

MINUTES OF THE February 13, 2024 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell City Council was held on Tuesday February 13, 2024 at 6:00 p.m.

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

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

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

Motion Passes 4-0

CLOSED MEETING:

Councilor Pelham makes a motion to go into closed session 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 to the extent such discussion will be aided thereby, Councilor Joyner seconds the motion.

ROLL CALL

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

Motion Passes 5-0

Reconvene Open Meeting

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

ROLL CALL

Councilor Joyner -	Yes
Councilor Harris -	(Excused)

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

Motion Passes 6-0

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

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

Motion Passes 6-0

Councilor Joyner makes a motion to appoint Dr. Rip Ballou to the Planning Commission and Mr. John Eliades to the Economic Development. Councilor Pelham seconds the motion.

ROLL CALL

Councilor Joyner -	Yes
Councilor Harris -	Yes

Mayor Partin -	Yes
Vice Mayor Gore -	(Abstain)
Councilor Denton -	Yes
Council Pelham -	Yes
Councilor Holloway -	(Abstain)

Motion Passes 5-0

WORK SESSION

WS-1- Conditional Use Permit for 804 Kenwood Ave- Chris Ward, Director of Development. Mr. Ward introduces the first work session and also identifies it as Parcel # 0500390. The application was received from Waakeema Ahevonderae. This is a conditional Use permit to allow an accessory apartment. The property is zoned in Ward 7 as R2 medium density. Mr. Ward states the R2 district does permit accessory apartments with conditional use permits. This property has already received a CUP once prior for an accessory apartment in June 2020. The CUP was granted to the previous owner of this property. Since then the property has sold. The new owner is requesting a new CUP, since the old one expired. He shows an photo of the detached structure which is serving as the accessory. The R2 has specific criteria when reviewing CUPS for accessory apartments and that is the applicant need to prove that the apartment will be occupied by a related family member, who is 55 or older or has a handicap. The applicant must acknowledge that if the particular occupant leaves or moves out, the structure can no longer be used for the apartment, unless another family member that meets either the age or the handicap requirement moves in. The applicant must also demonstrate there is sufficient parking. The City council did approve the CUP back in 2020. Staff sees no reason not to approve it this time either. The applicant has certified that the apartment is occupied by her aunt, who is over the age of 55 and also handicap. She does not drive so there is no issue with parking. R2 specifies that the applicant needs to have this information certified on an annual basis, so the CUP is renewed annually. The Planning Commission also recommended approval of the CUP request and they held their public hearing on January 11.

WS-2- Right of Way Vacation for 514 Monroe Street-Chris Ward, Director of Development. Mr. Ward introduces the Right of Way vacation request. This is for a portion of a city right of way which is an unimproved alley that is adjacent to 514 Monroe Street. This particular request is regarding the stretch of property that is between parcel #0780010 and #0801165. It totals approximately 1,500 sq. ft., located in ward 1. Mr. Ward shows a map of the area that is being requested for the vacation. They are asking for the t-shaped right of way portion to be vacated. Ms. Bowling is the applicant. Mr. Ward gives a brief history of the property near the discussed parcel, which is owned by Ms. Bowling. Going thru the normal administrative review, it was discovered there are some sanitary sewer lines that run through this public right of way. After some discussion with Waste Water, they were okay with vacating this portion as long as an easement is executed between the city and the property owner so Waste Water can maintain access to the lines. Staff recommends approval of the right of way vacation request, with the requirement that an easement be executed between the city and the property owner. Planning Commission reviewed this in January and recommended approval on a 3 to 1 vote. One commissioner did not vote for the request because he would like to see a moratorium on vacation requests until a plan is developed by the city. Mr. Ward states there has been one public comment from a nearby property owner and the reason why they did not support the vacation request is if it hindered access to their property. Councilor asks the question of how the property owner would gain access to their property and Mr. Ward gives detail of the access points.

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 Mayor Partin.

Councilor Denton makes a motion to amend the agenda to move R6 to R1 and to table existing R1. Councilor Holloway seconds the motion.

ROLL CALL

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

Motion Passes 7-0

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

ROLL CALL

Councilor Joyner -	Yes
Councilor Harris -	Yes
Mayor Partin -	Yes
Vice Mayor Gore -	Yes
Councilor Denton -	Yes

Council Pelham - Yes
Councilor Holloway - Yes

Motion Passes 7-0

INFORMATION/ PRESENTATIONS

- 1. Special Events Planning guide Report-** Ginger Holland, Interim Communication and Relations Director. Ms. Holland gives credit for the information and reporting of the planning guide to her predecessor Ms. Kayla Hawkes. Mrs. Holland walks thru a streamline packet of information for the City of Hopewell holding special events that utilize public spaces such as streets, greenways, public parks and plazas. The packet begins with information such as Permits, deadlines, fees, reservations and limitations. Inside the packet also lists guidelines and instructions for event infrastructure, insurance requirements and alcohol, event safety, public notifications, special venues (parks in Hopewell), parking and transportation. A glossary is included for reference.
- 2. Finance Committee Report Out-**Russell Branson, CFO Mr. Branson gives a report on the City of Hopewell general fund financials thru December 2024. He notes the finance committee members, Councilor Joyner and Councilor Harris, both present at the meeting. He talks about the cities revenues and expenses and the effects of both. Mr. Branson explains that the issues on the cities financials are being looked at and the council will be able to address by taking action. He states there is a possibility of taxes increasing and need to reduce spending. Mr. Branson discusses keeping a tight rein on the money and where it's going.

COMMUNICATIONS FROM CITIZENS

1. **Susan Benton**-states she wrote a letter to the state of Virginia and read aloud the letter. Ms. Benton continues to speak after the vote. She states that what she is reading is not easy to hear but she feels sure the City of Hopewell can be turned around.

Councilor Joyner makes the motion to waive 3 minute rule to 5 minutes.
Councilor Pelham seconds the motion.

ROLL CALL

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

Motion Passes 6-0

Councilor Denton makes a motion to waive the rules to allow citizens to speak freely. Councilor Joyner seconds the motion.

ROLL CALL

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

Motion Passes 7-0

2. **Francisco Johnson-** Mr. Johnson states he is a veteran of foreign war and supports Beacon Hill Church's mission to voluntarily feed the community no matter who needs it.
3. **Steve Lenox-**States he is not a resident of Hopewell but is from Sandston and serves with Beacon Hill Church. He invites the council to come serve on a Friday with Beacon Hill Church.
4. **Chris David-** States he is not from Hopewell but Colonial Heights. He thanks council for being flexible and allowing them to speak. Mr. David gives a little of his family history and having better opportunities, freedom and religious freedom and the importance of that today. There is an opportunity to serve people, to help people off drugs and alcohol if they want the help. He states he is thankful for this church. We can be on the same team and care about people. We can do all things through Christ who strengthens us.
5. **Ed Houser-** He starts off by asking a question of the council. He continues with giving names of churches in the area that serve by feeding people in the community. He states some actions he believes leaders in Hopewell have taken. He ends with thanking churches in the area.
6. **Larry Scearce-** States his support and service for Beacon Hill Church. Beacon Hill Church doesn't just feed the homeless. He questions and comments on issue of safety and liability of another establishment near Beacon Hill Church that has events where alcohol is involved. States he supports Michael Moore and Beacon Hill Church.
7. **Gregory Carton-** Talks about being falsely arrested, targeted by Hopewell Police. He presents a USB that he says he wants Council to see. Mayor Partin gives permission of the USB to be copied by IT and the original USB to be returned back to him. He would like to come back to discuss with council what he has provided for evidence.
8. **Sharah Fuller-**She states the council has inherited a mess. Ms. Fuller talks about the support her church gives to help people in need and asks if there is a way we can meet in the middle and compromise that's safe for the city and safe for people because that street is dangerous. She is asking if there is a middle ground because it seems like what the church is trying to do, we kind of need.
9. **Jenny Castle-** gives a brief history of relationship to Beacon Hill Church. Ms. Castle talks about the people needing love and asks that we think about how dangerous Hopewell is. Ms. Castle states that we cannot turn our backs on Free Food Friday or the City.

- 10. Robert Franson-** Mr. Franson talks about being a member of Beacon Hill Church for six and a half years and have participated in Free Food Fridays many times. He states the pastor takes it serious and does exactly what is needed. He states the methods the pastor uses on Fridays, over time has proven to be successful and is exactly what the community wants. Trying to alter this would take away from the effectiveness of the program. There has been many trial and error over time and this method is what works. He asks council to reconsider this. Mr. Franson gives an invitation to council to come join us, help on Fridays. He comments we would really appreciate your support.
- 11. Debbie Randolph-**States the pastor talked to her, asked her for help because she had worked with him before. Ms. Randolph states there have been several meetings over the years and discusses her knowledge and understanding of the situation. She explains Beacon Hill Church involvement in helping/ donating to other establishments in and throughout the City of Hopewell. She states what is needed is for it to be brought before council as a group, discuss with the organizations and the community to understand the needs for the best solution overall.
- 12. Arther Krigger-** states that he was one of the homeless, that the police department told him that he could be homeless anywhere but not in Hopewell. He challenged it by going to the city attorney about 10-12 years ago, asking where can he go and if they couldn't find a place for him to go and allow him to live, he will proceed to challenge them in court. Mr. Krigger states he has a background in fair housing, just enough to make him dangerous just enough to make him stupid. He explains his experiences over the years from people helping the homeless. He challenges everyone in the room with a scenario and to imagine what they would do suddenly being homeless.

Councilor Holloway makes a motion to extend the Communication from Citizens period on the agenda. Vice Mayor Gore seconds the motion.

ROLL CALL

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

Councilor Holloway - Yes

Motion Passes 7-0

13. Carol Carr- States she is a resident of downtown Hopewell. She participates in outreach and gives to charity. Ms. Carr talks about situations where it was unsafe, homeless blocking the exit of her home. She talks of insults and being chased to her car. She states should have the right to feel safe where she lives. Her concern is there enough conversation that is incurring to marry the outreach to what is productive, safe and efficient for everyone in the city of Hopewell. She states she doesn't have any solutions and lives downtown Hopewell and has seen a lot. She wishes council does take the time to work with the citizens, hear the voices of all of the residents who would like to comment and consider all sides of the story; to reach a conclusion or solution that would make everyone proud.

14. Nora Dwyer- States she is not a resident of Hopewell. States she sometimes walk to her class and it's kind of scary. States she interviewed Michael Moore, Pastor of Beacon Hill, for a school video project on the homeless situation in City of Hopewell. Miss Dwyer talks about her conversation with Mr. Moore and what she learned. Miss Dwyer adds that they are trying to help and that's a great thing. We can help them too by helping them do the Free Food Fridays and help them help others.

Councilor Pelham makes a motion to extend the meeting until completion of R5.
Councilor Denton seconds the motion.

ROLL CALL

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

Motion Passes 7-0

15. Star Breckley- Talks about being employed and struggling. Ms. Breckley comments that Free Food Fridays doesn't just help homeless people it helps all of us. Remainder of comments were undetectable due to audio.

PUBLIC HEARING

PH1-Lot 77 &78 Rosedale- Charles Bennett, Economic Development Director. States the public hearing is 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 Denton makes a motion to purchase the lots as presented tonight.
Mayor Partin seconds the motion???

PH2-Formal Department of Social Services Building- 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. 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. Mr. Bennett explains the issues with the building and how they have been resolved in

order to go forward with the sale.

PH3- 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 is the second reading for this public hearing, the first being at a Work session held in January. The applicant for the rezoning is Mansor Real Estate, LLC that relates to a request to a project that would span 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.

Vice Mayor Gore makes a motion to waive the rules to allow a vote for public hearing number three (3). Councilor Holloway seconds the motion.

ROLL CALL

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

Motion Passes 7-0

PH3- Proposed Rezoning for Butor Tract for Proposed Hopecrest

Development-Continued-Chris Ward introduces David Monz to the podium. An updated copy of the presentation has been given to the council members, City

Manager, City Attorney and the City Clerk. Mr. Monz is not allowed to load his presentation onto the City's computer without clearance from IT. Questions asked by Council and answered by Mr. Monz. Mr. Monz was able to load his presentation after IT clearance was established. Mr. Mons talks about being from the City of Hopewell, grew up in Hopewell and graduated in Hopewell. He gives the names and positions of the members of the Hope Crest team. Mr. Mons describes what is Hope Crest and gives details of the town homes, apartment units and the amenities. He discusses the location and rezoning the parcels. He states the estimated construction will begin on the infrastructure late summer of 2024 and gives the estimated units that can be built each year until completed. Mr. Monz gives several reasons why Hope Crest is important to Hopewell. He talks about the details of the landscaping to include a storm water pond and walking trails. Mr. Mons points to the site information and total acreage of the development. There will be a total of 173 townhomes in City of Hopewell and 56 townhomes in Prince George County, making it a total of 229. He gives the site plan legend information. He speaks of Fort Greg Adams writing a brief letter of general support for the community back in July of 2023, expressing their need for additional housing units for our service members. General support was also received from Hopewell Public Schools, noting that this project would have a positive effect on the school system by counteracting a declining enrollment. He continues with Economic Development, that adding housing units to this area of the city provides the best opportunity for the redevelopment of the Colonial Corner shopping center. The townhomes will be priced in the high \$200s' to mid \$300s' contingent upon market conditions.

Councilor Denton makes the motion to postpone approving PH3 for two weeks. Mayor Partin seconds the motion.

ROLL CALL

Councilor Joyner -	Yes
Councilor Harris -	Yes
Mayor Partin -	Yes
Vice Mayor Gore -	No

Councilor Denton - Yes
Council Pelham - No
Councilor Holloway - No

Motion Passes 4-3

Tara James- states that people cannot afford housing. Is this going to be something that people can afford to live in? We have a lot of unhoused and unsheltered people. Is this going to be something that helps the people in this city that need housing. Is there a way for them to build something that is more affordable for people that live here in this city? She states that is her only concern.

P Argast- Letter was mailed in. He is a resident in Prince George County, not City of Hopewell. States his concerns with the Butor Tract Development.

REGULAR BUSINESS

R-1- Food Distribution City Location-Concetta Manker, City Manager. Dr. Manker states that we appreciate all the individuals that came out and gave a testimony regarding their support to the Free food Fridays. Dr. Manker states to the council that the City appreciates the partnership with Pastor Moore and Beacon Hill Church. An Unhoused and Unsheltered Advisory committee was established and created in October 2022. Dr Manker continues on to talk about the meeting times, purpose and results of the established committee. Dr. Manker states that we are here today to open the floor to city council to provide direction to the staff regarding this issue.

Councilor Holloway makes a motion to allow Pastor Moore to speak. Mayor Partin seconds the motion.

ROLL CALL

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

Motion Passes 7-0

Pastor Moore-speaks about the safety, liability and insurance coverage. He states he has contacted the sheriffs department and police department could provide security and willing to pay from church budget to have Free Food Friday coverage while residents are present. Pastor Moore discusses what the church is providing to the homeless. He continues with his view on staying at the current location or moving to another location and any issues involved with that. Pastor Moore talks about why the church's presence is necessary for Hopewell citizens.

Councilor Denton makes a motion to allow the church to stay in the existing lot, and to work with city manager should there need to be an alternate location and to require all events go through special events application to allow the city manager to make a fourth category for nonprofits. Councilor Holloway seconds the motion.

ROLL CALL

Councilor Joyner -	Yes
Councilor Harris -	Yes
Mayor Partin -	Yes
Vice Mayor Gore -	Yes
Councilor Denton -	Yes

Council Pelham - Yes
Councilor Holloway - Yes

Motion Passes 7-0

Councilor Pelham makes a Substitute motion to move to the gravel lot beside the library. Mayor Partin seconds the motion.

ROLL CALL

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

Motion Fails 5-2

R-2- School Resource Officer-Grant- Chief Taylor and Kim Parson, Admin Support Manager. Kim Parson stands before council to request permission to apply for a school resource officer continuation Grant through the Department of Criminal Justice Services. She states Hopewell Police Dept has sponsored a School Resource officer at Carter G. Woodson Middle School for the last five years and for the last three years, have been operating under a Continuation Grant thru Department of Criminal Justice Services.

Vice Mayor Gore makes a motion to approve the Hopewell Police Department to apply for a Resource Grant for \$83,718. Councilor Denton seconds the motion.

ROLL CALL

Councilor Joyner - Yes
Councilor Harris - Yes

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

Motion Passes 7-0

R-3- Patrol Officer Overtime Grant - Chief Taylor and Kim Parson, Admin Support Manager.

Councilor Denton makes a motion to grant the Patrol Officer Overtime Grant.
Councilor Joyner seconds the motion.

ROLL CALL

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

Motion Passes 7-0

R-4- Cold Weather Shelter -Wanda Williams, Director DSS. Would like to formally ask for approval to accept the contract for the inclement weather shelter that is currently being operated by Push Faith House. She discusses the contract effective date and actions that have taken place.

Vice Mayor Gore makes a motion to retroactively approve the city manager to sign

and execute the contract for the warming shelter of Push Faith House. Councilor Holloway seconds the motion.

ROLL CALL

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

Motion Passes 7-0

R-5- Tyler work Plan Approval New Modules- Concetta Manker, City Manager. Staff recommends that city council approve the purchase of Tyler Munis Modules for Bid Management and Contract Management.

Councilor Denton makes a motion to recommend the city council approve the purchase of the Tyler Munis Modules for Bid Management, Contract Management and EER in the amount of \$30,495 from salary savings from the information technology directors' positions. Vice Mayor Gore seconds the motion.

ROLL CALL

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

Motion Passes 7-0

ADJOURNMENT:

Councilor Holloway motions to adjourn,

Yes- 7

No- 0

Respectfully Submitted,



Brittani Williams, City Clerk



Johnny Partin, Mayor