

**MINUTES OF THE APRIL 23, 2024 CITY COUNCIL SPECIAL MEETING**

A REGULAR meeting of the Hopewell City Council was held on Tuesday April 23, 2024 at 7:30 p.m.

**PRESENT:**

John B. Partin, Mayor  
Jasmine Gore, Vice Mayor (Late, 6:03pm)  
Rita Joyner, Councilor  
Michael Harris, Councilor (Virtual)  
Janice Denton, Councilor  
Brenda Pelham, Councilor  
Dominic Holloway, Councilor (Arrived Late 6:20pm)

Councilor Joyner makes a motion to go into closed meeting pursuant to Va. Code Section § 2.2-3711 (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 public contract involving the expenditure of public funds, including interviews of bidders, 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 Pelham seconds the motion.

**ROLL CALL**

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

**Motion Passes 4-0**

Councilor Harris joined into the meeting by zoom. Councilor Joyner makes a motion to allow Councilor Harris to participate remotely. Councilor Denton seconds the motion.

**ROLL CALL**

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

**Motion Passes 4-0**

Councilor Denton makes a motion to come out of closed session, Mayor Partin seconds the motion. No further discussion was had. Roll call takes place.

**ROLL CALL**

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

**Motion Passes 7-0**

CERTIFICATION PURSUANT TO VIRGINIA CODE § 2.2-3712 (D): Were only public business matters (l) lawfully exempted from open-meeting requirements

and (2) identified in the closed-meeting motion discussed in closed meeting?

<b>ROLL CALL</b>	Councilor Denton-	Yes
	Councilor Pelham-	Yes
	Councilor Holloway-	Yes
	Councilor Joyner -	Yes
	Councilor Harris -	Yes
	Mayor Partin-	Yes
	Vice Mayor Gore-	Yes

**Motion Passes 7-0**

Prayer takes place by Evangelist Wright and pledge of allegiance by Mayor Partin.

Councilor Joyner makes a motion to adopt the agenda, Councilor Denton seconds the motion.

<b>ROLL CALL</b>	Councilor Denton-	Yes
	Councilor Pelham-	Yes
	Councilor Holloway-	Yes
	Councilor Joyner -	Yes
	Councilor Harris -	Yes
	Mayor Partin-	Yes
	Vice Mayor Gore-	Yes

**Motion Passes 7-0**

Councilor Denton makes a motion to adopt the consent agenda, Mayor Partin seconds the motion.

<b>ROLL CALL</b>	Councilor Denton-	Yes
	Councilor Pelham-	Yes

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

### Motion Passes 7-0

### Information/Presentations

Mr. Ward begins the presentation by introducing Kathy Osterman from Woda Cooper Companies, she comes up to provide a status of freedman point. She gives an update of the improvements in the building and mentions they will be removing carpet and adding hard surface flooring. She states they will be doing painting throughout the building, and have done some new initiatives with residents and with police department. She introduced the team who appeared with her tonight and gave a brief description of each of them. She opened the floor for any questions. Councilor Joyner mentions freedman point is in her ward and she noticed more frequent calls over the last year and she appreciates how engaged they are with maintaining the property. Councilor Holloway thanks Ms. Osterman for her attention to this property and thanks her for replacing the carpet. Councilor Denton asks will all reservations be done by end of July, Ms. Osterman stated she is hoping it will be done. She then asks would a tour be able to take place, Ms. Osterman says absolutely and offers the community room for small events. Councilor Pelham asks is there a need for extra security, the answer was she does not feel that is necessary and the crime statistics are not too bad, most calls or noise but not really crime.

There were no communications from citizens or public hearings tonight.

**R-1 – Conditional Use Permit for Maryland Ave** – Mr. Ward begins his presentation with his powerpoint giving a brief description of the address. He mentions tonight is the first reading of his three presentations. This address is two applications together, the parcels are #024-0310 and #024-0305. He stated the applicant did not construct the homes within the 1-year timeframe period the CUP requires, so he is back seeking another approval. These are zoned R 2

in ward 2. Both lots are non-conforming and he goes over the maps showing the general location. Mr. Ward goes over the dimensions of each lot to council and states why they are non-conforming. He goes over the 7 approval criteria and ensure it is in compliance. He states that these houses do meet the 7 approval criteria. He opens the floor for any questions. No council had any questions.

**R-2 – Conditional Use Permit for Crescent Ave** – Mr. Ward goes over this address stating this is a new applicant with a new proposed house. This property Parcel #0280-020 is in Ward 3 zoned R1. He goes over the map showing general and specific location. Mr. Ward goes over the dimensions of this location and mentions it is too small in overall square footage. He states staff is recommending approval with a level of approved conditions that he reads to council. All conditions are listed in his powerpoint presentation. Planning commission agreed with all conditions and added no additions except for coordinate with stormwater to create proper storm drainage. He opens the floor for any questions. Councilor Pelham asks when did they establish the pavement policy, Mr. Ward states it is not a requirement but staff recommends it in every CUP application. Councilor Joyner states to planning commission they did a great job with the design and it will compliment what is already there.

**R-3 – Conditional Use Permit for Boston St** – Mr. Ward begins this presentation with the parcel #033-0020 on Boston St. He mentions this is a very nice house and the property is located in Ward 6 in zone R2. He goes over the maps showing general and specific location. He goes over the dimensions of this home and states the non-conformity with this lot is the width. Staff recommends the approval with conditions he mentions to council that is included in his powerpoint. Planning commission went along with the same conditions. He opens the floor for any questions. Councilor Pelham asks who follows up to ensure the builders are building to the picture provided, Mr. Ward stated they do inspections. Mayor Partin makes a comment stating it is real encouraging seeing them work with the applicants and add value into the established neighborhoods. He enjoys seeing quality homes coming into the city.

**R-4 – School's Appropriation** – Russell Branson begins his presentation stating no one from the school is here so he can only give minimum details. He

points out on the summary of proposed budget they adjusted downward and explained why. Councilor Pelham asks how are they doing on their Munis conversion, Mr. Branson states they plan to implement it in July of 2025. She then asks will it affect the upcoming budget, Mr. Branson states no it will not affect it. She asks if the 6.8 million in grants, have they been spending all year. Mr. Branson stated he does not know too much about these grants. Councilor Pelham asks will there be a surplus at the end of the year, Mr. Branson stated it may carry over into the future but they are tracking to be sure appropriate dollars get set to the side. He mentions this would need to be a public hearing which will be on the next council meeting on May 14<sup>th</sup>. Vice Mayor Gore asks for clarification the document in the packet is this the resolution that is being asked to vote on tonight, Mr. Branson stated he was unsure, Dr. Manker chimes in to say this was just for information purposes, the public hearing will take place on May 14<sup>th</sup>. Councilor Joyner states they are meeting with the school on the 30<sup>th</sup>, can the schools provide information regarding this on that meeting, Mr. Branson stated yes that is a good idea.

#### **R-5 – Virginia Department of Conversation and Recreation Trails**

**Program Grant** – Ms. Tabitha Martinez apologizes as her CAF provided is incorrect because of a late development. She is requesting authorization for \$56,000 dollars that was not included in her previous budget request for a DCR to allow the city to complete the design and engineering state of the Riverwalk Phase III project. She states she understands there are many priorities and tonight she is only asking to be able to apply for the grant and for the \$56,000 to be the city match for this particular grant, and this would be a 20 percent match of the \$280,000 to actually develop the plans to 100 percent. The application is due May 7<sup>th</sup>. She opens the floor for any questions. Councilor Holloway asks did she already speak with the city manager and finance to see where these funds would be coming from. She responds they identified it would be coming from salary savings. Vice Mayor Gore asks is this just to design and get to the engineering state, but they will still have to find a way to pay for the Riverwalk. Ms. Martinez states that is correct. Vice Mayor asks when did she learn about the grant opportunity, she answers early April she found out, they were anticipating having matching funds with a partner but the opportunity fell through, so now she is here before council tonight requesting to apply for the grant.

Vice Mayor Gore makes the motion to approve the department of recreation and parks to apply for the Virginia Recreational trails program for phase III of

the Riverwalk project, and if selected, may use salary savings to pay for the matching portion of the city's obligation for up to \$56,000.00. Councilor Holloway seconds the motion. Councilor Pelham asks will she accept a friendly amendment to only use salary savings, Vice Mayor and Councilor Holloway both accept the friendly amendment. Councilor Holloway asks about the salary savings, Dr. Manker states she was seeking a grant, but Friday she did not get the grant, so late Friday and Monday the CFO and her identified savings she would be returning back to the overall budget that could be used for this purpose. Vice Mayor Gore asks about the Marquee, she asks where is that at, she stated she would prefer that be fixed before this grant, so she asks is this being funded out of this as well. Dr. Manker stated there is not enough savings to do both. Vice Mayor Gore withdraws her motion because she prefers the salary savings goes towards the marquee instead. Mayor Partin states there needs to be more context, he states why they did not get the grant. They wanted to fund capital construction and they scored really high and maxed out the value of what they give away. They need this first step in order to get more money. He states he is not against fixing it, he tells Dr. Manker find the money in the budget so they can get both done. Further discussion takes place with the finance director to ask is there enough funds to be able to do both in the salary savings. Vice Mayor Gore states to think what takes priority overall.

Vice Mayor Gore makes a motion to allow her to apply for the Virginia Recreational Trails Program Grant and to proceed using only salary savings to purchase the Marquee for operational purposes. Councilor Holloway seconds this motion. Councilor Denton asks the city manager they can do both, Dr. Manker states she can be given permission to apply for the grant because she may or may not get the grant. Once she receives the grant, they will return to determine where the funds will come from. Councilor Denton states she does not want to jeopardize the phase of the Riverwalk. Councilor Pelham asks Mr. Branson about all the salary savings from all the departments, she asks when is she going to see that. Mr. Branson stated he will not know anything until the end of the year. Dr. Manker stated after April 30 they will have a better answer. Further conversation takes place with council and Finance. Councilor Holloway asks Dr. Manker about the salary savings that is going to Robert Bobb. Dr. Manker gave Councilor Holloway further clarity of the money and how it is being spent. She states they have been paying him with frozen positions salary savings. He states the thing that concerns him is they are making a decision and it is kind of scary to him if paying the Robert Bobb

Group funds are coming from salary savings, they need an account of salary savings before approving this without an account of savings from all departments. Vice Mayor Gore says she understands this is not a priority but fixing the marquee is. She thinks it is a basic necessity she should have. Further discussion takes place in reference to the current motion on the floor. Councilor Pelham makes a substitute motion to approve her applying for the grant only and deal with marquee and everything else at a later date. Motion dies for lack of a second.

Councilor Joyner asks for clarity of what the motion on the floor currently is. Councilor Holloway now says he no longer agrees with the motion and withdraws his second to the motion. He believes both could be approved tonight financially, and he agrees with the Mayor that the Riverwalk is more important and needs to be finished. Councilor Holloway states he does not see why both cannot be approved because Mr. Branson is very clear this is pennies compared to everything else. He mentions because we are about to change council again he does not want it to be approved for process but then next year it will not be funded. He believes both should be funded tonight.

Councilor Holloway makes a substitute motion to allow the city to apply for the grant and approve \$56,000 for the design for Riverwalk phase III and \$36,000 for the marquee. Motion is seconded by Councilor Joyner.

**ROLL CALL**

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

**Motion Passes 6-1**

Councilor Joyner makes a motion to extend the meeting to the completion of CCR1. Motion dies for lack of a second.

Councilor Holloway motions to adjourn,

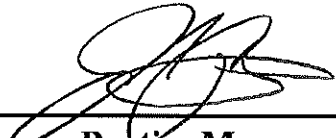


Yes- 5

No- 2 Councilor Denton, Councilor Joyner


**ADJOURNMENT:**

Respectfully Submitted,



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**Johnny Partin, Mayor**



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**Brittani Williams, City Clerk**