

MINUTES OF THE February 27, 2024 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell City Council was held on Tuesday February 27, 2024 at 6:00 p.m.

PRESENT: John B. Partin, Mayor
Jasmine Gore, Vice Mayor
Rita Joyner, Councilor
Michael Harris, Councilor
Janice Denton, Councilor
Brenda Pelham, Councilor
Dominic Holloway, Councilor

Councilor Denton makes a motion to allow Councilor Harris to participate remotely, Councilor Joyner seconds the motion.

ROLL CALL	Mayor Partin-	Yes
	Vice Mayor Gore-	Yes
	Councilor Denton-	Yes
	Councilor Pelham-	Yes
	Councilor Holloway-	(Late)
	Council Joyner-	Yes
	Councilor Harris-	(Abstain)

Motion Passes 5-0

CLOSED MEETING:

Councilor Pelham makes a motion to go into closed meeting pursuant to Va. Code Section § 2.2-371 1 (A)(I) to discuss and consider personnel matters, including board and commission appointments; the assignment and performance of specific appointee and employees of City Council, and Va. Code Section 2.2-3711 (A) (29) for discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders and offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, and to the extent such discussion will be aided thereby, Councilor Denton seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	(Late)
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-0

Reconvene Open Meeting

Councilor Denton makes a motion to reconvene open meeting. Councilor Holloway seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes

Councilor Harris- Yes

Motion Passes 7-0

Councilor Joyner makes a motion to appoint Chris Ward and Charles Bennett to the 250th anniversary committee for the Revolutionary War. Councilor Denton seconds the motion.

ROLL CALL

Mayor Partin- Yes
Vice Mayor Gore- Yes
Councilor Denton- Yes
Councilor Pelham- Yes
Councilor Holloway- Yes
Council Joyner- Yes
Councilor Harris- Yes

Motion Passes 7-0

CERTIFICATION:

CERTIFICATION PURSUANT TO VIRGINIA CODE §2.2-3712 (D): Were only public business matters (1) lawfully exempted from open-meeting requirements and (2) identified in the closed-meeting motion discussed in closed session?

ROLL CALL

Mayor Partin- Yes
Vice Mayor Gore- Yes
Councilor Denton- Yes
Councilor Pelham- Yes

Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

REGULAR MEETING

Mayor Partin calls the Regular Meeting to order

PRESENT: John B. Partin, Mayor
Jasmine Gore, Vice Mayor
Rita Joyner, Councilor
Michael Harris, Councilor
Janice Denton, Councilor
Brenda Pelham, Councilor
Dominic Holloway, Councilor

Prayer by Pastor Hart, followed by the Pledge of Allegiance led by Vice Mayor Gore. Moment of Silence for Former Mayor of Hopewell, Mr. Enochs.

Councilor Holloway makes a motion to amend the agenda to table R1 and R3, approval of Treasurers MOU and additional Wastewater Plant Studies. Vice Mayor Gore seconds the motion.

ROLL CALL

Mayor Partin-	No
Vice Mayor Gore-	Yes
Councilor Denton-	No

Councilor Pelham-	Yes (Silent)
Councilor Holloway-	Yes
Council Joyner-	No
Councilor Harris-	No

Motion Fails 4-3

Councilor Pelham makes a motion to amend the agenda to remove R3. Councilor Joyner seconded the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

Councilor Denton makes a motion to adopt the Consent Agenda and second by Councilor Joyner.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes

Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

INFORMATION/ PRESENTATIONS

1. **Farmers Market-** Charles Bennett, director of Development. Mr. Bennett Introduces Tisha Sawyers, Farmer Market Director. He gives background and qualifications of Ms. Sawyers. She gives a brief presentation of the success of the Farmers Market this past year and information about the coming year 2024.

COMMUNICATIONS FROM CITIZENS

1. **Ripley Ballou-** Mr. Ballou speaks on the ongoing reporting from the Robert Bob Group. excuses himself for talking about a topic on the agenda. States there are two wastewater topics being discussed today that are requesting funds. He would like to know what is it the council proposes to cut in services or activities in order to meet this budget forecast.
2. **Ed Houser-** Thanks the Council for its decision on Keeping Beacon Hill Church at there current location. He states he would like the council to take some actions involving a written letter and to issue an apology letter.
3. **Khair Khan-** States he relocated to Hopewell. Talks about taxes he has paid for his home and the issue of it rising without explanation. He mentions he made an appointment with the assessor last October. Mayor Partin directed him to give his information to the City Clerk.

PUBLIC HEARING

PH1- Proposed Rezoning for Butor Tract for Proposed Hopecrest

Development- Chris Ward, Director of Development. Mr. Ward discusses the rezoning request for parcels 1060200, 1060105, 1060285, 1060490 and 1060735. Tonight, constitutes the second reading for the rezoning request. The applicant for the rezoning is Mansor Real Estate, LLC that relates to a request to a project that would go into Prince George County. The size of the acreage in Hopewell is 27.71 acres located in Ward 7. Staff has determined that the overall proposal is in line with the comprehensive plan and provides new and varied housing to the city's housing stock. The project guarantees staff believes will secure a quality development. Planning commission voted 4 to 0 in recommendation of approving the rezoning request. Jennifer Mullen with Roth Jackson speaks on behalf of the applicant. She walks through a few items she states were of interest from the comments received at the work sessions and the last hearing. Ms. Mullen continues with details of the development. Ms. Mullen states she comes before council with unanimous Planning Commission Recommendation as well as staff support.

Councilor Joyner makes a motion to approve the application of this entity for rezoning 106-0200 from R3 to R4 with the plan unit development zoning overlay for parcels 106-0200, 106-0105, 106-0285, 106-0490 and 106-0735. Councilor Holloway seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

PH2- Zoning Ordinance Amendment to B3-Chris Ward, Director of Development. Mr. Ward is requesting a zoning amendment, to add the family dwelling use with a conditional use permit as an allowable use in the B3 district. He states that he is considering tonight's presentation a first reading. The applicant for this zoning amendment request is Haron Izhour. Mr. Ward outlines the advertisement process, the locations of the B3 area and past and current use of the property. Staff recommends adding a single use permit approval to section A of article 11 B3 Highway commercial District as an allowable use. The Planning Commission recommends approval of this request, voted 3 to 1 to add this use to the B3 and did not receive any written or spoken public comments for or against this request.

Councilor Denton makes a motion to extend the meeting until we complete R4. Mayor Partin seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

Councilor Holloway makes the motion to add single family dwelling with a conditional use permit to section A of Article 11 as an allowable use. Councilor Harris seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes

Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

PH3- Conditional Use Permit 2707 Oaklawn- Chris Ward, Director of Development. Mr. Ward states this is part 2 of this request. It is going to be the same applicant and this applicant has applied for the conditional use permit to use 2707 Oaklawn Boulevard as a single-family dwelling. Mr. Ward states this is the first reading and if 5 or more agree to a vote, action can be taken this evening.

Councilor Holloway makes a motion to approve as recommended by staff.
Councilor Pelham seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

PH4- Public Hearing Purchase Lot 77&78 Rosedale Subdivision- Charles Bennett, Economic Development Director. Mr. Bennett states this public hearing is #2 and for the purchase of Lot 77 and 78 of the Rosedale Subdivision. Staff from Public Works made this request and recommendation. He points out on the map lots #77 and #78 were purchased before the dump was built, then inherited and then sold last year. The property assessment of this land is \$118,400 and approximately .34 acres and zoned R3. It was purchased by the individual for

\$15,000. Charles Bennett turns the rest of the public hearing over to Michael Campbell to speak about the concerns from public works and why we recommend the city purchase this property. Mr. Campbell talks about reasons why the city should purchase this property as it is located within the land of the City of Hopewell property. Mr. Campbell states for liability purposes the city should purchase this property. Mr. Bennett adds the owner has agreed to sell the property for the purchase price to the City of Hopewell.

Councilor Joyner makes a motion to approve the purchase the lots 77 and 78 in the Rosedale subdivision for the purchase price of \$15,000, parcel ID #0690095. Funding is coming from Economic Development expense line. Councilor Pelham seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	No
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-1

PH5-Public Hearing Sale of 256 Cawson Street- Charles Bennett, Economic Development Director. Charles Bennett presents this public hearing as a joint effort with Public Works but primarily Economic Development. This is for the proposed sale of the former DSS building at 256 Cawson Street. Mr. Bennett talks about the present, physical condition of the building and possible changes to be made to the building. It is approximately .23 acres of land; assessment is \$60,000 and zoning is B1. It is not a historic structure and not in our historic district. A contract has been signed by the purchaser that is in the agenda and has been advertised for two weeks. Mr. Bennett states this has been presented in Closed Session last fall and has taken some time to get the contract agreed upon between the city and the purchaser. It is very good news that we will be able to sell this property and get it into redevelopment. Mr. Bennett goes thru some of the conditions in the contract.

Councilor Joyner makes a motion to approve it with the addition of the real property industry standard definition to be added to the contract. Councilor Pelham seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	No
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

REGULAR BUSINESS

R-1- Approval of Treasurers' MOU-Concetta Manker, City Manager. Dr. Manker presents an agreement between the city and the treasurers department. The change reduces the decentralization of specialized positions and is meant to improve the overall coordination and supervision of finance related activities. Staff recommends that City approve the MOA between the Treasurers' office and the City of Hopewell.

Motion on the floor is to postpone R1 for 2 weeks until March 12 and for the city manager to work to develop an MOU with the schools' finance team and the Beacon Theater regarding their finances.

ROLL CALL

Mayor Partin-	No
Vice Mayor Gore-	Yes
Councilor Denton-	No
Councilor Pelham-	Yes

Councilor Holloway-	Yes
Council Joyner-	No
Councilor Harris-	Yes

Motion Passes 4-3

R-2- Budget Calendar Approval-Dr. Manker, City Manager. Dr. Manker presents a copy of the Budget Calendar before council. She outlines the order according to the calendar, to begin on March 14. Staff is recommending that city council approve the proposed adopted work session for FY25 Budget Calendar.

Vice Mayor Gore makes a motion to adopt the proposed City Budget Calendar with the amendments of March 14th will be a discussion of the city councilors' budget objectives along with Revenue projections and delinquency information and we will adjust March 21st presentation and work session to include staff presentations and outside agency requests. Councilor Holloway seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

R-3- Has been Tabled

R-4-Wastewater Plant Supplemental Appropriation-Dickie Thompson, Water Renewal. Mr. Thompson comes before council to request a budget appropriation for Hopewell water renewal. He states the major issue at hand is insufficient funding, to carry fund 32, the facility for Hopewell water renewal thru the end of this fiscal year. He discusses some reasons for the insufficient funds. Mr. Thompson states the expenses will be covered by accumulated revenues from over the past several years from the miscellaneous revenue, out of the Enterprise Fund 32. Staff is recommending that city council approve this budget appropriation of 6.5 million to cover the accounts over budget as well as current and future expenses until the end of June this year.

Councilor Denton makes a motion to approve the budget appropriation of \$6.5 million to cover the accounts that are over budget as well as current and future expenses to carry us through the end of June 30, 2024; as approved in the resolution. Mayor Partin seconds the motion.

There is discussion between Councilor Holloway and presenter in reference to the amount of money that is being requested. He mentions it seems to be a misuse of funds and questioned who authorized the approval of going over the budget. Dr. Manker speaks to the questions asked prior to the vote.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	No
Councilor Denton-	Yes
Councilor Pelham-	No
Councilor Holloway-	No
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 4-3

Vice Mayor Gore makes a motion to reconsider her vote. Councilor Holloway seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Vice Mayor Gore-	Yes
Councilor Denton-	Yes
Councilor Pelham-	Yes
Councilor Holloway-	Yes
Council Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 7-0

City Council members gave closing remarks prior to closing out the meeting

ADJOURNMENT:

Councilor Holloway motions to adjourn,

Yes- 7

No- 0

Respectfully Submitted,



Brittani Williams, City Clerk



Johany Partin, Mayor