

City Council
WORK SESSION
January 26, 2017
6:15 p.m.

Council Members Present: Mayor Dull, Vice Mayor Kier, Council Members Curren, Harrington, Holmes, Oakes and Obenschain.

The Mayor called the work session of City Council to order. The invocation/moment of silence was given by Mr. Obenschain.

1. Consideration of Work Session and Regular Meeting Agendas

Consistent with Procedural Memorandum No. 3, amended by Council at its organization meeting on July 1, 2016, the agendas were presented for Council consideration.

Dr. Harrington moved to approve the Work Session and the Regular Meeting agendas as presented.

The motion was seconded by Mr. Obenschain and carried unanimously as follows:

Dr. Harrington	aye	Ms. Oakes	aye
Mr. Obenschain	aye	Dr. Curren	aye
Vice Mayor Kier	aye	Mr. Holmes	aye
Mayor Dull	aye		

2. Presentation on Municipal Separate Storm Sewer System (MS4) Chesapeake Bay Action Plan

Mr. Ray Moyer, Stormwater Engineer and MS4 Coordinator, explained that the City's Municipal Separate Storm Sewer System (MS4) General Permit obtained in May 2014, requires the City, as an MS4 community located within the Chesapeake Bay watershed, to address the Chesapeake Bay Total Maximum Daily Load (TMDL). A TMDL is a "pollution diet" for an impaired water body for which discharge limits for specific pollutants are established. The Chesapeake Bay TMDL, established by the U.S. Environmental Protection Agency, mandates reductions in the amount of phosphorus, nitrogen and total suspended solids (sediment) discharging into the bay. The reductions are watershed-specific and based on the amount of impervious and pervious areas within the MS4 regulated area.

As part of the MS4 General Permit to which the City is subject, the City is required to develop and implement a Chesapeake Bay TMDL Action Plan. The plan must identify programs to be implemented and water quality projects to be constructed by the City, with estimated costs for each, to achieve the required reductions. Specifically, by January 1, 2018, the City must submit a plan to the Virginia Department of Environmental Quality, demonstrating how the City will achieve at least 40% of the required reductions from July 2018 through June 2023. In 2023, an updated plan must be submitted, demonstrating how the remaining 60% of the reductions will be achieved from July 2023 through June 2028.

Over the past two years, the City's consultant, Wiley and Wilson, has completed two studies identifying potential programs and projects that could be used to achieve permit compliance. A representative of the firm delivered a presentation of their findings to Council.

Steps following this meeting include:

- Development of a preliminary draft of the Chesapeake Bay TMDL Action Plan due January 1, 2018.
- Briefing of City Council on the draft plan later this year.

3. Review and Discussion of an Ordinance Amending Various Provisions of the Staunton City Code as it Relates to the City's Senior Planner Position

Mr. Steve Rosenberg, Deputy City Manager, stated that as of January 1, 2017, the City of Staunton, through its city manager, administratively reorganized to establish the Community Development Department. The department combines the functions and services previously offered by the Planning and Inspections Department and by the Engineering Department. As part of the reorganization, the position of "Senior Planner" was established as part of the Community Development Department and will assume essentially the responsibilities of the eliminated position of "Planning Director."

Currently, the Staunton City Code variously references what actually is the same position as the "Director of Planning and Development," the "Director of Planning and Inspections," the "Director of Planning," and "director." Given the reorganization and elimination of the position, the City Code merits amendment to reflect the same and to achieve greater uniformity of reference as it relates to the change in positions and title.

The draft ordinance, effecting the amendments, was referred to the Planning Commission for public hearing and consideration at its meeting on January 19. It is anticipated that the ordinance will be included on a meeting agenda during the month of February for consideration by Council.

4. Review and Approval of FY2018 Budget Calendar

Ms. Jeanne Colvin, Chief Financial Officer, stated that the FY2018 draft budget calendar has been prepared for Council's review. Council was asked to suggest changes that may better accommodate their schedules.

Council had no changes to the proposed budget calendar and unanimously approved it.

5. Review and Discussion of Capital Investment Plan

Ms. Colvin provided a review of the proposed annual update to the Capital Investment Plan (CIP) for all City funds and Staunton City Schools presented to Council at its work session on January 12. It was presented again for additional review and discussion.

On January 19, an overview of the plan was presented to the Planning Commission, which will conduct a public hearing and consider the plan at its meeting on February 16. Final consideration of the plan is scheduled for Council's meeting on February 23.

After the plan was presented to Council on January 12, staff made the following changes to the Staunton City Schools CIP and the Sewer Fund CIP:

- The high school project amount was reduced to \$40 million from \$75 million, consistent with the direction of Council.
- The sewer line and pump station required to serve the second phase of development of Staunton Crossing, in the amount of \$1,112,500, was moved to FY2019 from the unscheduled projects. Consistent with the approval of Council at its January 12 meeting of the Business Ready Sites Program Site Characterization Grant related to Staunton Crossing, this project needs to be scheduled within the next five years to show commitment for purposes of the program.

Ms. Colvin updated Council on the Johnson Street Parking Garage project. A structural assessment of the Johnson Street Parking Garage was completed by engineering firm Wiley & Wilson on January 19. The report details the structural condition of the facility, including concrete structural support beams, concrete decking surfaces, steel staircase, masonry walls and guardrails. As noted in the report, over time, concrete structures face deterioration due to long-term exposure to harsh climate conditions that can result in damage from corrosion of steel reinforcement elements, carbonization of concrete, and the presence of chlorides from deicing salts. Despite the widespread distress in the garage, the firm does recommend repairs to extend its life for 10-20 additional years versus building a new garage.

The report recommends three phases of repairs to be scheduled over the next several years, as follows:

\$242,400—immediate repairs
\$410,400—short term repairs
\$ 75,500—mid term repairs

The initial draft of the updated CIP, previously reviewed with Council, included \$250,000 for the first phase of the repairs to begin immediately.

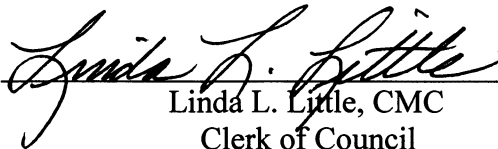
The total construction costs are estimated at \$728,300, excluding the costs for engineering design, testing, inspection and the preparation of bid documents. Staff recommends designing and bidding the total project now as a single project, in one phase, to save future construction and design costs, and to minimize disruption to the operations of the garage. Due to the significant structural and concrete work, it will be necessary to close the facility to parking patrons during much of the project.

The total project cost, with the additional expense of engineering design, testing, inspection and the preparation of bid documents, is estimated at \$1,150,000. Staff intends to provide for funding for the project with \$250,000, in the second FY2017 budget amendment, scheduled for Council consideration in May 2017, and \$900,000 of existing funds already appropriated, but unassigned, in the CIP Fund.

Because the project involves major concrete work, construction will need to commence in the summer months. This time constraint makes it highly desirable to move forward with additional concrete testing, engineering design and preparation of bid documents, as soon as possible and prior to scheduled adoption of the budget amendment or approval of the updated CIP. Otherwise, the City will be unable to proceed with construction in June, as desired. Consequently, at this time, staff seeks Council concurrence with the proposed funding for the project, to be implemented by a \$250,000 appropriation in the budget amendment and a transfer of \$900,000 from the CIP Fund to the Parking Fund, all as shown in the revised General Fund CIP FY2017—2018.

After discussion, it was the consensus of Council to proceed with the repairs to the garage and to concur with the proposed funding for the project.

The work session adjourned at 6:55 p.m.


Linda L. Little, CMC
Clerk of Council