Chief of Fire and Emergency Services, and the Chief of Police.

*Member Andreas Addison reiterated past comments relating to the city residency requirement for specific city positions. Mr. Addison also stated that the city's concentration should be on performance, expectation and quality of the employee. Mr. Addison further stated that the city should be open to the fact that the city's benefits and salaries may not be as competitive as other localities, and he does not want talented applicants to be deterred from applying or accepting promotions due to a residency requirement.*

*Member Michael Jones stated that the proposed legislation will offer residency consistency within the city.*

*Member Ellen Robertson stated that it is important that the city be a competitive employer in the region and current policy has hindered the city from employing talented applicants.*

Director of Human Resources Korita Jones stated that city administration is in support of the proposed legislation.

**Opposition**

**Earl Bradley** stated that he was opposed to the proposed legislation based on procurement being the problem in all issues of the city and procurement's oversight is not transparent. Chair Hilbert informed Mr. Bradley that his comments were off-topic of **ORD. 2018-110**.

**Arthur Burton** spoke in opposition to the proposed legislation stating that if individuals in higher positions are going to be paid at a specified salary, then those individuals should be required to reside within the city. Mr. Burton also stated that the city should be mindful of Richmond's history.

*Member Kristen Larson stated that she cannot support the proposed legislation but she would support administration creating a process for an employee to receive a waiver of city residency.*

*Member Reva Trammell stated that she cannot support the proposed legislation at the request of her constituents.*

*Member Parker Agelasto stated that changing procedure by approving legislation to reflect current employment practice is an easy remedy, and he feels that administration would not support the legislation otherwise.*

*Member Kim Gray stated that it is the responsibility of the administration, not Council, to determine procedures for employment.*

*Vice Chair Cynthia Newbille clarified with the patrons of the paper that positions listed within the proposed legislation are consistent with surrounding localities.*

*Member Addison stated that there has been tremendous discussion related to the proposed legislation, and the city does attract applicants for employment; however, many of the individuals that have been employed are older adults that are already receiving a retirement and it is much harder to attract younger, talented candidates.*

There were no further comments or discussion and **member Andreas Addison moved to forward ORD. 2018-110 to the May 14, 2018, Council meeting with recommendation to approve, which was seconded and approved:** Ayes 5 – Jones, Robertson, Agelasto, Addison, Newbille. Noes 4 – Larson, Gray, Trammell, Hilbert.

**The following ordinances were considered:**

**ORD. 2018-118**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2822 Purcell Street and to authorize the conveyance of such property for \$11,310.39 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

**ORD. 2018-119**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2820 Purcell Street and to authorize the conveyance of such property for \$11,455.00 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

**ORD. 2018-120**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2807 Newbourne Street and to authorize the conveyance of such property for \$17,009.89 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

**ORD. 2018-121**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2112 North 29th Street and to authorize the conveyance of such properties for \$20,476.63 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

**ORD. 2018-122**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2110 North 29th Street and to authorize the conveyance of such property for \$21,869.60 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

### **ORD. 2018-123**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2106 North 29th Street and to authorize the conveyance of such property for \$30,434.10 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

### **ORD. 2018-124**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2100 North 29th Street and to authorize the conveyance of such property for \$10,461.71 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

### **ORD. 2018-125**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2000 North 29th Street and to authorize the conveyance of such property for \$22,250.16 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Senior Project Manager for Economic and Community Development Dan Cohen informed the committee that the purpose of the proposed legislation is to sell the properties to the Richmond Redevelopment and Housing Authority (RRHA), and in turn, RRHA will eventually sell the properties to the Anna Julia Cooper Episcopal School for the purpose of expanding the school. Mr. Cohen stated that the purpose of expanding the school is in an effort to make the school available to the entire community in which it is located. Mr. Cohen also stated that in a previous Council meeting, it was asked if the properties could be sold directly to the school and City Attorney Allen Jackson had informed Council that this is permissible.

*Member Parker Agelasto asked the city attorney if the legislation could be amended to specify the sale directly to the school.*

City Attorney Allen Jackson stated that the legislation could be amended to change the designation of the payee. Mr. Jackson also stated that separate purchase agreements would need to be created between the city and the school. Mr. Jackson recommended that the legislation be forwarded to the May 29<sup>th</sup> Council meeting.

*Member Michael Jones voiced his concern regarding the consistency of organizations receiving properties within the city.*

### **Opposition**

**Arthur Burton** stated that he opposed the proposed legislation by echoing member Jones' concerns relating to the city's process.

### **Support**

**Mike Maruca**, Head of Anna Julia Cooper Episcopal School, stated that 75% of the students are in public housing and the school is working diligently to serve more students. Mr. Maruca also stated that the school is growing and would like to have a multi-purpose room for the students and the community.

*Member Ellen Robertson asked what capacity the school hoped to reach by receiving the properties stated within the legislation, and about how the school is performing with regard to academic achievement.*

Mr. Maruca reported that the school could double its capacity and the school's board has approved the school to teach students in kindergarten through 8<sup>th</sup> grade. Mr. Maruca stated that academically, the school has done well with 1/3 of its students continuing their education after high school.

**Taya Robertson** Anna Julia Cooper Episcopal School teacher, stated that if the school does not have access to additional space there will be less students afforded an opportunity to reach and exceed their potential.

There were no further comments or discussion and **member Parker Agelasto moved to forward the Ords. 2018-118, 2018-119, 2018-120, 2018-121, 2018-122, 2018-123, 2018-124, and 2018-125 to the May 29, 2018, Council meeting with recommendation to approve with amendments, which was seconded and unanimously approved.**

#### **Adjournment**

There being no further business, the meeting adjourned at 9:35 p.m.