

AGENDA



CITY OF HOPEWELL

AGENDA

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CITY COUNCIL
John B. Partin, Jr., Mayor, Ward #3
Rita E. Joyner, Vice Mayor, Ward #1
Michael B. Harris, Councilor, Ward #2
Ronnie O. Ellis, Councilor, Ward #4
Susan L. Daye, Councilor, Ward #5
Malik D. Wheat, Councilor, Ward #6
Lovena B. Rapole Councilor, Ward #7

Michael C. Rogers, Interim City Manager
Anthony R. Bessette, City Attorney
Sade' J. Allen, City Clerk

April 14, 2026

REGULAR MEETING

Closed Session – 5:00 P.M.
Open Session – 7:00 P.M.

Call to order and roll call
Call for amendments to the agenda

CLOSED MEETING

SUGGESTED MOTION: I move to go into a closed meeting under Va. Code § 2.2-3711(A)(3), (8), and (29), to discuss the acquisition or disposition of real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, the award of a public contract where discussion in an open session would adversely affect the City's bargaining position, and to consult with legal counsel regarding specific legal matters (real estate contract discussions); § 2.2-3711(A)(7), consultation with legal counsel pertaining to actual or probable litigation, (National Opioid Settlement); § 2.2-3711(A)(1), to discuss personnel matters (Beacon Theater Board).

Certification Under 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 the closed meeting?

WELCOME TO VISITORS

REPORT OF THE CITY MANAGER

City Manager's Address – Michael Rogers, Interim City Manager

Crime Summary Report – Gregory Taylor, Chief of Police

Hooray for Hopewell History Presentation – Charles Bennett, Director of Economic Development

ACTIONS RESULTING FROM CLOSED MEETING

PRAYER AND PLEDGE OF ALLEGIANCE

Prayer by Reverend Boggs, followed by the Pledge of Allegiance to the Flag of the United States of America, led by Mayor Partin

CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine by the Council and will be approved or received by one motion in the form listed. Items may be removed from the Consent Agenda for discussion under the regular agenda at the request of any Councilor.

- C-1 Minutes** – March 10, 2026, and March 11, 2026,
- C-2 Human Resources Report** – Yaosca Smith, Director of Human Resources

SUGGESTED MOTION: To adopt the consent agenda

COMMUNICATIONS FROM CITIZENS

CITY CLERK: A Communication from Citizens period, limited to a total of 30 minutes, occurs at each regular Council meeting. Persons addressing Council approach the microphone, give their name and, if they reside in Hopewell, their ward number. Each comment is limited to 3 minutes. No person is permitted to speak on an item scheduled for public hearing. All remarks must be addressed to the Council as a body. Any person who makes personal, impertinent, abusive, or slanderous statements or incites disorderly conduct in Council Chambers may be barred from future Communications from Citizens and removed.

REGULAR BUSINESS

- R-1 (Public Hearing) Conditional Use Permit for 1001 Perrymont Road, and 225 South 15th Avenue** – Chris Ward, Director of Planning and Development
- R-2 (Public Hearing) Modification to development standards 915 Riverside Avenue** – Chris Ward, Director of Planning and Development
- R-3 (Public Hearing) Ordinance Authorizing the Issuance of General Obligation Bonds** – Stacey Jordan, Deputy City Manager
- R-4 Supplemental Appropriation for the School Board** – Janel English, Director of Finance for Public Schools

ADJOURNMENT

**CLOSED
MEETING**

REPORTS OF
THE CITY
MANAGER



Hopewell Police Department Crime Summary

April 14, 2026

HOPEWELL POLICE DEPARTMENT
CRIME SUMMARY

Reporting Date: April 6 ,2026

Year-to-Date	Thru April 5th					
	2025	2026	# Change	% Change	5 Year Average	% Change to Average
MURDER	1	1	0	0%	1	-29%
FORCIBLE RAPE	2	2	0	0%	1	67%
ROBBERY	5	2	-3	-60%	5	-60%
AGGRAVATED ASSAULT	17	12	-5	-29%	19	-38%
Violent Crime Total	25	17	-8	-32%	27	-37%
ARSON	0	1	1	#DIV/o!	1	25%
BURGLARY	13	12	-1	-8%	12	0%
LARCENY	61	50	-11	-18%	89	-44%
MOTOR VEHICLE THEFT	9	9	0	0%	20	-56%
Property Crime Total	83	72	-11	-13%	122	-41%
Total Major Crime	108	89	-19	-18%	149	-40%

Murder, Rape, Assault by # of Victims, All others by # of Incidents

5 Year Average to 4/30

HOPEWELL POLICE DEPARTMENT
CRIME SUMMARY
Reporting Date: April 6, 2026

Year-to-Date						Thru April 5th		4 Year Average	% Change to Average
	2022	2023	2024	2025	2026	# Change 2022 & 2026	% Change 2022 & 2026		
MURDER	2	4	1	1	1	-1	-50%	2	-50%
FORCIBLE RAPE	1	0	2	2	2	1	100%	1	60%
ROBBERY	7	3	1	5	2	-5	-71%	4	-50%
AGGRAVATED ASSAULT	14	22	13	17	12	-2	-14%	17	-27%
Violent Crime Total	24	29	17	25	17	-7	-29%	24	-28%
ARSON	0	1	1	0	1	1	#DIV/o!	1	100%
BURGLARY	11	9	6	13	12	1	9%	10	23%
LARCENY	80	68	71	61	50	-30	-38%	70	-29%
MOTOR VEHICLE THEFT	12	14	23	9	9	-3	-25%	15	-38%
Property Crime Total	103	92	101	83	72	-31	-30%	95	-24%
Total Major Crime	127	121	118	108	89	-38	-30%	119	-25%

Murder, Rape, Assault by # of Victims, All others by # of Incidents

HOPEWELL POLICE DEPARTMENT
Reporting Date: April 6, 2026

Suspected Opioid Overdoses 4/30							
	2021	2022	2023	2024	2025	2026	Grand Total
Fatal	5	3	8	4	2	1	23
Non-fatal	24	18	35	20	12	3	112
Grand Total	29	21	43	24	14	4	135

Subject to change as
forensic results are returned

HOPEWELL POLICE DEPARTMENT
Reporting Date: April 7, 2026

Verified Shots Fired Jan 1,2026 April 7, 2026		
2024 Yearly Total	2025 Yearly Total	2026 Thus far
64	54	6

Neighborhood Watch Meetings

City Point – 1st Wednesday of every month from 6:00 pm-7:00 pm @ PD Multipurpose Room. Ms. Debbie Randolph is the NW Captain.

Ward 5-Farmingdale – 1st Monday of every month from 6:00 pm-7:00 pm @ Wesley United Methodist Church. Mrs. Sha'rah Fuller is the NW Captain.

Cobblestone – 3rd Wednesday every other month @ 1:00 pm @ Cobblestone Rec. Center.

Kippax Dr – 3rd Thursday of every month at Mr. Brown residence @ 3807 Gloucester Dr.

Ward 7–Autumn Woods—They meet on Autumn Terrace Ave on the first Monday of each month from 6:00 p.m. to 7:00 p.m. Ms. Michelle Taylor is the NW Captain.

Ward 3 – 2nd Wednesday of every month, 6:00 pm-7:00 pm @ Power's Memorial Church. Pastor Roger Crump & Greg McDaniel are the NW Captains.

Ward 2 & 6(combined)-Arlington Heights: The 4th Tuesday of the month is from 6:00 p.m. to 7:00 p.m. at Friendship Baptist Church. Mr. Michael Mahan is the NW Captain.

Ward 4-2nd Thursday from 6:00 pm -7:00 pm at Joy Fellowship Church. Sha'rah Fuller NW Captain

Hiring-Recruitment April 2026

- The next applicant testing is April 25, 2026 @ CCJA.
- Three ECOs are vacant. Two ECO applicants in the background stage
- 5 Police Positions are unfilled. 3 applicants remain in the background.
- The following recruitment events are scheduled:
 - 04/17 VSU – Building Bridges
 - 05/17 Vale event Ashland, VA
 - 06/11 TAP Thursday – Fort Lee
 - 08/11 TAP Thursday – Fort Lee

Community Policing Officers by Wards

- Corry Young Wards -1&3- cyoung@hopewellva.gov
- Ryan Hayberg Ward-2 rhayberg@hopewellva.gov
- Michael Redavid Ward-6 & Cobblestone
mredavid@hopewellva.gov
- Thomas Jones Ward-4 tjones@hopewellva.gov
- Tiffany Sherard Ward-7 tsherard@hopewellva.gov

Community Engagement Activities

- The Tri-City Police memorial breakfast is scheduled for May 7, 2026, with a start time of 7:00 am and is being held at the Hopewell Moose Lodge.
- 4/10 – “Little Feet Meet,” which is a special Olympics field day, will start at 0945 @ Merner Field.
- 4/17 – Q&A @ Virginia State University with CJ Students. The times are from 1:00 pm -5:00 pm.
- 4/25 – Drug Takeback will be held at Police HQs from 10:00 am-2:00 pm.



Hooray for Hopewell History 250 Celebration

A VA250 History Event

June 27th 2026



Virginia 250 Celebrations

What is VA250?

VA250 is Virginia's official initiative to commemorate the 250th anniversary of the American Revolution (1776–2026).

VA 250 is a statewide commemoration leading up to America's 250th birthday in 2026.

Focused on Virginia's central role in the founding of the United States. Supports events, tourism, and education across communities. Designed to drive visitation and economic activity through heritage tourism.

Communities are encouraged to create events that commemorate, celebrate and educate the public about contributions from their area of Virginia in the forming of our nation.



Hooray for Hopewell History 250 Celebration

What is the Hopewell Department of Tourism planning?

Family fun event with Hopewell history theme

Date / Time: June 27th, 2026, from 12pm- 7pm

Locations: Downtown Hopewell & Appomattox Manor

Planned Activities:

- **History walking tours**
- **Trolley Tour through City Point to Appomattox Manor**
- **Children's activities (Kayak pool, Inflatables, Arts, Ballons)**
- **Live music with patriotic music and spoken word history**
- **Civic groups and community partner engagement**
- **City of Hopewell Safety/Law Enforcement engagement**

Hooray for Hopewell History 250 Celebration





Hooray for Hopewell History 250 Celebration

History Sidewalk Tour:

Visitors will follow a series of history information boards located throughout downtown. These boards will educate them on the role of City Point and Hopewell in the founding of our nation and the continued efforts to create a more perfect union.

Focus Areas:

- People who made contributions
- Places where historic events took place
- Products made in Hopewell of significance



Credit: TOURISMWORKS



Collaboration with National Park Service

Appomattox Manor

We have been coordinating with the National Park Service to be a part of this celebration day. We are planning for trolley rides between downtown and the manor throughout the day and live patriotic music on the grounds in the early evening.



**CONSENT
AGENDA**

C-1

MINUTES OF THE MARCH 10, 2026 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell Council was held on Tuesday, March 10, 2026, at 5:00 p.m.

PRESENT:

John B. Partin, Mayor
Rita Joyner, Vice Mayor
Michael Harris, Councilor
Susan Daye, Councilor
Malik Wheat, Councilor
Lovena Rapole, Councilor

Vice Mayor Joyner makes a motion to go into closed meeting under Va. Code § 2.2-3711(A)(3), (8), and (29), to discuss the acquisition or disposition of real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, the award of a public contract where discussion in an open session would adversely affect the City's bargaining position, and to consult with legal counsel regarding specific legal matters (real estate contract discussions, support agreement with the EDA, lease for city department offices); § 2.2-3711(A)(1), to discuss personnel matters including (appointment to the Recreation Commission, City Attorney annual evaluation, City Clerk six month evaluation, and review City Manager finalists), and § 2.2-3711(A)(29) (health insurance renewal with One Digital). Councilor Rapole seconds the motion.

ROLL CALL

Councilor Harris- Yes
Mayor Partin- Yes
Councilor Ellis- Absent
Councilor Daye- Yes
Councilor Wheat- Yes
Councilor Rapole- Yes
Vice Mayor Joyner- Yes

Motion Passes 6-0

Councilor Wheat makes a motion to reconvene to open meeting. Vice Mayor Joyner seconds the motion.

ROLL CALL

Councilor Harris- Yes
Mayor Partin- Yes
Councilor Ellis- Absent
Councilor Daye- Yes
Councilor Wheat- Yes

Councilor Rapole- Yes
Vice Mayor Joyner- Yes

Motion Passes 6-0

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 the closed meeting?

PRESENT:

John B. Partin, Mayor
Rita Joyner, Vice Mayor
Michael Harris, Councilor
Susan Daye, Councilor
Malik Wheat, Councilor
Lovena Rapole, Councilor

REGULAR MEETING

City Manager's Report - Michael Rogers, Interim City Manager

The meeting began with the City Manager, Michael Rogers, addressing the mayor and council to open the evening's proceedings. He introduced the first agenda item, which was a presentation on water renewal efforts.

Hopewell Water Renewal Update - Matt Ellinghaus, Director of Hopewell Water Renewal
Matthew Ellinghaus, Director of Water Renewal, delivered an initial update to the mayor and council after approximately three weeks in his role, outlining both operational conditions and ongoing challenges within the city's water renewal system. He reported that, while there are notable operational and maintenance challenges—largely due to previously deferred maintenance—progress is being made through an active maintenance plan to restore processes and improve system performance incrementally. He also highlighted ongoing efforts to evaluate ammonia levels in preparation for stricter regulatory limits expected at the end of the current permit term. Compliance will require detailed studies and planning in coordination with the Virginia Department of Environmental Quality (DEQ), with a formal plan due by the end of the year.

Ellinghaus discussed the status of the “fourth supplement,” which remains under negotiation and is expected to address billing structures, nitrogen allocation, and emergency funding provisions, and may also intersect with broader charter amendments and participation from additional jurisdictions, such as Prince George and Fort Lee. He acknowledged that further review is needed to determine how those entities may factor into cost-sharing or participation decisions. In response to council questions, he clarified that ammonia compliance issues affect both residential and industrial sources because of a single regulatory limit, which is expected to

decrease significantly, creating a substantial system-wide impact. He also noted uncertainty regarding eligibility for additional water quality improvement grants, but emphasized that all funding opportunities will be explored.

From a staffing perspective, Ellinghaus identified workforce shortages as a significant concern, with approximately 20% of positions vacant, reflecting a broader industry-wide challenge in recruiting qualified wastewater professionals. He briefly mentioned pump station and collection system updates, indicating that a more detailed report would be provided in the coming months. He then reviewed capital project progress, highlighting several completed upgrades—including elevator improvements, electrical switchgear replacement, and equipment rehabilitations—as well as numerous ongoing and planned projects tied to operational efficiency and regulatory compliance. He explained that some projects are categorized as “business case” items, meaning they are necessary but not immediately mandated, requiring prioritization based on timing, funding, and overall system needs.

Ellinghaus also provided an overview of the DEQ consent order resulting from violations identified in 2025. He explained that the order is currently in the public notice phase and is expected to be finalized by mid-April, at which point compliance timelines will formally begin. He noted that many required improvements are already underway or completed, positioning the city ahead of schedule in some respects. Importantly, he reported that no fines or penalties were imposed, allowing resources to remain focused on system improvements.

Council members engaged with questions regarding project prioritization, funding opportunities, and specific infrastructure concerns, such as the oxygen plant replacement, which Ellinghaus described as a medium priority due to the availability of alternative operational measures, albeit at a higher cost. The council expressed appreciation for Ellinghaus’s early progress and leadership, as well as for staff efforts and collaboration with DEQ. Members also acknowledged that current infrastructure challenges stem from years of underinvestment, while emphasizing support for ongoing efforts to modernize and strengthen the utility system. The discussion concluded with a brief update on the review process for operations and maintenance proposals, with evaluation scoring underway and further deliberations to follow.

Crime Summary Report – Gregory Taylor, Chief of Police

Police Chief Taylor presented the Police Department’s March Crime Center report, providing an overview of crime trends, departmental activity, and ongoing initiatives. He reported significant reductions in crime, noting that as of early March, violent crime had decreased by 40%, property crime by 6%, and overall major crime by 15%. Compared with 2023 benchmarks, the reductions were even more pronounced, with violent crime down 44%, property crime down 29%, and total major crime down 32%. He indicated that future reports will expand comparisons to include data from 2022 through 2026 to reflect trends since the implementation of new policing technologies.

In response to council questions, the Chief clarified that a recent homicide was not included in the report due to timing, as it occurred just outside the reporting period, and confirmed that a suspect is in custody and the case remains under investigation. He also provided updates on

public health-related incidents, reporting three total suspected opiate overdoses in 2026 so far (including one non-fatal incident during the current period), and a cumulative total of 67 overdoses—13 fatal and 54 non-fatal—since 2021. Additionally, he highlighted a dramatic reduction in verified shots-fired incidents, with only 3 recorded in 2026, compared with 54 in 2025 and 64 in 2024.

The Chief addressed staffing and recruitment challenges, noting vacancies in both police officer and emergency communications roles, though progress is being made through ongoing hiring efforts and recruitment events at local colleges and universities, as well as through community outreach programs. He detailed recent and upcoming engagement activities, including participation in career fairs and community events, and the launch of an eight-week Citizen Academy to increase public awareness and involvement. Community policing efforts remain steady, with plans to expand staffing in certain wards.

He also summarized results from a traffic speed study conducted near West End Christian School, which found no speeding violations during school hours and minimal violations overall, indicating effective compliance in that area. Finally, the Chief discussed a proposed federal earmark funding request of up to \$1 million to enhance public safety technology, including license plate reader systems, mobile surveillance units, and video integration tools. He noted that contingency plans are being explored in case the funding is not approved, including scaling back the project and identifying alternative financing options.

Council members expressed appreciation for the department’s progress in reducing crime and maintaining community safety, as well as for its outreach efforts. Additional comments highlighted the value of neighborhood watch meetings and interdepartmental collaboration, particularly with the fire department, and encouraged continued public participation in community engagement initiatives. The segment concluded with acknowledgment of strong community involvement in recent city events.

PRAYER AND PLEDGE OF ALLEGIANCE

Prayer by Pastor Hart followed by the Pledge of Allegiance to the flag of the United States by Mayor Partin.

Councilor Daye makes a motion to adopt the consent agenda. Councilor Wheat seconds the motion.

ROLL CALL

Councilor Harris-	Yes
Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes
Councilor Wheat-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes

Motion Passes 6-0

COMMUNICATIONS FROM CITIZENS

Mark Burroughs, Ward 3

Mark Burroughs addressed the council during public comment, beginning by expressing appreciation for the organization and execution of the recent town hall for city manager candidates. However, he raised concerns about council responsiveness to citizens, referencing a prior comment made by the City Manager and stating that while he did not accept the apology offered, he viewed the remark as an honest reflection of a broader issue. Burroughs conveyed that he and others feel their concerns are sometimes treated as a burden rather than a priority, emphasizing the importance of council members actively listening and valuing public input. While acknowledging that the current council may be performing better than some past leadership, he urged them to place greater weight on citizen perspectives, noting that governance should prioritize people over purely financial considerations.

He also addressed the Police Department's discussion of implementing Flock camera technology, recognizing its effectiveness in aiding criminal investigations in some jurisdictions. At the same time, he cautioned that certain communities across the country have chosen to discontinue its use, and he encouraged the council to further research potential concerns or drawbacks before making a financial commitment. He concluded by urging careful consideration of both the benefits and any possible issues associated with adopting such technology.

Ed Houser, Ward 5

Ed Houser spoke during public comment to raise concerns about the city's paving schedule in Ward Five. He questioned why Richmond Street and South 20th Street had been excluded from the planned paving work, noting that both streets are centrally located in the neighborhood and surrounded by roads scheduled for improvement. Houser stated that the condition of these streets is comparable to that of others that have been prioritized, and he expressed confusion and frustration over their omission. He urged the council to reconsider or explain the decision to skip these two roads, emphasizing the inconsistency in the current paving plan.

Mayor Partin responded to concerns about omitted streets in the paving schedule by explaining that the issue is part of a broader pattern affecting multiple neighborhoods. He noted that streets in areas such as Machen Hills and Appomattox Heights have similarly been overlooked. The Mayor attributed these gaps to delays in executing paving projects as originally planned, combined with inflation-driven cost increases, which have forced the city to make cuts and adjust priorities. He emphasized, however, that the city is aware of these omissions and is actively working to address them through additional paving efforts in the future.

Regular Business

R-1 - Local Choice (TLC) Annual Renewal - Yaosca Smith, Director of Human Services

Mary Jones presented the city's upcoming health insurance renewal options on behalf of HR and OneDigital, outlining a significant projected increase and proposed plan adjustments for council consideration. She reported that the renewal reflects a 15.7% increase in overall costs, nearly \$1 million, of which approximately \$800,000 would impact the city and about \$180,000 would affect employees. She noted that, given market conditions and plan performance, this increase is consistent with broader healthcare trends.

To mitigate the financial impact, Jones presented a recommended alternative plan design that would reduce the increase to approximately \$357,000 total, with about \$293,000 borne by the city and roughly \$64,000 by employees. This proposal includes offering three plan options—the Key Advantage 500, Key Advantage 1000, and a High-Deductible Health Plan—while eliminating the existing 250 plan. She explained that these adjustments are intended to balance cost control with maintaining competitive benefits.

Jones also outlined several changes that would take effect on July 1, regardless of the plan selected. These include modifications to prescription drug coverage, where tiers two through four will now require a \$150 deductible before copays apply, and tier four medications will shift to a coinsurance model with a capped cost. Additionally, GLP-1 medications will only be covered if tied to a qualifying medical condition, rather than for general weight loss purposes. Changes to the high-deductible plan were also noted, with slightly higher deductible thresholds required to remain compliant with IRS regulations for health savings account eligibility.

Further updates include expanding access to the Employee Assistance Program (EAP) to all city employees, rather than limiting it to those enrolled in a specific plan. Jones concluded by reiterating the recommendation for council to consider the revised plan structure and contribution levels, noting that a decision is expected following further review in the coming weeks.

R-2 – Budget Presentation for Public Safety, Public Works, Information Technology, City Clerk, and Recreation and Parks – Stacey Jordan, Deputy City Manager

Public Safety: Police Chief Taylor returned to present an overview of the Hopewell Police Department's proposed budget and organizational structure. He began by outlining the department's mission to protect life and property and maintain public order, noting that operations are organized into three divisions—field services, administrative services, and support services—all reporting through the chain of command to the Deputy Chief and ultimately to the Chief. He detailed staffing levels, including 68 sworn officers (with 62 currently filled), 23 authorized full-time civilian positions (20 filled), and 8 part-time civilian roles (7 filled), emphasizing the department's reliance on both sworn and civilian personnel.

Focusing on performance indicators, the Chief highlighted projected increases in service demand. As of February 2026, the department had already handled over 10,000 911 calls for the fiscal year, with projections reaching 16,000 by year's end. He attributed this anticipated rise to the combined call volume for police, fire, and medical services, as well as increased public

confidence, leading to more reporting. Other projected increases included animal control calls (from approximately 2,000 to 3,000), physical arrests (from 402 to 700), building checks (from over 47,000 to 52,000), and accident reports (from 355 to 400). Some council members questioned the significant jump in projected 911 calls, and the Chief acknowledged it was a projection that could be discussed further.

He then outlined the department's proposed budget for the upcoming fiscal year, which totals approximately \$14.86 million—an increase of about \$602,000 over the current budget. He clarified that the majority of this increase is attributable to salaries and benefits. Operational expense increases account for roughly \$158,000 and include higher costs for training contracts (such as with the regional criminal justice academy), as well as modest increases in supplies, including K-9 veterinary care.

The presentation concluded with confirmation that the proposed budget reflects both rising operational demands and personnel-related costs, and council members acknowledged the overview and asked only a few follow-up questions before moving on.

Fire Chief Ruppert presented the Fire Department's budget, beginning with a real-world incident to illustrate operational challenges. He described a recent structure fire response in which limited staffing and apparatus availability resulted in only a small team responding, well below the national standard of approximately 42 personnel for such incidents. While the situation was resolved without escalation, he emphasized that the outcome hinged on circumstances and highlighted the risks the department faces daily. He further explained that modern fire conditions, including the prevalence of synthetic materials, significantly accelerate fire growth, leaving roughly eight minutes to respond before conditions become unsurvivable.

Ruppert underscored ongoing operational strain due to high call volume and limited resources, noting that it is common for multiple units to be tied up simultaneously, particularly with EMS calls, which impacts overall response capability. He explained that while the department was asked to consider 5–10% budget cuts, the majority of its budget is tied to salaries and essential functions, leaving very little discretionary spending. As a result, even maintaining a flat budget effectively equates to a reduction due to rising costs for equipment, software, and supplies.

On the capital side, he identified several urgent infrastructure needs, including a failing sewer line at Station 2, ongoing structural and water issues at Station 1—which is nearing 100 years old—and a funding gap for a replacement burn building used for training. While a grant has been secured for the burn building, higher-than-expected bids have created a shortfall, and the project is being restructured to reduce costs.

The primary focus of his request was personnel. Ruppert proposed adding six firefighter positions at a cost of approximately \$59,000 for the first year, contingent on receiving a federal SAFER grant to offset most of the expense. These positions would allow the department to keep a new ladder truck in service consistently and begin transitioning to a revised shift schedule (from 24/48 to 24/72), aimed at reducing fatigue and improving firefighter health and safety. He outlined a four-year phased staffing plan, ultimately costing up to \$1.25 million annually when fully implemented, but noted that even partial implementation would yield meaningful benefits.

Ruppert supported the staffing proposal with data showing dramatic increases in call volume over time, significant after-hours demand, and the physical and mental health toll on firefighters, including reduced life expectancy and higher rates of illness and stress-related conditions. He emphasized that current schedules no longer align with modern operational demands and that adjustments are necessary to maintain both workforce well-being and service effectiveness.

Public Works: Monique Robertson presented the Public Works Department's operational budget, outlining the structure, funding sources, and key financial requests for the upcoming fiscal year. She explained that Public Works operates through two main divisions—Operations and Engineering/Stormwater—and manages four primary funding streams: the solid waste (refuse) fund, the perpetual care (cemetery) fund, general fund operations, and various federal and state funds. She highlighted the wide range of services provided, including refuse collection, citywide cleanups, snow and debris removal, event traffic control, and operation of the citizens' convenience center.

For the general operations budget, Robertson noted a modest increase of \$48,800, driven solely by rising utility costs, with internal adjustments made to offset higher expenses where possible. In contrast, the refuse fund is seeing a more substantial increase of approximately \$432,466, primarily due to contractual cost escalations tied to the consumer price index and a significant increase in billing contractor expenses. Additional cost variability is tied to tipping and hauling services at the convenience center, which fluctuate based on usage levels.

She reported no requested increases for the cemetery (perpetual care) fund, which remains steady at \$65,000, and no net increase for the stormwater fund, where internal reallocations were made to manage minor cost changes such as rent adjustments.

On the capital side of operations, Robertson outlined a total request of \$183,000, focused primarily on critical equipment and infrastructure needs. The largest item is a proposed seven-year lease for a new leaf vacuum truck to replace a 27-year-old unit that has far exceeded its useful life and incurred significant repair costs. Additional requests include \$20,000 for streetlight improvements (particularly for non-standard downtown lighting), \$50,000 to continue the ADA master planning process, and \$50,000 to complete HVAC upgrades at the social services building to address ongoing humidity issues.

She emphasized that other capital items are being deferred to future years, reflecting an effort to prioritize only the most urgent needs while maintaining fiscal restraint.

Josh Sementelli, serving as Interim Deputy Director of Public Works Engineering and Stormwater, presented the proposed Capital Improvement Program (CIP) for fiscal year 2027 to the mayor, vice mayor, and council. He began by outlining the structure of his department, which includes plan review staff, a three-person maintenance crew, and inspection and GIS personnel, all under his supervision along with oversight of CIP activities. He emphasized that for FY27, the department is largely requesting a rollover of existing funds rather than new funding, with the exception of a pavement preservation plan and a proposed Cattail Creek drainage crossing project that would rely partially on grant funding and proceed only if funds are secured.

Sementelli then reviewed individual projects. The Route 156 intersection improvement project, split into two codes, is in the preliminary engineering phase with utility surveys planned for the spring and summer, and a combined local share of about \$60,600. A pedestrian improvement project on South Mesa Drive is nearing advertisement for construction, expected to begin later in the year. The Route 10 shared-use path project is scheduled to move into the right-of-way phase by December, with construction anticipated in 2028 and a remaining local match of \$521,000. The Courthouse Road pedestrian improvement project is nearing completion of right-of-way acquisition and is expected to enter construction in the fall with a \$600,000 local share. Another Route 10 paving project at Hummel Ross Road is fully funded through the state's "State of Good Repair" program and will be reimbursed.

For stormwater initiatives, Sementelli discussed the Hanks Pond project, which is largely designed and awaiting funding, and the Heretick Avenue project funded through a general obligation bond. The latter is currently in the easement acquisition phase and may begin construction in the summer. Council discussion highlighted that additional federal earmarked funding of about \$1 million could offset local costs. Concerns were raised about property impacts and easements, particularly near the Farmingdale Townhomes area, where deteriorated infrastructure has caused sinkholes. Sementelli explained that new drainage and sanitary easements are required, and that staff are actively coordinating with residents and property managers. Councilmembers stressed the importance of communication with residents and suggested a groundbreaking ceremony due to the project's long delay and community impact.

The pavement preservation plan was also discussed, with Sementelli noting that an updated condition assessment by Timmons Group will guide future paving priorities. It was clarified that general obligation bond funding will supplement, not replace, existing rollover funds, contributing to a broader long-term paving strategy estimated at several million dollars. Finally, Sementelli introduced the Cattail Creek drainage improvement project, which has been delayed for years but now has a potential 75/25 grant funding structure, requiring a local match of about \$150,000. The project is still in the early design phase, and councilmembers inquired whether it represents the final phase of broader Cattail Creek improvements, to which Sementelli responded that he would confirm. He concluded by inviting questions and receiving acknowledgment from council on the significance of the projects presented.

IT: Rashad Biggs presented the IT Department's fiscal year budget, explaining that the department's primary mission is to support all other city departments, including police, fire, public works, and other municipal operations. He emphasized that IT functions as a service-oriented department, ensuring that all other departments have the technology infrastructure and support needed to operate effectively. For the upcoming fiscal year, he noted that the department is not undertaking any major new projects but is instead focused on maintaining and supporting existing systems.

Biggs highlighted that the budget reflects an overall increase of approximately 4.58% across various service contracts and vendor costs. The most significant increase comes from Microsoft Office 365, which is projected to cost around \$120,000 annually. Additionally, the transition to cloud-based services through Tyler Technologies will result in an \$82,000 annual increase. He also discussed the implementation of Duo multifactor authentication, which is required to meet

state security mandates, particularly for the police department. This system ensures that users must verify their identity through an additional authentication step when accessing the city's network via VPN, thereby enhancing cybersecurity. Biggs concluded his brief presentation without further discussion, as council members had no questions.

City Clerk: Deputy City Clerk Sade' Allen presented a brief overview of the City Clerk's Office budget for fiscal year 2027. She explained that the approved budget for FY26 was \$193,035, while the requested budget for FY27 is \$195,035.80, representing a modest increase of approximately \$2,000. Allen noted that this increase is primarily due to the addition of advertising costs related to economic development initiatives, which is the only significant change in the department's budget. During the discussion, a councilmember sought clarification on whether this adjustment effectively results in savings on the Commonwealth's Attorney's (ADA's) side, to which Mr. Rogers confirmed that it does. The presentation concluded with acknowledgment from council and no further questions.

Recreation and Parks: Tabitha Martinez presented the Recreation and Parks Department's fiscal year 2027 budget, emphasizing both operational needs and strategic improvements while keeping the presentation concise. She began by noting the department's structure, which includes six divisions, and highlighted a key one-time capital request for a new ADA-accessible bus. She explained that the department's current vehicles, dating back to 2004 and 2005, have exceeded their useful life, with one already inoperable and the other frequently under repair, leading to rising maintenance costs. This replacement is critical because the department provides over 50 transportation trips annually for seniors, including daily programming and excursions, but current limitations restrict travel to within a 20-mile radius, reducing opportunities for participants.

Martinez then outlined several capital improvement priorities, including upgrades to Mathis Field supported by a potential congressional earmark, pavilion roof renovations at high-use locations like Crystal Lake and the Water Park, resurfacing of courts and playgrounds, and the addition of a child-friendly bike training area in parks. She also identified needed parking lot improvements at the Hopewell Community Center and Water Soccer Complex, as well as enhancements to the department's shared maintenance shop, where staff currently lack adequate climate-controlled and sanitary break space.

She explained that the department conducted an internal budget review to minimize new costs by reallocating existing funds. This includes restructuring part-time roles, such as lifeguards, into a full-time Aquatics Program Senior Specialist to support expanded programming demand, and converting other part-time and supervisory roles into a Park Maintenance Senior Specialist with a focus on horticulture to better manage growing park assets like Crystal Lake, the Riverwalk, and sports complexes. The total cost for these staffing adjustments is approximately \$126,780, with \$37,549 covered through internal reallocation, leaving a net request of about \$89,230.80.

Martinez also addressed revenue projections, noting the department is currently trending just under 4% and aims to increase to at least 7% next fiscal year, potentially reaching 10%. This would generate an additional \$88,242 in revenue, nearly offsetting the requested budget increase.

She concluded by offering to answer questions, but none were raised, and council acknowledged the presentation.

R-3 – Public Hearing – Conditional Use Permit for 332-B Maryland Avenue (First Reading)

– Chris Ward, Director of Planning and Development

Chris Ward presented a conditional use permit (CUP) request for a property located at 332B Maryland Avenue (Parcel 024-0335), owned by Robert Durkey and applied for by Ashley Turner. The property is situated in Ward Two within a B-3 zoning district, and the request seeks approval to operate an auto repair shop at that location. Ward noted that this is a public hearing and first reading, and reminded council that recent ordinance changes now require a CUP for this type of use due to potential impacts associated with auto-related businesses.

He outlined several concerns typically tied to auto repair operations, including parking limitations, outdoor storage, noise and air pollution, handling of hazardous materials, waste disposal, safety risks, aesthetic considerations, and the potential for increased theft or vandalism. In response, the applicant argued that local auto repair businesses support the local economy, stabilize property values, and provide essential neighborhood services, while committing to maintaining a clean, safe, and environmentally responsible operation.

Ward highlighted that the property itself has limited on-site parking, but the applicant has secured a shared parking agreement across the street to address this issue. He also noted that while an auto repair business previously operated at the site, it lost its nonconforming status after failing to maintain a valid business license for over two years, requiring the new applicant to go through the CUP process rather than being grandfathered in. Additionally, the property includes an accessory building that can be used for indoor storage of materials and equipment.

Based on these factors, staff recommended approval of the permit with several conditions, including maintaining a clean exterior, prohibiting outdoor storage or display of materials, requiring all repair work to occur indoors, ensuring the parking agreement remains valid, removing or storing inoperable vehicles within 30 days, and complying with all applicable laws and regulations. Ward concluded by noting that one public comment had been received in opposition to the request and offered to answer any questions from council.

Ms. Turner addressed the council in support of her application for a conditional use permit and business license to operate an auto repair shop at the Maryland Avenue location. She respectfully requested approval, emphasizing her intent to provide honest, reliable, and affordable automotive repair services to local residents. She assured council that the business would be operated in a clean, professional, and well-maintained manner, fully complying with all city ordinances, safety standards, and environmental regulations.

In her remarks, Ms. Turner highlighted the community benefits of the proposed shop, noting that it would help meet the growing demand for local vehicle repair services while also contributing to the local economy through job creation. She expressed pride in being a responsible business owner and neighbor, and conveyed her commitment to maintaining a positive presence in the

area. She concluded by asking council for approval to move forward with establishing a business that would serve both the city and its residents.

The mayor formally opened the public hearing for the conditional use permit request. It was noted that only one individual, Mark Burrows, had signed up to speak; however, he was no longer present. With no additional public comments, the public hearing was promptly closed. Council then moved forward to the next step in the process.

Vice Mayor Joyner makes a motion to approve the CUP request from Ashley Turner to operate an auto repair business on parcel number 014-335, also identified as 332-B Maryland Avenue, with the conditions noted under the staff recommendations. Councilor Harris seconds the motion.

ROLL CALL

Councilor Harris-	Yes
Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes
Councilor Wheat-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes

Motion Passes 6-0

R-4 – Resolution for a Grant Waiver Request for Parcel #0330791 – Joshua Sementelli, Interim Director of Public Works

Joshua Sementelli presented a request for a waiver related to the development of an unopened street, in accordance with Section 33-8 of the city’s Streets and Sidewalks Code. He explained that the code allows City Council to grant an exemption from developing such a road if the parcel in question is located on a corner lot and the unopened street functions as a side street. He referenced the specific parcel under consideration and noted that supporting documentation, including a letter from the applicant, Mr. Taylor, had been provided.

Sementelli stated that city staff, along with the city’s on-call engineering firm, had reviewed the request and found no issues or reasons to deny the exemption. Based on this evaluation, staff recommended that council approve the waiver and allow the property to proceed without requiring development of the unopened street. After the presentation, council was given the opportunity to ask questions, but none were raised.

Councilor Wheat makes a motion to grant the waiver request as presented. Vice Mayor Joyner seconds the motion.

ROLL CALL

Councilor Harris-	Yes
Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes

Councilor Wheat- Yes
Councilor Rapole- Yes
Vice Mayor Joyner- Yes

Motion Passes 6-0

ADJOURNMENT

Respectfully Submitted,

Johnny Partin, Mayor

Sade' Allen, City Clerk

MINUTES OF THE MARCH 10, 2026 CITY COUNCIL SPECIAL MEETING

A SPECIAL meeting of the Hopewell Council was held on Tuesday, March 10, 2026, at 5:00 p.m.

PRESENT:

John B. Partin, Mayor
Rita Joyner, Vice Mayor
Michael Harris, Councilor
Susan Daye, Councilor
Malik Wheat, Councilor
Lovena Rapole, Councilor

Vice Mayor Joyner makes a motion to appoint the City attorney as clerk pro tem after the closed session. Mayor Partin seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes
Councilor Wheat-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-0

Councilor Wheat makes a motion to allow Councilor Harris participate remotely. Vice Mayor Joyner seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes
Councilor Wheat-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-0

Councilor Wheat makes a motion to go into closed meeting under Va. Code§ 2.2-371 1(A)(1), to discuss personnel matters, including board and commission appointments. (City Manager candidate evaluations). Councilor Rapole seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes
Councilor Wheat-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-0

Councilor Wheat makes a motion to reconvene to open meeting. Vice Mayor Joyner seconds the motion.

ROLL CALL

Mayor Partin-	Yes
Councilor Ellis-	Absent
Councilor Daye-	Yes
Councilor Wheat-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-0

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 the closed meeting?

PRESENT:

John B. Partin, Mayor
Rita Joyner, Vice Mayor
Michael Harris, Councilor
Susan Daye, Councilor
Malik Wheat, Councilor
Lovena Rapole, Councilor

ADJOURNMENT

Respectfully Submitted,

Johnny Partin, Mayor

Sade' Allen, City Clerk

C-2

DATE: April 08, 2026
TO: The Honorable City Council
FROM: Yaosca Smith, Director of Human Resources
SUBJECT: Personnel Change Report – March 2026

APPOINTMENTS:

NAME	DEPARTMENT	POSITION	DATE
TUCKER, ANIKA	SOCIAL SERVICES	HUMAN SER AST III	03/04/2026
SANDAGE, KATIE	DEVELOPMENT/NEIGHBORHOOD SVS	CITY ARBORIST	03/18/2026
VANCE, VICKY	COMMISSIONER OF REVENUE	ADMIN ASSISTANT	03/18/2026
PRATT, KELLY	CITY MANAGER	ECONOMIC DEV SPECIALIST	03/18/2026

SUSPENSIONS: 0 (Other information excluded under Va. Code § 2.2-3705.1(1) as Personnel information concerning **identifiable individuals**)

REMOVALS:

NAME	DEPARTMENT	POSITION	DATE
WASHINGTON, ANDRE	RECREATION	PT CUST SVC AGNT	03/02/2026
WALKER, MARQUITTA	SOCIAL SERVICES	BEN PROG SPC II	03/03/2026
CHERRY, DAWN	HEALTHY FAMILIES	PROGRAM OPERATIONS COORDINATOR	03/09/2026
TUCKER, ELLIS	RECREATION	AQUATICS PROGRAMS SPECIALIST	03/18/2026
LAMPKIN, PARIS	HEALTHY FAMILIES	FAM SUPP SP HEALTHY FAMILIES	03/20/2026
HOWARD, BISHELYA	CITY CLERK	CITY CLERK	03/24/2026
WONTZ, KENNETH	POLICE	P/T-TEMPPROP/EVI	03/27/2026
WATSON, ALEXIS	SOCIAL SERVICES	BEN PROG SPC III	03/30/2026
WALLS, MICHAEL	SHERIFF	PT SHERIFF DEPUTY	03/30/2026

CC: Michael Rogers, Interim City Manager
Stacey Jordan, Deputy City Manager
Information Technology
Finance Department
Human Resources
Recreation and Parks

COMMUNICATIONS FROM CITIZENS

REGULAR BUSINESS

R-1



CITY OF HOPEWELL CITY COUNCIL ACTION FORM

Strategic Operating Plan Vision Theme:

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

Order of Business:

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

Action:

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1st Reading
- Approve Ordinance 2nd Reading
- Set a Public Hearing
- Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: Public Hearing (1st Reading) regarding a Conditional Use Permit request from Joy Fellowship Church to install a 6-foot fence in the front yard of Parcel 254-0010, also identified as 1001 Perrymont Rd., in the R-2 Residential Medium Density district.

ISSUE: Article XVIII of the Hopewell Zoning Ordinance allows for fences in the R-2 District with the approval of a Conditional Use Permit.

RECOMMENDATION: Staff and Planning Commission recommend approval of the CUP request with one condition.

TIMING: Staff requests action on either the 1st or 2nd reading.

BACKGROUND: This CUP application was presented at a Planning Commission public hearing held on March 5, 2026. Planning Commission recommends approval (5-0) with staff's recommended condition.

ENCLOSED DOCUMENTS: CUP application and supporting documents, staff report

STAFF: Christopher Ward, Director of Development

FOR IN MEETING USE ONLY

MOTION: _____

SUMMARY:

- | Y | N | | Y | N | |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6 |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4 | | | |

Roll Call

SUMMARY:

- | Y | N | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4 |

- | Y | N | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |



**REQUEST FOR CONDITIONAL USE PERMIT
TO INSTALL A SIX-FOOT (6.0') FENCE IN A FRONT
YARD ON PARCEL #254-0010 IN THE R-2
DISTRICT, LOCATED AT 1001 PERRYMONT RD.**



CITY COUNCIL

STAFF REPORT

Staff from the Hopewell Department of Development has drafted this report to assist City leadership with making informed decisions regarding land use cases in Hopewell.

I. EXECUTIVE SUMMARY

The applicant, Charles Bennett of Joy Fellowship Church, requests a Conditional Use Permit to install a six-foot (6.0') fence in the front yard on Parcel #254-0010, also identified as 1001 Perrymont Rd., in the R-2 Residential Medium Density District. **Staff and Planning Commission recommend approval of the request with one condition.**

II. TENTATIVE SCHEDULE OF MEETINGS

BODY	DATE	TYPE	RESULT
Planning Commission	March 5, 2026	Public Hearing	Rec. Appr. 5-0
City Council	April 14, 2026	Public Hearing/1 st Reading	Pending
City Council	April 28, 2026	2 nd Reading	Pending

III. IDENTIFICATION AND LOCATIONAL INFORMATION

Existing Zoning	R-2 Residential Medium Density District
Adjacent Zoning	North R-2; South R-2; East R-2; West N/A
Parcel size	5.57 acres / 242,629 sf
Legal Description	5.57 ACRES (PT OF LOT 1 10.4 ACRES) SUBDIVISION: JOY FELLOWSHIP
Election Ward	4
Future Land Use	Urban Residential
Strategic Plan Goal	N/A
Approval Method	City Council Resolution
Can Conditions be Set?	Yes
Map Location	Parcel #254-0010

IV. PUBLIC NOTIFICATION

PUBLIC HEARING	NOTIFICATION TYPE	DATE	DATE
Planning Commission	Progress-Index Ad	2/19/2026	2/26/2026
	Letter to Adj. Properties	2/18/2026	
City Council	Progress-Index Ad	3/31/2026	4/7/2026
	Letter to Adj. Properties	4/2/2026	

V. ROLE OF PLANNING COMMISSION AND CITY COUNCIL

Excerpted and paraphrased from *Handbook for Virginia Mayors & Council Members*

Within each zoning district some uses are permitted as a matter of right and others are only conditionally permitted. The theory behind the conditional use approach is that the particular use has a certain level of negative externality which, if properly managed, could allow the use to be established in the district. Absent proper management, conversely, the use is most likely unacceptable. The Conditional Use Permit process affords a case-by-case review. It is up to the local governing body to establish the conditions under which the Conditional Use Permit is to be approved; applicants/property owners are not required to agree to the conditions imposed for them to be valid and binding on the property. The question being considered is whether the proposed use in the proposed location can be conditioned in such a way as to prevent negative externalities from being imposed on adjacent and nearby properties. Possible negative externalities can comprise a long list that are often spelled out in the ordinance – smoke, dust, noise, trash, light, traffic, incompatible activity levels or hours of operation, likelihood of trespass on adjoining properties, stormwater/drainage runoff, inadequate public infrastructure, and many more.

Conditional Use Permits in Hopewell run with the land and not the owner.

VI. APPLICABLE CODE SECTIONS

1. [Article IV, Residential Medium Density District \(R-2\)](#)
2. [Article XVIII, Section A \(7\)b, Development Standards](#)

VII. SUBJECT PROPERTY

The subject property is located at the end of Perrymont Road in the southwest area of the city. The parcel is 5.57 acres and mostly wooded except for the far eastern side which contains the church buildings, parking lot, and athletic field. Chain link fencing exists along the north end of the property. The property is zoned R-2 Residential Medium Density District with residential uses abutting on the north, south, and east sides of the property.

VIII. APPLICANT POSITION

Please refer to the narrative provided with the application for the applicant's position.

IX. STAFF ANALYSIS

When considering a conditional use permit, one must consider the seven conditions outlined in Article XXI of the Zoning Ordinance. Conditions may be mandated to ensure the character of the neighborhood and zoning district in which the use is locating will not be adversely affected. Such conditions may address architectural style, materials, landscaping, enhanced storm water management, or any other required condition that mitigates any potential negative impact with the goal of maintaining or enhancing the surrounding neighborhood.

The ordinance permits fencing up to four (4) feet in front yards of properties within residential zoning districts. The 4-foot restriction is appropriate for residential uses; however, other non-residential uses permitted in these districts may have a need for higher fencing. In this case, the applicant cites the following needs:

- Better containment of the athletic field.
- Improved safety for children utilizing the athletic field.
- Improved security.

Staff concurs with the applicant's position that the installation of a six (6) foot fence around the perimeter will have minimal impact on adjacent properties and will satisfy the needs stated above.

X. RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Comprehensive Plan does not address fencing in this context.

XI. PUBLIC COMMENT

Two neighborhood residents spoke at the Planning Commission public hearing.

- The first speaker acknowledged church improvements but emphasized Burnham Drive's residential character. She favored maintaining a four-foot height along the front "bottom" of the private drive frontage, expressing concern about expectations for similar six-foot fences along the street, while not objecting to six feet along the parking lot or driveway segments.

- The second speaker supported the project generally but asked how close the fence would be to the roadway given an existing ditch. The applicant confirmed the fence would be set back approximately 25 feet from the private drive centerline and placed behind the ditch.

XII. STAFF RECOMMENDATION

Staff recommends approval of the CUP request from Charles Bennett of Joy Fellowship Church to install a six-foot (6.0') fence in the front yard on Parcel #254-0010, also identified as 1001 Perrymont Rd with the following condition:

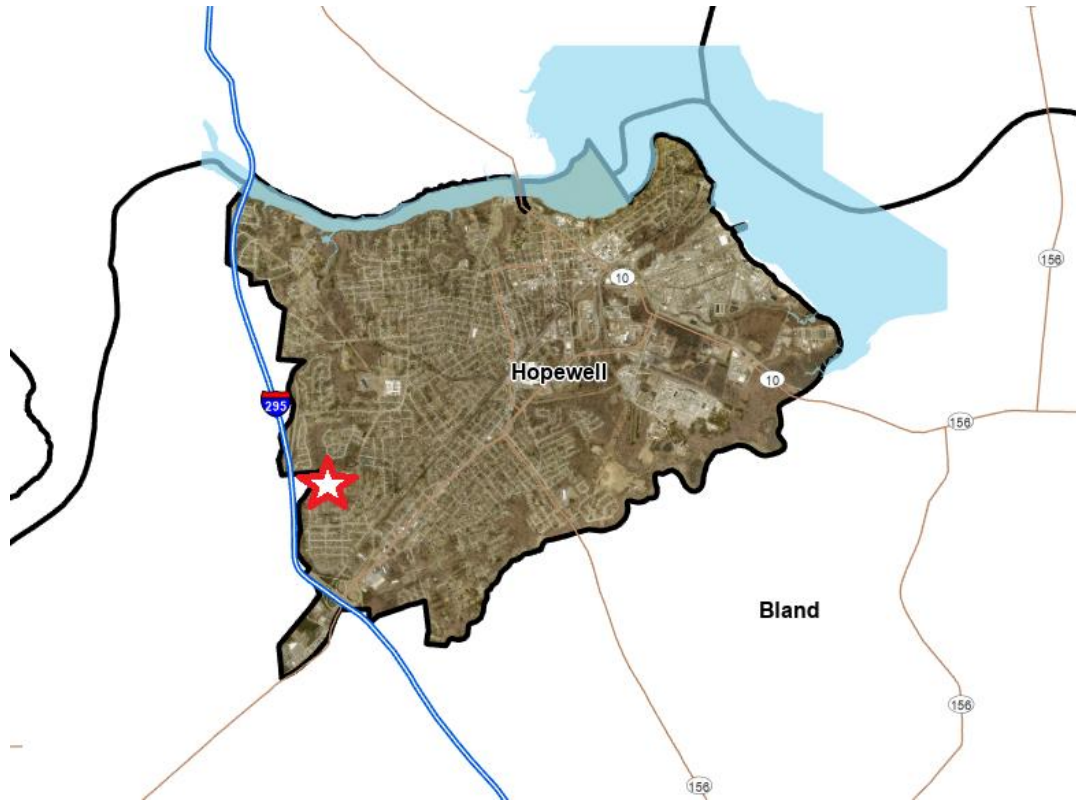
1. The new fencing and entryway will be in substantial conformance with the fencing and entryway examples presented to the Planning Commission on March 5, 2026, with any modifications as conditioned at final approval.

XIII. PLANNING COMMISSION RECOMMENDATION

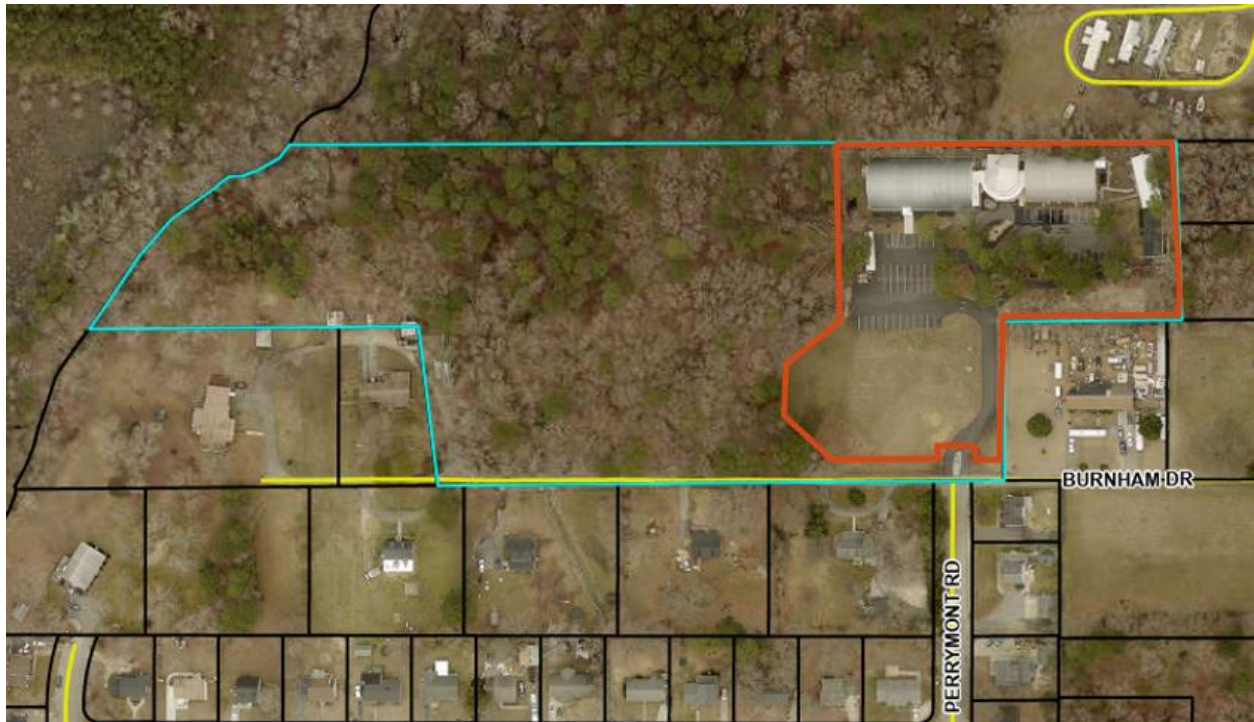
The Hopewell Planning Commission voted 5-0 to recommend approval of the CUP for Joy Fellowship Church to install a six-foot (6.0') fence in the front yard on Parcel #254-0010, also identified as 1001 Perrymont Rd with the following condition:

The new fencing and entryway will be in substantial conformance with the fencing and entryway examples presented to the Planning Commission on March 5, 2026, with any modifications as conditioned at final approval.

APPENDIX A – AERIAL & MAP



PROPOSED FENCE LINE IN RED



City of Hopewell VA
 Permits inspect... - 202600621CUP - 2026
 031530-1 debra mc... 01/23/2026 12:10PM
 0 -
 CONDITIONAL USE PERMIT - REVIEW \$650.00
 Payment Amount: \$650.00
 Transaction Amount:
 CHECK: 681211 Application #: 202600621
 (Staff Use Only)



CONDITIONAL USE PERMIT APPLICATION

City of Hopewell


Department of Planning & Development

300 N. Main St. Hopewell, VA 23860 | (804) 541-2220 | dev.zone@hopewellva.gov

APPLICATION FEE: \$650 NON-REFUNDABLE

APPLICANT FILL IN ALL BLANKS			
REQUEST	SITE ADDRESS: 1001 Perrymont Road		
	PARCEL #(s): 2540010	SITE ACREAGE: 10.4	ZONING DISTRICT: R-2
	PROPOSED USE: Request CUP to install 6' tall fence in front of church athletic fields, entrance and parking.		
	AMENDMENT TO EXISTING CUP: <input type="checkbox"/>		
LEGAL OWNER	NAME(S): Charles Bennett, Pastor / Joy Fellowship Church		
	MAILING ADDRESS: 1001 Perrymont Road, Hopewell, VA 23860		
	REDACTED		REDACTED
APPLICANT <i>(if different than owner)</i>	NAME(S): Same		
	MAILING ADDRESS:		
	EMAIL:	PHONE:	
REQUIRED ATTACHMENTS	See CUP Checklist for Details. Incomplete application packages will not be accepted. Payment of Delinquent Real Estate Taxes, including interest and penalty charges, is required prior to application acceptance.		
	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Project Narrative	<input checked="" type="checkbox"/> CUP Checklist
	<input type="checkbox"/> Building Floor Plan	<input type="checkbox"/> Exterior Elevations	<input type="checkbox"/> Other

AS OWNER OF THIS PROPERTY OR THE AUTHORIZED AGENT THEREFOR, I HEREBY CERTIFY THAT THIS APPLICATION AND ALL ACCOMPANYING DOCUMENTS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



 APPLICANT SIGNATURE

1/23/2026

 DATE

CUP SUBMITTAL CHECKLIST – REQUIRED ITEMS

The following are minimum submittal requirements for Conditional Use Permit applications. Mark each section below as confirmation that each item is completed as required.

Applicant			Required Activities and Documents
Yes	No	N/A	
Preapplication Meeting			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Preapplication Meeting with Staff. <i>Meeting Date:</i> _____
Application (PDF format and TWO printed copies)			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Complete application
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Owner affidavit (<i>Power of Attorney if applicant is not the property owner</i>)
Fees & Taxes			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Application fee paid
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Taxes and fees current
Site and Building Plans (PDF format and TWO printed copies)			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Site Plan showing existing and proposed site improvements. The site plan should demonstrate compliance with zoning setbacks, lot width, and development standards (e.g., parking, landscaping). Plans should be of a size and scale such that all improvements and zoning requirements are easily identified and readable. For single-family residential lot plans, 11"x17" may be accepted. For all other projects, provide 24"x36" plans with accompanying 11"x17" reduction.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Floor plans of the proposed building
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Exterior elevations – Four-sided (front, sides, rear) building renderings, full color, and fully dimensioned drawn to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Exterior finishes and colors and materials list. Architecture and finishes of proposed side elevations should be consistent with front elevation.
Project Narrative			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. A description of the proposed use, including scope and scale of the project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. A statement establishing how the project complies with the expressed intent of the zoning ordinance and the standards of the zoning district, including Chesapeake Bay and Floodplain Districts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. A statement on how the project complies with the Comprehensive Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. An impact analysis listing potential impacts to adjacent and surrounding properties and how those impacts will be mitigated so as not to adversely affect the health, safety, or welfare of persons residing or working in the vicinity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. An assessment of how the proposal will impact the public welfare, property, or improvements in the vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. An analysis of impacts on significant ecological, scenic or historic importance and how those impacts will be mitigated.
Other Items			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. A list of applicant-proposed conditions for consideration.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Trip generation report or transportation impact analysis (if required at the pre-application meeting or requested by the Department of Public Works)



JOY FELLOWSHIP WORSHIP CENTER

(804) 458-7788
1001 Perrymont Road,
Hopewell, VA 23860

January 19, 2026

Department of Planning & Development
300 N. Main St. Hopewell, VA 23860
(804) 541-2220
dev.zone@hopewellva.gov

PROJECT NARRATIVE

Conditional Use Permit Application Proposed 6-Foot Chain-Link Fence Joy Fellowship Church – Hopewell, Virginia

1. Project Description

Joy Fellowship Church is requesting approval of a Conditional Use Permit to allow the installation of a **six-foot (6') tall black vinyl-coated chain-link fence** along portions of the property where fence height is otherwise limited by the Zoning Ordinance. The proposed fence locations are shown on the submitted site plan.

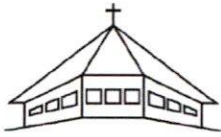
The fence will be installed along existing property lines and will include controlled access points with black metal decorative gated entrances. No portion of the fence will encroach into the public right-of-way or any recorded easement. Gates will be set back off Burnham drive a minimum of 25'. Open gates will have a minimum clearance of 14' wide to allow for public safety vehicle access. Knox box will be installed at the gate for public safety to have unlimited access to respond in case of emergency.

2. Purpose and Need for the Conditional Use Permit

The primary purpose of the proposed fence is to enhance **public safety**, particularly for children participating in **weekly outdoor activities** hosted by Joy Fellowship Church. These activities include organized children's programs and **youth soccer events conducted on outdoor fields located near Burnham Drive and Perrymont Road.**

Due to the proximity of these active roadways, the requested six-foot fence is necessary to:

- Mitigate the soccer balls and kick balls from going over fence into roadway and adjacent properties.
- Prevent children from inadvertently entering adjacent streets
- Provide a clearly defined and secure perimeter during outdoor activities
- Improve supervision and access control



JOY FELLOWSHIP WORSHIP CENTER

(804) 458-7788
1001 Perrymont Road,
Hopewell, VA 23860

- Reduce safety risks associated with traffic and unauthorized access

The increased fence height directly supports the safe operation of the church's outdoor programming and is the primary reason for requesting approval through the conditional use process.

3. Description of the Proposed Fence

The proposed fence will consist of:

- Black vinyl-coated chain-link fencing
- A maximum height of six (6) feet
- Consistent materials and appearance throughout the site
- Decorative gate elements at primary access points

The fence design was intentionally selected to be durable, visually unobtrusive, and compatible with the surrounding area while providing the necessary level of safety and security.

4. Zoning Ordinance Compliance

The City of Hopewell Zoning Ordinance permits fences exceeding four (4) feet in front or corner side yards only through approval of a Conditional Use Permit by City Council. The proposed fence height does not exceed the maximum allowed through the CUP process.

The proposed fence:

- Complies with all applicable setback requirements
- Maintains required sight-distance clearances at intersections
- Does not obstruct vehicular or pedestrian visibility
- Does not include any prohibited materials such as barbed wire, razor wire, or electrified fencing

With approval of the requested Conditional Use Permit, the fence will fully comply with all applicable zoning and development standards.

5. Compatibility with Surrounding Area

The proposed fence is compatible with the character of the surrounding area, which includes institutional uses, residential properties, and wooded areas. The black vinyl-coated chain-link design allows transparency, minimizes visual impact, and blends into the existing landscape.

Similar fencing is commonly used at churches, schools, and recreational facilities and is appropriate given the size and function of the property.



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6. Comprehensive Plan Consistency

The proposed fence is consistent with the goals and policies of the City's Comprehensive Plan by:

- Promoting public safety
- Supporting community-serving institutional uses
- Protecting existing development and outdoor recreation areas

The proposal does not increase the intensity of use, generate additional traffic, or alter existing land use patterns.

7. Impact on Adjacent Properties

The proposed fence will not be injurious to the use and enjoyment of adjacent or nearby properties. The fence will not generate additional noise, lighting, or traffic impacts. Existing vegetation along portions of the property will remain and will further mitigate visual impacts.

8. Applicant-Proposed Conditions

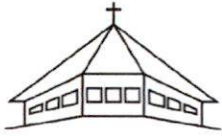
Joy Fellowship Church voluntarily proposes the following conditions as part of this application:

1. The fence shall be limited to a maximum height of six (6) feet.
2. The fence shall be constructed of black vinyl-coated chain-link material.
3. No barbed wire, razor wire, electrified fencing, or similar security enhancements shall be installed.
4. The fence shall be maintained in good repair and free of damage or deterioration.
5. All required sight-distance and safety clearances shall be maintained at all times.
6. Knox box will be installed at the gate for public safety to have unlimited access.

9. Conclusion

Joy Fellowship Church respectfully requests approval of the Conditional Use Permit to allow the proposed six-foot fence. The request is based on documented public safety needs related to children's outdoor activities, is compatible with the surrounding area, and meets all applicable zoning and comprehensive plan criteria.

Charles Bennett
804-640-3482

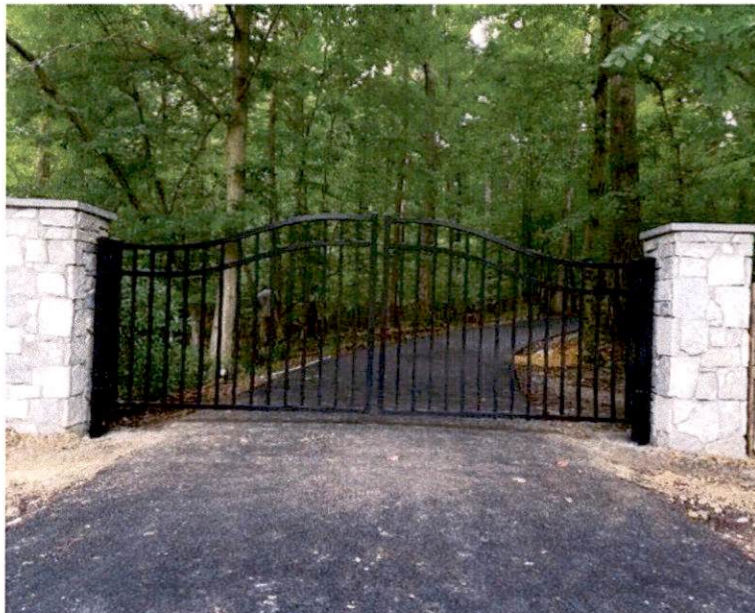


JOY FELLOWSHIP WORSHIP CENTER

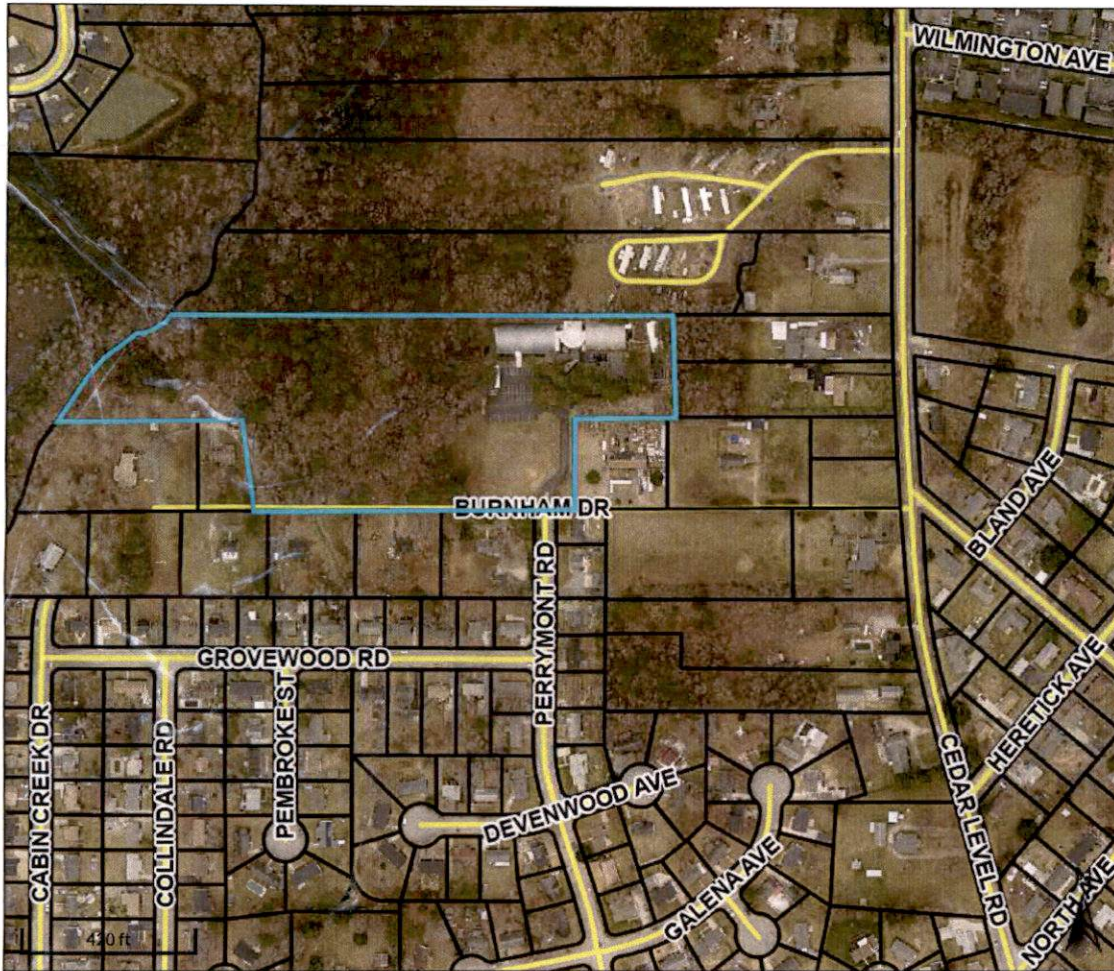
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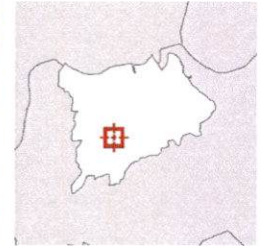
Example photo of the style and finish of fence proposed to be installed.



Example photo of the kind of gates and post proposed at entrance



Overview



Legend

-  Parcels
-  Roads
-  Water

Parcel ID	2540010	Alternate ID	2540010	Owner Address	JOY FELLOWSHIP CHURCH OF THE CITY OF HOPEWELL TRUSTEES
Sec/Twp/Rng	n/a	Class	1 Single Family Urban		1001 PERRYMONT RD
Property Address	1001 PERRYMONT RD HOPEWELL	Acreage	n/a		HOPEWELL, VA 23860
District	04				
Brief Tax Description	5.57 ACRES (PT OF LOT 1 10.4 ACRES) SUBDIVISION: JOY FELLOWSHIP <i>(Note: Not to be used on legal documents)</i>				

Date created: 1/19/2026
Last Data Uploaded: 1/19/2026 8:28:16 AM



CITY OF HOPEWELL CITY COUNCIL ACTION FORM

Strategic Operating Plan Vision Theme:

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

Order of Business:

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

Action:

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1st Reading
- Approve Ordinance 2nd Reading
- Set a Public Hearing
- Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: Public Hearing (1st Reading) regarding a Conditional Use Permit request from Bishop 3 LLC to operate an auto repair business on Parcel #024-1000, also identified as 225 S. 15th Ave., in the B-2 Limited Commercial District

ISSUE: City Council amended the zoning ordinance in June 2025 to require a Conditional Use Permit for auto-related businesses in B-2, B-3, B-4, M-1, and M-2 districts.

RECOMMENDATION: Staff and Planning Commission recommend approval of the CUP request with conditions.

TIMING: Staff requests action on either the 1st or 2nd reading.

BACKGROUND: This CUP application was presented at a Planning Commission public hearing held on March 5, 2026. Planning Commission recommends approval (5-0) with staff's recommended conditions.

ENCLOSED DOCUMENTS: CUP application and supporting documents, staff report

STAFF: Christopher Ward, Director of Development

FOR IN MEETING USE ONLY

MOTION: _____

Roll Call**SUMMARY:**

- | Y | N | | Y | N | |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6 |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4 | | | |

SUMMARY:

Y N

- Vice Mayor Rita Joyner, Ward #1
- Councilor Michael Harris, Ward #2
- Mayor John B. Partin, Ward #3
- Councilor Ronnie Ellis, Ward #4

Y N

- Councilor Susan Daye, Ward #5
- Councilor Malik Wheat, Ward #6
- Councilor Lovena Rapole., Ward #7



**REQUEST FOR A CONDITIONAL USE PERMIT
TO OPERATE AN AUTO-RELATED BUSINESS ON
PARCEL #024-1000 IN THE B-2 DISTRICT,
LOCATED AT 225 S. 15TH AVE.**



CITY COUNCIL

STAFF REPORT

Staff from the Hopewell Department of Development has drafted this report to assist City leadership with making informed decisions regarding land use cases in Hopewell.

I. EXECUTIVE SUMMARY

The applicants, Eugene Browne, Delaunte Patton, and Linwood Jefferson of Bishop 3 LLC, request a Conditional Use Permit to operate an auto repair business on Parcel #024-1000, also identified as 225 S. 15th Ave., in the B-2 Limited Commercial District. **Staff and Planning Commission recommend approval of the request with conditions.**

II. TENTATIVE SCHEDULE OF MEETINGS

BODY	DATE	TYPE	RESULT
Planning Commission	March 5, 2026	Public Hearing	Rec. Appr. 5-0
City Council	April 14, 2026	Public Hearing/1 st Reading	Pending
City Council	April 28, 2026	2 nd Reading	Pending

III. IDENTIFICATION AND LOCATIONAL INFORMATION

Existing Zoning	B-2, Limited Commercial District
Adjacent Zoning	North B-2; South B-2; East B-2; West B-2
Parcel size	0.19 acres / 8,276 sf
Legal Description	LOTS 3-4-5 BLK 10 SUBDIVISION: BUREN
Election Ward	1
Future Land Use	Downtown Residential Mixed Use
Strategic Plan Goal	Economic Development
Approval Method	City Council Resolution
Can Conditions be Set?	Yes
Map Location	Parcel #024-1000

IV. PUBLIC NOTIFICATION

PUBLIC HEARING	NOTIFICATION TYPE	DATE	DATE
Planning Commission	Progress-Index Ad	2/19/2026	2/26/2026
	Letter to Adj. Properties	2/18/2026	
City Council	Progress-Index Ad	3/31/2026	4/7/2026
	Letter to Adj. Properties	4/2/2026	

V. ROLE OF PLANNING COMMISSION AND CITY COUNCIL

Excerpted and paraphrased from *Handbook for Virginia Mayors & Council Members*

Within each zoning district some uses are permitted as a matter of right and others are only conditionally permitted. The theory behind the conditional use approach is that the particular use has a certain level of negative externality which, if properly managed, could allow the use to be established in the district. Absent proper management, conversely, the use is most likely unacceptable. The Conditional Use Permit process affords a case-by-case review. It is up to the local governing body to establish the conditions under which the Conditional Use Permit is to be approved; applicants/property owners are not required to agree to the conditions imposed for them to be valid and binding on the property. The question being considered is whether the proposed use in the proposed location can be conditioned in such a way as to prevent negative externalities from being imposed on adjacent and nearby properties. Possible negative externalities can comprise a long list that are often spelled out in the ordinance – smoke, dust, noise, trash, light, traffic, incompatible activity levels or hours of operation, likelihood of trespass on adjoining properties, stormwater/drainage runoff, inadequate public infrastructure, and many more.

City Council amended the B-3 ordinance on June 10, 2025 to require approval of a Conditional Use Permit for auto-related uses.

Conditional Use Permits in Hopewell run with the land and not the owner/applicant.

VI. APPLICABLE CODE SECTIONS

1. [Article XVII, Non-Conforming Uses, Section F, Non-Conforming Lots of Record](#)
2. [Article X, Section A, Limited Commercial District \(B-2\)](#)

VII. SUBJECT PROPERTY

The subject property is located near the intersection of S. 15th Ave. and Atlantic St. The portion of the building to be used for the auto-related business contains 6 service bays and retail/office space fronting S. 15th Ave. with secure off-street parking The adjoining

commercial space contains a corporate training facility with its own off-street parking at the north end. The applicants will re-stripe the parking lot associated with the auto-related business.

VIII. APPLICANT POSITION

Please refer to the narrative provided with the application for the applicant's position.

IX. STAFF ANALYSIS

When considering a conditional use permit, one must consider the seven conditions outlined in Article XXI of the Zoning Ordinance. Conditions may be mandated to ensure the character of the neighborhood and zoning district in which the use is locating will not be adversely affected. Such conditions may address architectural style, materials, landscaping, enhanced storm water management, or any other required condition that mitigates any potential negative impact with the goal of maintaining or enhancing the surrounding neighborhood. For auto-related uses, potential negative impacts associated with displays, noise, odor, parking, and storage of equipment and materials should be considered.

The property has secure (fenced), off-street parking. The applicants will be utilizing two (2) service bays for work on customer vehicles and the office space in front. They agree to keep all customer and employee vehicles contained within the secure off-street parking. The applicants also propose to store, manage, and dispose of all hazardous materials in accordance with local, state and federal regulations.

X. RELATIONSHIP TO THE COMPREHENSIVE PLAN

THE FUTURE LAND USE PLAN

Stable areas are fully built-out and are not viewed as available strategic opportunity areas for future growth. This leaves infill development and redevelopment employing Traditional Neighborhood Design (TND) and Urban Development Area (UDA) principles as the land use form upon which City leaders must focus. It is important to distinguish between the two. Infill attempts to "seed" (or catalyze) a progressive movement to gradually upgrade the value and attractiveness of a given neighborhood or commercial area. Redevelopment focuses on larger properties or groups of properties that are substantially deteriorated or vacant, with potential economic value for the entire community.

The Future Land Use Plan (FLUP) designates this area as Downtown Residential Mixed Use. An auto repair use supports neighborhood services within walking distance of

residential uses and its presence along the commercial corridor is appropriate at this location.

XI. STAFF RECOMMENDATION

Staff recommends approval of the CUP request from Bishop 3 LLC to operate an auto repair business on Parcel #024-1000, also identified as 225 S. 15th Ave., with the following conditions:

- 1) The exterior of the property will be kept clean and orderly at all times. The exterior storage of materials, parts, equipment, supplies, trash, waste products and other items is strictly prohibited.
- 2) Outdoor display of items for sale is prohibited.
- 3) All vehicles associated with the auto repair business including customer and employee vehicles must be parked at an approved off-street parking lot that meets the requirements of the zoning ordinance. On-street parking of customer vehicles or parking on grass is prohibited.
- 4) All auto repair work must occur inside service bays.
- 5) Inoperable or abandoned vehicles located on the premises for more than thirty days must be stored indoors or removed from the property.
- 6) The storage, handling and disposal of all hazardous liquids must comply with EPA and VA DEQ guidelines and regulations.
- 7) The use and premises must comply with all local, state and federal laws and regulations.

XII. PUBLIC COMMENT

None

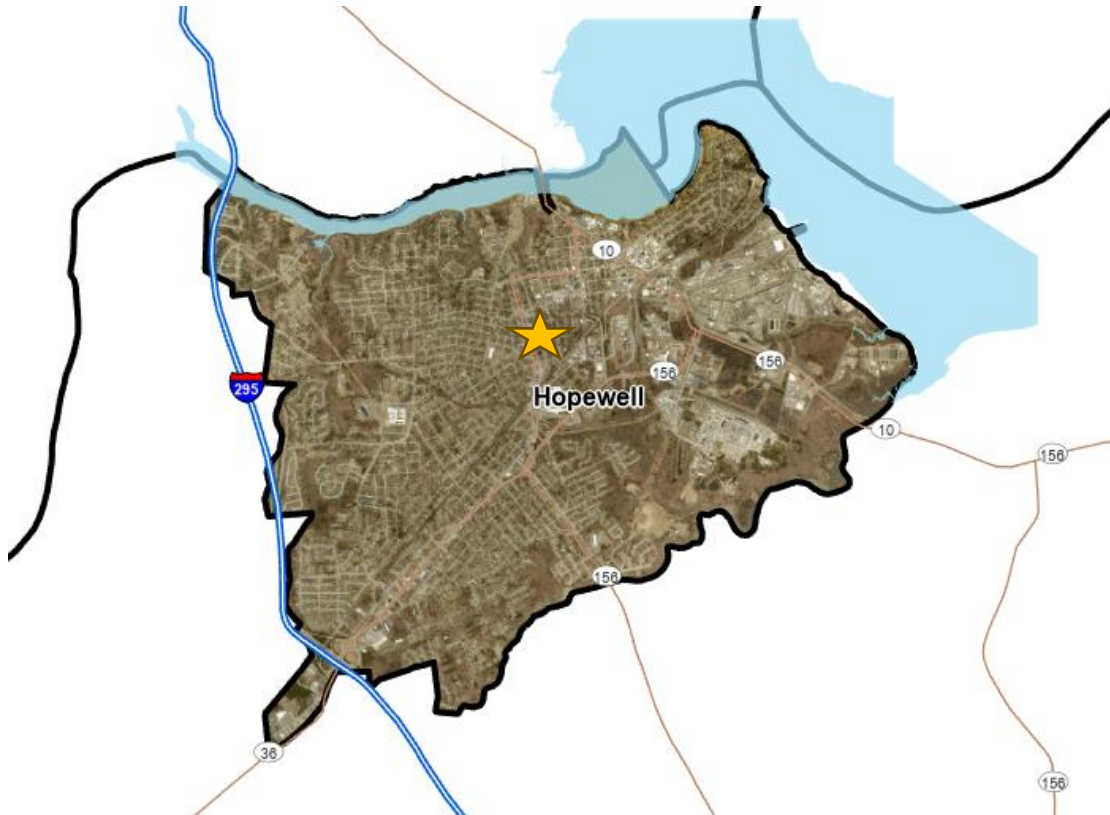
XIII. PLANNING COMMISSION RECOMMENDATION

The Hopewell Planning Commission voted 5-0 to recommend approval of the CUP request from Eugene Browne, Delaunte Patton, and Linwood Jefferson of Bishop 3 LLC, to operate an auto repair business on Parcel #024-1000, also identified as 225 S. 15th Ave., in the B-2 Limited Commercial District with staff's recommended conditions.

APPENDIX B - STREETVIEW



APPENDIX B – AERIAL & MAP



City of Hopewell, VA
 Permits - Inspect - 202600881CUP - 2026
 031712-r) Kimberly... 02/10/2026 09:16AM
 0 -
 CONDITIONAL Application #: 20260088
 Payment Amount: \$500.00
 Transaction amount: (Staff Use Only)



CONDITIONAL USE PERMIT APPLICATION

City of Hopewell

Department of Planning & Development

300 N. Main St. Hopewell, VA 23860 | (804) 541-2220 | dev.zone@hopewellva.gov

APPLICATION FEE: \$650 NON-REFUNDABLE

APPLICANT FILL IN ALL BLANKS			
REQUEST	SITE ADDRESS: 225 S. 15 th Ave.		
	PARCEL #(s): 0241000	SITE ACREAGE: 0.19	ZONING DISTRICT: B2
	PROPOSED USE: Automotive shop		
	AMENDMENT TO EXISTING CUP: <input type="checkbox"/>		
LEGAL OWNER	NAME(S): Bishop 3 LLC		
	MAILING ADDRESS: 221 S 15 th Ave. Hopewell Va 23860		
APPLICANT (parent than owner)	NAME(S): Eugene Browne, Delaunte Patton, Linwood Jefferson		
	MAILING ADDRESS: 225 S. 15 th Ave Hopewell, VA 1145 Chappell Creek Circle N. Prince George, 23860		
	REDACTED	REDACTED	
REQUIRED ATTACHMENTS	SEE CUP CHECKLIST FOR DETAILS. Incomplete application packages will not be accepted. Payment of Delinquent Real Estate Taxes, including interest and penalty charges, is required prior to application acceptance.		
	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Project Narrative	<input checked="" type="checkbox"/> CUP Checklist
	<input type="checkbox"/> Building Floor Plan	<input type="checkbox"/> Exterior Elevations	<input type="checkbox"/> Other

AS OWNER OF THIS PROPERTY OR THE AUTHORIZED AGENT THEREFOR, I HEREBY CERTIFY THAT THIS APPLICATION AND ALL ACCOMPANYING DOCUMENTS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Eugene A. Browne DATE 2/9/26

APPLICANT SIGNATURE DATE

CUP SUBMITTAL CHECKLIST – REQUIRED ITEMS

The following are minimum submittal requirements for Conditional Use Permit applications. Mark each section below as confirmation that each item is completed as required.

Applicant			Required Activities and Documents
Yes	No	N/A	
Preapplication Meeting			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Preapplication Meeting with Staff. Meeting Date: <u>2/9/2026</u>
Application (PDF format and TWO printed copies)			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Complete application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Owner affidavit (<i>Power of Attorney if applicant is not the property owner</i>)
Fees & Taxes			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Application fee paid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Taxes and fees current
Site and Building Plans (PDF format and TWO printed copies)			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Site Plan showing existing and proposed site improvements. The site plan should demonstrate compliance with zoning setbacks, lot width, and development standards (e.g., parking, landscaping). Plans should be of a size and scale such that all improvements and zoning requirements are easily identified and readable. For single-family residential lot plans, 11"x17" may be accepted. For all other projects, provide 24"x36" plans with accompanying 11"x17" reduction.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Floor plans of the proposed building (<i>layout - can be hand drawn</i>)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Exterior elevations – Four-sided (front, sides, rear) building renderings, full color, and fully dimensioned drawn to scale (<i>photos of bldg</i>)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Exterior finishes and colors and materials list. Architecture and finishes of proposed side elevations should be consistent with front elevation.
Project Narrative			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. A description of the proposed use, including scope and scale of the project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. A statement establishing how the project complies with the expressed intent of the zoning ordinance and the standards of the zoning district, including Chesapeake Bay and Floodplain Districts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. A statement on how the project complies with the Comprehensive Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. An impact analysis listing potential impacts to adjacent and surrounding properties and how those impacts will be mitigated so as not to adversely affect the health, safety, or welfare of persons residing or working in the vicinity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. An assessment of how the proposal will impact the public welfare, property, or improvements in the vicinity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. An analysis of impacts on significant ecological, scenic or historic importance and how those impacts will be mitigated.
Other Items			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. A list of applicant-proposed conditions for consideration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Trip generation report or transportation impact analysis (if required at the pre-application meeting or requested by the Department of Public Works)

A-TEAM AUTOMOTIVE REPAIR LLC

EIN: 93-4590587

Applicant Information:

A-Team Automotive Repair LLC

Eugene Browne - (Army Veteran)

Linwood Jefferson - (Army Veteran)

Delaunte Patton - (Army Veteran)

225 S 15th Avenue Hopewell, VA 23806

Property Owner:

Bishop 3 LLC

Thomas Bishop

Zoning Classification:

B2

Parcel ID: 0241000

Proposed Use:

A-Team Automotive, is an appointment-based auto repair shop. We specialize in everything from basic services to major repairs. We are not a junkyard, nor do we completely dismantle vehicles. We will not store inoperable vehicles outside unless expressly permitted by the city.

Our hours of operations will be Mon-Fri 9am – 5pm, Sat 10am – 3pm

Again, we are an appointment-based shop, so hours may vary, but we will not work past listed hours, without express consent by the city.

Site Description and Improvements:

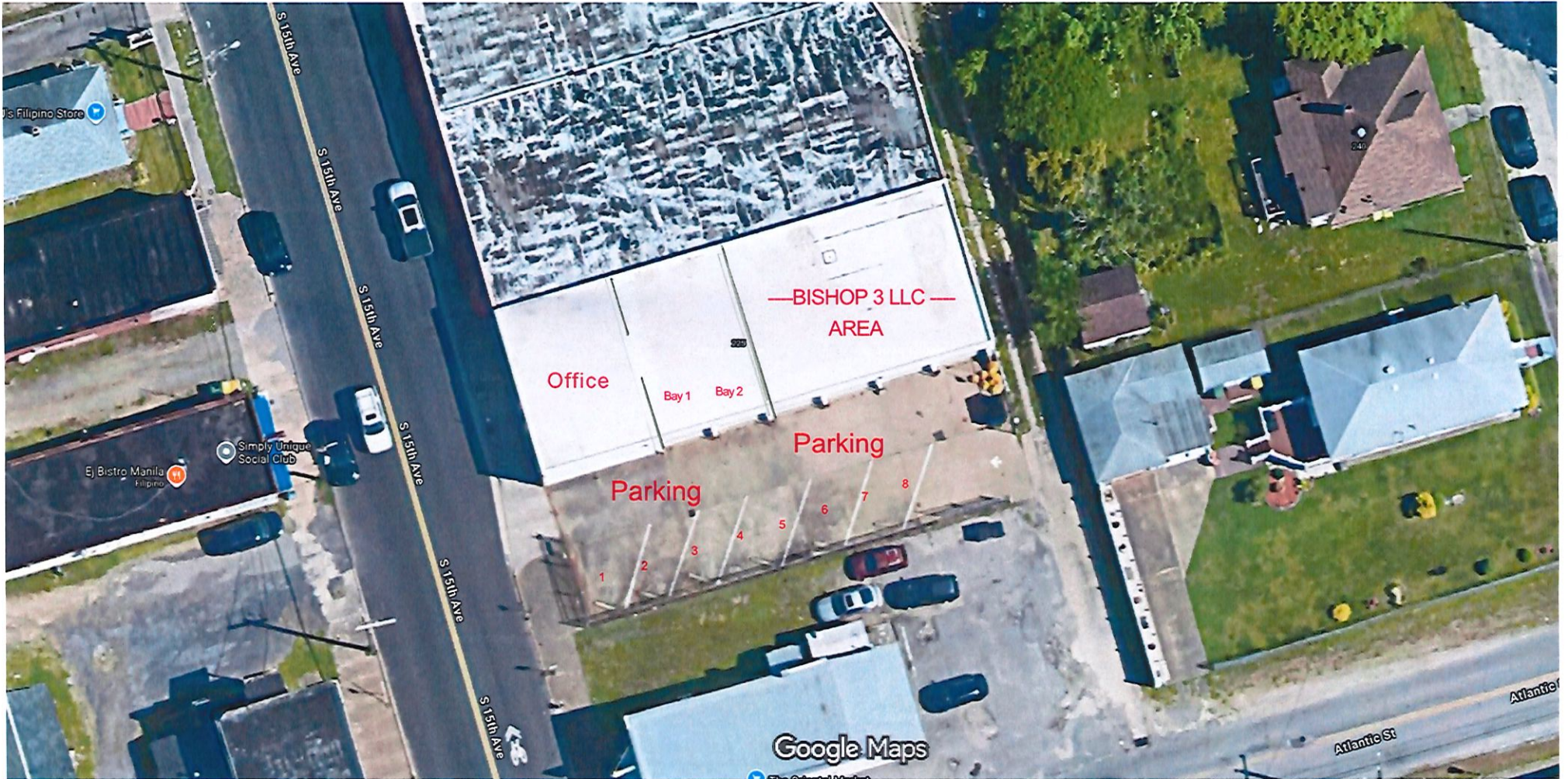
The property is 8,625 square feet. There are six service bays and one office, we are only renting and operating out of the office and two bays. There is a total of eight parking spaces inside an enclosed secure fence, and there are two driveway entrances. One in front and another entrance beside the alleyway.

Currently, we do not have any plans to renovate or improve any parts of the inside or outside of the property.

Compatibility with Surrounding Area:

The Automotive shop will remain cognizant of the neighboring properties. We do not plan on working on vehicles outside or storing inoperable vehicles on the property. We have adequate parking as we do not accept "walk-ins" so we will be able to keep our parking of the enclosed area. We are conscious of our environmental waste and prepared to coordinate with local hazmat companies for disposing of waste oil, and other used fluids.

The proposed business will not create undue traffic congestion or safety hazards. Our customers' vehicles will enter and exit via the designated driveways. No cars will be parked on the street.



R-2



CITY OF HOPEWELL CITY COUNCIL ACTION FORM

Strategic Operating Plan Vision Theme:

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

Order of Business:

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

Action:

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1st Reading
- Approve Ordinance 2nd Reading
- Set a Public Hearing
- Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: Public Hearing (1st Reading) regarding a Modification to Development Standards request to install barbed wire along the top of security fencing around the municipal water intake pump station on Parcel #066-0888 located at 915 Riverside Ave and zoned B-3 Highway Commercial District.

ISSUE: Article XVIII of the Hopewell Zoning Ordinance prohibits barbed wire in districts not zoned for industrial uses.

RECOMMENDATION: Staff and Planning Commission recommend approval of the MODS request with conditions.

TIMING: Staff requests action on either the 1st or 2nd reading.

BACKGROUND: This MODS application was presented at a Planning Commission public hearing held on March 5, 2026. Planning Commission recommends approval (5-0) with staff's recommended conditions.

ENCLOSED DOCUMENTS: MODS application and supporting documents, staff report

STAFF: Christopher Ward, Director of Development

FOR IN MEETING USE ONLY

MOTION: _____

SUMMARY:

- | Y | N | | Y | N | |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6 |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4 | | | |

Roll Call

SUMMARY:

- | Y | N | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 |
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| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4 |

- | Y | N | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |



REQUEST FOR MODIFICATION TO DEVELOPMENT STANDARDS TO INSTALL BARBED WIRE ON SECURITY FENCING ON PARCEL #066-0888, 915 RIVERSIDE AVE.



CITY COUNCIL

STAFF REPORT

Staff from the Hopewell Department of Development has drafted this report to assist City leadership with making informed decisions regarding land use cases in Hopewell.

I. EXECUTIVE SUMMARY

The applicant, Virginia American Water, requests a Modification to Development Standards to install barbed wire along the top of security fencing around the municipal water intake pump station on Parcel #066-0888 located at 915 Riverside Ave. Staff and Planning Commission recommend approval with one condition.

II. TENTATIVE SCHEDULE OF MEETINGS

BODY	DATE	TYPE	RESULT
Planning Commission	March 5, 2026	Public Hearing	Rec. Appr. 5-0
City Council	April 14, 2026	1 st Reading/ PH	Pending
City Council	April 28, 2026	2 nd Reading	Pending

III. IDENTIFICATION AND LOCATIONAL INFORMATION

Existing Zoning	B-3 – Highway Commercial District
Requested Zoning	N/A
Acreage	~1.77 acres / ~77,101 sf
Legal Description	PUMP STATION ON APOX RIVER SUBDIVISION: NORTHWEST B VILLAGE
Election Ward	1
Future Land Use	Civic Uses
Strategic Plan Goal	Economic Development
Approval Method	City Council Resolution
Can Conditions be set?	Yes
Map Location	Parcel #066-0888

IV. PUBLIC NOTIFICATION

PUBLIC HEARING	NOTIFICATION TYPE	DATE	DATE
Planning Commission	Progress-Index Ad	2/19/2026	2/26/2026
	Letter to Adj. Properties	2/18/2026	
City Council	Progress-Index Ad	3/31/2026	4/7/2026
	Letter to Adj. Properties	4/2/2026	

V. ROLE OF PLANNING COMMISSION AND CITY COUNCIL

Excerpted and paraphrased from *Handbook for Virginia Mayors & Council Members*

Within each zoning district some uses are permitted as a matter of right and others are only conditionally permitted. The theory behind the conditional use approach is that the particular use has a certain level of negative externality which, if properly managed, could allow the use to be established in the district. Absent proper management, conversely, the use is most likely unacceptable. The conditional use permit process affords a case-by-case review. It is up to the local governing body to establish the conditions under which the Modification to Development Standards is to be approved; applicants/property owners are not required to agree to the conditions imposed for them to be valid and binding on the property. The question being considered is whether the proposed use in the proposed location can be conditioned in such a way as to prevent negative externalities from being imposed on adjacent and nearby properties. Possible negative externalities can comprise a long list that are often spelled out in the ordinance – smoke, dust, noise, trash, light, traffic, incompatible activity levels or hours of operation, likelihood of trespass on adjoining properties, stormwater/drainage runoff, inadequate public infrastructure, and many more.

Modifications to Development Standards in Hopewell run with the land and not the owner/applicant.

VI. APPLICABLE CODE SECTIONS

1. [Article XVIII, Development Standards, Section A \(7\) Fencing](#)
2. [Article XVIII, Development Standards, Section G. Modifications to development standards or requirements](#)

VII. SUBJECT PROPERTY

The subject property, Parcel #066-0888, functions as the city's municipal water intake pump station owned and operated by Virginia American Water. The property is located due east of the Route 10 bridge that traverses the Appomattox River. Virginia American Water is in the preconstruction phase of a new water intake pump station at this location and must meet new standards for security.

VIII. APPLICANT POSITION

The applicant argues that the security fencing requires barbed wire as an enhanced security measure to protect the municipal intake pump station from trespassing and vandalism.

IX. STAFF ANALYSIS

When considering a modification to a development standard, one must consider the four conditions outlined in Article XXIII of the Zoning Ordinance. The Planning Commission may also impose conditions that ensure the character of the neighborhood and zoning district in which the use is locating will not be adversely affected. Conditions may also dictate the architectural style of a proposed structure to ensure it will not be at variance with either the exterior architectural appeal and/or the functional plan of the structures already constructed in the immediate neighborhood or the character of the applicable zoning district.

The four (4) considerations are:

- a. Does the granting of the modification constitute the granting of a variance, special exception, conditional use, or rezoning?
- b. Are ordinary financial considerations the principal reason for the requested modification?
- c. Does the modification amend a property-specific condition imposed by the City Council or the Board of Zoning Appeals, unless such condition specifically grants such modification authority to the City Council?
- d. Did the applicant create the condition or situation generating the need for the modification and the applicant has not exhausted all other practicable solutions to the problem, including but not limited to, the acquisition of additional property, the elimination or redesign of structures, or the reduction of the development density?

X. RELATIONSHIP TO THE COMPREHENSIVE PLAN

Fencing is not addressed in the Comprehensive Plan.

XI. STAFF RECOMMENDATION

Section G of Article XVIII, copied on page 3 of this report provides the criteria for approval of a modification. If the applicant meets any of these criteria, the modification cannot be granted.

- a. The granting of the modification will constitute the granting of a variance, special exception, conditional use or a rezoning. **This request does not meet the criteria for a variance, special exception, conditional use or a rezoning.**
- b. Ordinary financial considerations are the principal reason for the requested modification. **Financial considerations are not the principal or secondary reason for the requested modification.**
- c. The modification amends a property-specific condition imposed by the City Council or the Board of Zoning Appeals, unless such condition specifically grants such modification authority to the City Council. **The modification will not amend a property-specific condition.**
- d. The applicant created the condition or situation generating the need for the modification and the applicant has not exhausted all other practicable solutions to the problem, including, but not limited to, the acquisition of additional property, the elimination or redesign of structures, or the reduction of the development density. **The applicant did not create the situation.**

Installing barbed wire along security fencing protecting critical infrastructure is a common practice and will have no negative impact on adjacent properties. Negative impacts may result from *not* allowing enhanced security features through vandalism and other criminal activity.

Staff recommends the following condition of approval:

1. The fencing will comply with the same standards set forth in Article XVIII, Section A.7(b)(3) of the Hopewell Zoning Ordinance that apply to fencing in industrial districts.

The development standards for fencing permitted in industrial districts is as follows:

- i. Fences up to ten (10) feet in height shall be permitted along all property lines for property zoned industrial, except that no fence blocking or impeding the unobstructed view of vehicular traffic shall

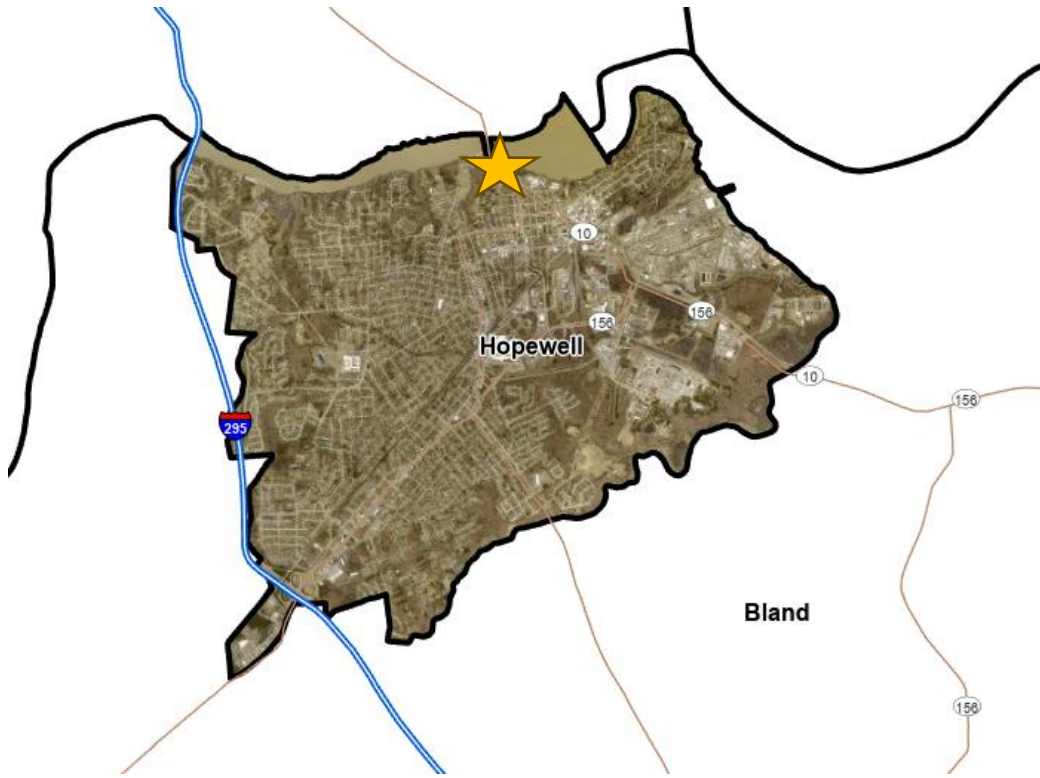
be permitted within twenty (20) feet of the point of intersection of two public street rights-of-way; if at a later date streets are expanded and existing fences block or impede the unobstructed view of vehicular traffic, such fences shall be deemed to be a violation of the ordinance and shall be removed.

- ii. Barbed wire strands not to exceed three (3) strands on top of complying fencing and within the height limits established in subsection 7,b(3),i above shall be allowed in industrial districts. Barbed wire is not permitted in any other district.

b. PLANNING COMMISSION RECOMMENDATION

The Hopewell Planning Commission voted 5-0 to recommend approval of the Modification to Development Standards request submitted by Virginia American Water to install barbed wire along the top of perimeter security fencing with staff's recommended condition of approval.

APPENDIX A - MAPS





The City of Hopewell, Virginia

APPLICATION # 20260048

300 N. Main Street • Department of Development • (804) 541-2220 • Fax: (804) 541-2318

B3

Parcel # 0660888

APPEAL TO HOPEWELL PLANNING COMMISSION
MODIFICATION OF DEVELOPMENT STANDARDS, ARTICLE XVIII OF THE HOPEWELL ZONING ORDINANCE
(Appeal of Decision)
Fee: \$200

THIS REQUEST IS HEARD BEFORE THE PLANNING COMMISSION AS AN APPEAL TO A DECISION MADE BY THE DIRECTOR OF DEVELOPMENT OR CITY ENGINEER

APPLICANT: Virginia American Water

ADDRESS: 915 Riverside Ave. Hopewell, VA

PHONE #: 804-621-3452 FAX #:

EMAIL ADDRESS: REDACTED

INTEREST IN PROPERTY: X OWNER OR AGENT

A. HAS ANY PREVIOUS APPLICATION OR APPEAL BEEN FILED IN CONNECTION WITH THIS PROPERTY? Y N

IF YES, PLEASE EXPLAIN:

B. DATE PROVIDED DENIAL OR NOTIFICATION OF THE NEED FOR A MODIFICATION TO DEVELOPMENT STANDARDS:

January 14, 2026

C. APPEAL OF DECISION/ INTERPRETATION:

STATE BASIS OF APPEAL: We respectfully ask for the modification of the applicable design standards re: barbed wire on fencing. The proposed fencing around the property, requires barbed wire as an enhanced security measure to protect the municipal intake pump station from trespassing and vandalism.

Attach additional sheets, if necessary

In accordance with Article XVIII, Section G of the Hopewell Zoning Ordinance related to Development Standards such appeal of the decision of the Director of Development or City Engineer must be made within thirty (30) days after the decision is provided of denial and/or need for a modification to the standards. The appeal must be filed with the Department of Development specifying the grounds thereof, and paying the applicable fee. The Director shall transmit the application to Planning Commission for its review and recommendation to the City Council. See Article XVIII, Section G, for complete requirements

AS OWNER OF THIS PROPERTY OR THE AUTHORIZED AGENT THEREFORE, I HEREBY CERTIFY THAT THIS APPLICATION AND ALL ACCOMPANYING DOCUMENTS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

<u>Gregory R. Dreher</u>	<u>1/19/2026</u>
APPLICANT SIGNATURE	DATE
<u>Greg Dreher</u>	<u>1/19/2026</u>
APPLICANT PRINTED NAME	DATE

OFFICIAL USE ONLY

DATE RECEIVED: 1-20-26 DATE OF FINAL ACTION: _____

ACTION TAKEN:

_____ APPROVED _____ DENIED

_____ APPROVED WITH THE FOLLOWING CONDITIONS:

R-3

ORDINANCE NO. 2026-_____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF HOPEWELL, VIRGINIA, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$15,000,000

WHEREAS, Va. Code §15.2-2604 enables a local governing body to maintain public facilities and secure bonds;

WHEREAS, Va. Code §15.2-2607 authorizes the issuance of bonds through ordinances;

WHEREAS, the City Council of Hopewell, Virginia has given notice of its intention to adopt this ordinance and conducted a public hearing in accordance with Va. Code § 15.2-2606; and

WHEREAS, the full text of this proposed ordinance was available to the public before and at a public hearing held on April 14, 2026; now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF HOPEWELL, VIRGINIA, THAT:

1. It is determined to be necessary and expedient for the City of Hopewell, Virginia (the “City”), to construct, improve, and replace equipment and facilities for public schools, including without limitation, HVAC upgrades and replacements (collectively, the “Project”), to borrow money for such purposes and to issue the City’s general obligation bonds therefor.

2. Under the Constitution and statutes of the Commonwealth of Virginia, including the Public Finance Act of 1991, there are authorized to be issued general obligation bonds of the City in the maximum principal amount of \$15,000,000 to provide funds, together with other available funds, to finance the Project and to pay related financing and issuance costs.

3. The bonds shall bear such date or dates, mature at such time or times not exceeding 40 years from their dates, bear interest at such rate or rates, be in such denominations and form, be executed in such manner and be sold at such time or times and in such manner as the Council may hereafter provide by appropriate resolution or resolutions.

4. The bonds shall be general obligations of the City for the payment of principal of and premium, if any, and interest on which its full faith and credit shall be irrevocably pledged.

5. The Deputy City Clerk, in collaboration with the City Attorney, is authorized and directed to see to the immediate filing of a certified copy of this Ordinance in the Circuit Court of the City of Hopewell, Virginia.

6. The timing and requirements of the projects to be financed presenting an emergency, this Ordinance shall take effect immediately upon its adoption.

DONE this _____ day of _____, 2026

ORDINANCE NO. 2026-_____

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

Mayor Johnny Partin, Ward 3

Witness this signature and seal

ATTEST:

Sadé Allen, City Clerk

RESOLUTION 2026-_____

**RESOLUTION PROVIDING FOR THE ISSUANCE, SALE, AND
AWARD BY THE CITY OF HOPEWELL, VIRGINIA, OF GENERAL
OBLIGATION PUBLIC IMPROVEMENT BONDS, IN ONE OR MORE
SERIES, HERETOFORE AUTHORIZED, AND PROVIDING FOR THE
FORM, DETAILS AND PAYMENT OF SUCH BONDS**

WHEREAS, the City Council (“Council”) of Hopewell, Virginia (the “City”), adopted on _____, an ordinance (the “Ordinance”) authorizing the issuance of general obligation public improvement bonds (the “Bonds”) of the City in an aggregate principal amount not to exceed \$15,000,000 to (a) finance, together with other available funds, the costs to construct, improve, and replace equipment and facilities for public schools, including without limitation, HVAC upgrades and replacements (collectively, the “Project”), and (b) to pay related costs of issuance; and

WHEREAS, the City’s administration, in collaboration with Davenport & Company LLC, acting as the City’s financial advisor (the “Financial Advisor”), has recommended that the City pursue the sale of the Bonds through one or more of the following methods: (a) a direct placement arranged by Crews & Associates, Inc., acting as a placement agent (the “Placement Agent”), with one or more institutional or accredited investors (a “Direct Placement”) or (b) a limited public offering (a “Negotiated Limited Offering”) through a negotiated sale with Crews & Associates, Inc., acting as an underwriter (the “Underwriter”);

BE IT RESOLVED BY THE CITY COUNCIL OF HOPEWELL, VIRGINIA:

1. Issuance and Sale of Bonds. Pursuant to the Constitution and statutes of the Commonwealth of Virginia, including the City Charter and the Public Finance Act of 1991 (Virginia Code Sections 15.2-2600 et seq.), and in accordance with the Ordinance, Council provides for the issuance and sale of the Bonds in a maximum aggregate principal amount of \$15,000,000 to finance and pay, together with other available funds, the costs to plan, design, acquire, construct, extend, renovate, equip and/or improve the Projects and to pay related costs of issuance.

2. Details of the Bonds. (a) Subject to the provisions and limitations of this Resolution, Council authorizes the City Manager (which term, for purposes of this Resolution, shall include an interim or acting City Manager and any Deputy City Manager) to undertake the issuance and sale of the Bonds and to determine the final pricing terms of the Bonds as the City Manager shall deem to be in the best interests of the City.

(b) The Bonds shall be issued in one or more series and shall be designated “General Obligation Public Improvement Bonds, Series 2026,” with an appropriate series or sub-series designation, all as may be determined by the City Manager. The Bonds shall be in registered form, shall be dated such date as may be determined by the City Manager, shall be in denominations of no less than \$5,000 and integral multiples thereof and shall be numbered R-1 upward, or such other designation as appropriate. The issuance and sale of the Bonds are authorized on pricing terms as shall be satisfactory to the City Manager; provided, however, that the Bonds (i) shall be issued in an aggregate principal amount not exceeding the limit set forth in Section 1(a), (ii) shall have a “true” interest cost not to exceed 6.5% (taking into account any original issue discount or premium,

but not taking into account any yield maintenance amount charged, to the extent applicable, during the Direct Placement period), (iii) shall be sold at a purchase price not less than 97.0% of the principal amount thereof (excluding any original issue discount or premium), and (iv) shall mature, or be subject to mandatory sinking fund redemption in annual installments, in years ending no later than December 31, 2047.

(c) Principal of the Bonds shall mature, or be subject to mandatory sinking fund installments, annually on dates determined by the City Manager. Each Bond shall bear interest from its dated date at such fixed rate as shall be determined at the time of sale, calculated on the basis of a 360-day year of twelve 30-day months, and payable semiannually on dates determined by the City Manager. Principal and premium, if any, shall be payable to the registered owners upon surrender of Bonds as they become due at the office of the Registrar (as hereinafter defined). Interest shall be payable by check or draft mailed to the registered owners at their addresses as they appear on the registration books kept by the Registrar on a date prior to each interest payment date that shall be determined by the City Manager (the "Record Date"); provided, however, that at the request of the registered owner of the Bonds, payment may be made by wire transfer pursuant to the most recent wire instructions received by the Registrar from such registered owner. If any payment date is not a business day, such payment shall be made on the next succeeding business day with the same effect as if made on the stated payment date, and no additional interest shall accrue. Principal, premium, if any, and interest shall be payable in lawful money of the United States of America.

3. Methods of Sale; Award of Bonds. (a) The Bonds shall be sold through a Direct Placement or a Negotiated Limited Offering, as the City Manager shall determine to be in the best interests of the City.

(b) In the case of Bonds to be sold through a Direct Placement, the City Manager is authorized to negotiate, execute and deliver a bond placement agreement (the "Bond Placement Agreement") with the Placement Agent, which shall be in a form that the City Manager, in collaboration with the City Attorney and bond counsel, may determine to be in the best interest of the City.

(c) In the case of Bonds to be sold through a Negotiated Limited Offering, the City Manager is authorized to negotiate, execute and deliver a bond purchase agreement (the "Bond Purchase Agreement") with the Underwriter, which shall be in a form that the City Manager, in collaboration with the City Attorney and bond counsel, may determine to be in the best interest of the City.

(d) Following the determination of which method of sale shall be used, the City Manager is authorized to determine (i) the principal amounts of the Bonds, subject to the limitations set forth in Section 1, (ii) the interest rate(s) of the Bonds, the maturity schedule of the Bonds, and the purchase price to be paid for the Bonds, subject to the limitations set forth in Section 2, (iii) the redemption provisions of the Bonds, subject to the limitations set forth in Section 5, and (iv) the dated date, the principal and interest payment dates and the Record Dates of the Bonds, all as the City Manager determines to be in the best interests of the City. The actions of the City Manager in selling the Bonds shall be conclusive, and no further action with respect to the sale and issuance of such Bonds shall be necessary on the part of Council.

4. Securities Depository Provisions. If the Bonds are sold through a Negotiated Limited Offering, the following provisions shall apply to such Bonds:

(a) Initially, one Bond certificate for each maturity of the Bonds shall be issued to and registered in the name of The Depository Trust Company, New York, New York (“DTC”), or its nominee. The City has heretofore entered into a Blanket Letter of Representations relating to a book-entry system to be maintained by DTC with respect to the Bonds. The defined term “Securities Depository” shall mean DTC or any other securities depository for the Bonds appointed pursuant to this Section.

(b) In the event that (i) the Securities Depository determines not to continue to act as the securities depository for the Bonds by giving notice to the Registrar, and the City discharges the Securities Depository of its responsibilities with respect to the Bonds, or (ii) the City in its sole discretion determines (A) that beneficial owners of the Bonds shall be able to obtain certificated Bonds or (B) to select a new Securities Depository, then the City’s chief financial officer shall, at the direction of Council, attempt to locate another qualified securities depository to serve as Securities Depository and authenticate and deliver certificated Bonds to the new Securities Depository or its nominee, or authenticate and deliver certificated Bonds to the beneficial owners or to the Securities Depository participants on behalf of beneficial owners substantially in the form provided for in Section 7; provided, however, that such form shall provide for interest on the Bonds to be payable from the date of the Bonds if they are authenticated prior to the first interest payment date, or otherwise from the interest payment date that is or immediately precedes the date on which the Bonds are authenticated (unless payment of interest thereon is in default, in which case interest on the Bonds shall be payable from the date to which interest has been paid). In delivering certificated Bonds, the City’s chief financial officer shall be entitled to rely on the records of the Securities Depository as to the beneficial owners or the records of the Securities Depository participants acting on behalf of beneficial owners. Such certificated Bonds will then be registrable, transferable, and exchangeable as set forth in Section 9 hereof.

(c) So long as there is a Securities Depository for the Bonds (i) it or its nominee shall be the registered owner of the Bonds; (ii) notwithstanding anything to the contrary in this Resolution, determinations of persons entitled to payment of principal, premium, if any, and interest, transfers of ownership and exchanges and receipt of notices shall be the responsibility of the Securities Depository and shall be effected pursuant to rules and procedures established by such Securities Depository; (iii) the Registrar and the City shall not be responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants; (iv) references in this Resolution to registered owners of the Bonds shall mean such Securities Depository or its nominee and shall not mean the beneficial owners of the Bonds; and (v) in the event of any inconsistency between the provisions of this Resolution and the provisions of the above-referenced Blanket Letter of Representations, such provisions of the Blanket Letter of Representations, except to the extent set forth in this subsection and subsection 4(b), shall control.

5. Redemption Provisions. (a) Subject to the limitations contained herein, the City Manager is authorized to determine the redemption provisions of the Bonds, including provisions for optional, extraordinary, and mandatory sinking fund redemption.

(b) The Bonds may be subject to redemption prior to maturity at the option of the City on or after the dates, if any, determined by the City Manager at a redemption price equal to the principal amount of the Bonds to be redeemed, together with any interest accrued to the date fixed for redemption, plus a redemption premium not to exceed 3.0% of the principal amount of the Bonds, such redemption premium to be determined by the City Manager.

(c) Any Bonds sold as term bonds may be subject to mandatory sinking fund redemption upon terms determined by the City Manager.

(d) If less than all of the Bonds are called for redemption, the maturities of the Bonds (or the principal portions thereof) to be redeemed shall be selected in such manner as the City's chief financial officer shall determine subject to any applicable provisions set forth in the Bond Placement Agreement or the Bond Purchase Agreement. In the case of a Negotiated Limited Offering, if less than all of a maturity of Bonds is called for redemption, the particular Bonds within such maturity to be redeemed shall be selected by the Securities Depository pursuant to its rules and procedures or, if the book-entry system is discontinued, shall be selected by the Registrar by lot in such manner as the Registrar in its discretion may determine. The City shall cause notice of the call for redemption identifying the Bonds or portions thereof to be redeemed to be sent by facsimile or electronic transmission, registered or certified mail or overnight express delivery, not less than 30 nor more than 60 days prior to the date fixed for redemption, to the registered owner(s) of such Bonds. If a Securities Depository is the registered owner of the Bonds, the City shall be responsible for giving notice of redemption only to the Securities Depository then serving or its nominee, and not to any beneficial owner of such Bonds. If a portion of a Bond is called for redemption, a new Bond in principal amount equal to the unredeemed portion thereof will be issued to the registered owner upon the surrender thereof.

(e) In the case of an optional redemption, the notice may state that (i) it is conditioned upon the deposit of moneys, in an amount equal to the amount necessary to effect the redemption, no later than the date fixed for redemption or (ii) the City retains the right to rescind such notice on or prior to such fixed redemption date (in either case, a "Conditional Redemption"), and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is rescinded as described herein. Any Conditional Redemption may be rescinded at any time. The City shall give prompt notice of such rescission to the affected Bondholders. Any Bonds subject to Conditional Redemption where redemption has been rescinded shall remain outstanding, and the rescission shall not constitute an event of default. Further, in the case of a Conditional Redemption, the failure of the City to make funds available on or before the date fixed for redemption shall not constitute an event of default, and the City shall give immediate notice to the affected Bondholders or, as applicable in the case of a Negotiated Limited Offering, all organizations registered with the Securities and Exchange Commission (the "SEC") as securities depositories, indicating that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

6. Execution and Authentication. The Bonds shall be signed by the manual or facsimile signature of the Mayor and the City's seal shall be affixed thereto and attested by the manual or facsimile signature of the City Clerk (which term shall include any Deputy or Assistant City Clerk for purposes of this Resolution); provided, however, that no Bond signed by facsimile signatures shall be valid until it has been authenticated by the manual signature of the Registrar or,

if a bank has been appointed registrar pursuant to Section 9, an authorized officer or employee of the Registrar and the date of authentication noted thereon.

7. Bond Form. The Bonds shall be in substantially the form of Exhibit A attached hereto, with such completions, omissions, insertions, and changes not inconsistent with this Resolution as may be approved by the officers signing the Bonds, whose approval shall be evidenced conclusively by the execution and delivery of the Bonds.

8. Pledge of Full Faith and Credit. The Bonds shall be issued as “general obligation bonds” within the meaning of the Public Finance Act of 1991, and the City hereby irrevocably pledges its full faith and credit to the payment of principal of and premium, if any, and interest on the Bonds. Unless other funds are lawfully available and appropriated for timely payment of the Bonds, Council shall levy and collect an annual ad valorem tax, over and above all other taxes authorized or limited by law and without limitation as to rate or amount, on all locally taxable property in the City sufficient to pay when due the principal of and premium, if any, and interest on the Bonds.

9. Registration, Transfer and Owners of Bonds. The Bonds shall be issued in registered form without coupons, payable to the registered holders or registered assigns. The City Treasurer is hereby appointed paying agent and registrar for the Bonds (the “Registrar”). The City Manager is authorized, on behalf of the City, to appoint a qualified bank or trust company as successor paying agent and registrar of the Bonds if at any time the City Manager determines such appointment to be in the best interests of the City. The Registrar shall maintain registration books for the registration of the Bonds and transfers thereof. Upon presentation and surrender of any Bonds to the Registrar, or its corporate trust office if the Registrar is a bank or trust company, together with an assignment duly executed by the registered owner or the owner’s duly authorized attorney or legal representative in such form as shall be satisfactory to the Registrar, the City shall execute, and the Registrar shall authenticate, if required by Section 6 hereof, and deliver in exchange, a new Bond or Bonds having an equal aggregate principal amount, in authorized denominations, of the same form and maturity, bearing interest at the same rate, and registered in the name(s) as requested by the then registered owner or the owner’s duly authorized attorney or legal representative. Any such exchange shall be at the expense of the City, except that the Registrar may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect thereto.

The Registrar shall treat the registered owner as the person exclusively entitled to payment of principal of and premium, if any, and interest on the Bonds and the exercise of all other rights and powers of the owner, except that interest payments shall be made to the person shown as owner on the registration books on the Record Date.

10. Preparation of a Limited Offering Memorandum. If the Bonds are to be sold pursuant to a Negotiated Limited Offering, the City Manager is authorized to direct the preparation of a preliminary Limited Offering Memorandum describing the Bonds in a manner consistent with this Resolution. After the Bonds have been sold, the City Manager, in collaboration with the Financial Advisor, shall make such completions, omissions, insertions and changes to the preliminary Limited Offering Memorandum not inconsistent with this Resolution as are necessary or desirable to complete it as a final Limited Offering Memorandum. In addition, the City shall

arrange for the delivery to the Underwriter of a reasonable number of printed copies of the final Limited Offering Memorandum, within seven business days after the Bonds have been sold, for delivery to each potential investor requesting a copy of the Limited Offering Memorandum and to each person to whom the Underwriter initially sells Bonds.

11. Limited Offering Memorandum Deemed Final. If the Bonds are sold pursuant to a Negotiated Limited Offering, the City Manager is authorized, on behalf of the City, to deem the preliminary Limited Offering Memorandum and the Limited Offering Memorandum in final form, each to be final as of its date within the meaning of Rule 15c2-12 (the “Rule”) of the SEC, except for the omission in the preliminary Limited Offering Memorandum of certain pricing and other information permitted to be omitted pursuant to the Rule. The distribution of the preliminary Limited Offering Memorandum and the execution and delivery of the Limited Offering Memorandum in final form shall be conclusive evidence that each has been deemed final as of its date by the City, except for the omission in the preliminary Limited Offering Memorandum of such pricing and other information permitted to be omitted pursuant to the Rule.

12. Preparation and Delivery of Bonds. After the Bonds have been awarded, the Mayor, the City Manager, and the City Clerk are authorized and directed to take all proper steps to have the Bonds prepared and executed in accordance with their terms and to deliver the Bonds to the respective purchasers thereof upon payment therefor.

13. Arbitrage Covenants. The City covenants that it shall not take or omit to take any action the taking or omission of which will cause any of the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and regulations issued pursuant thereto (the “Code”), or otherwise cause interest on any of the Bonds to be includable in the gross income for federal income tax purposes of the registered owners thereof under existing law. Without limiting the generality of the foregoing, the City shall comply with any provision of law that may require the City at any time to rebate to the United States any part of the earnings derived from the investment of the gross proceeds of the Bonds, unless the City receives an opinion of nationally recognized bond counsel that such compliance is not required to prevent interest on any of the Bonds from being includable in the gross income for federal income tax purposes of the registered owners thereof under existing law. The City shall pay any such required rebate from its legally available funds.

14. Non-Arbitrage Certificate and Elections. Such officers of the City as may be requested by the City’s bond counsel are authorized and directed to execute an appropriate certificate setting forth (a) the expected uses and investment of the proceeds of the Bonds in order to show that such expected uses and investment will not violate the provisions of Section 148 of the Code and (b) any elections such officers deem desirable regarding rebate of earnings to the United States for purposes of complying with Section 148 of the Code. Such certificate shall be prepared in consultation with the City’s bond counsel, and such elections shall be made after consultation with bond counsel.

15. Limitation on Private Use. The City covenants that it shall not permit the proceeds of the Bonds or the facilities financed therewith to be used in any manner that would result in (a) 5% or more of such proceeds or facilities being used in a trade or business carried on by any person other than a governmental unit, as provided in Section 141(b) of the Code, (b) 5%

or more of such proceeds or facilities being used with respect to any output facility (other than a facility for the furnishing of water), within the meaning of Section 141(b)(4) of the Code, or (c) 5% or more of such proceeds being used directly or indirectly to make or finance loans to any persons other than a governmental unit, as provided in Section 141(c) of the Code; provided, however, that if the City receives an opinion of nationally recognized bond counsel that any such covenants need not be complied with to prevent the interest on any of the Bonds from being includable in the gross income for federal income tax purposes of the registered owners thereof under existing law, the City need not comply with such covenants.

16. Deposit of Bond Proceeds. The City Treasurer is authorized and directed to provide for delivery of the proceeds of the Bonds to or at the direction of the City in such manner as necessary to (a) pay the costs of the Projects and (b) pay the costs of issuing the Bonds.

17. SNAP Investment Authorization. The City has previously received the Information Statement describing the State Non-Arbitrage Program of the Commonwealth of Virginia (“SNAP”) and the Contract Creating the State Non-Arbitrage Program Pool (the “Contract”), and Council hereby authorizes the City’s chief financial officer in such officer’s discretion to use SNAP in connection with the investment of the proceeds of the Bonds. Council acknowledges that the Treasury Board of the Commonwealth of Virginia is not, and shall not be, in any way liable to the City in connection with SNAP, except as otherwise provided in the Contract.

18. Other Actions. All other actions of officers of the City in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bonds are hereby ratified, approved and confirmed. The officers of the City are authorized and directed to execute and deliver all certificates and instruments and to take all such further action as may be considered necessary or desirable in connection with the issuance, sale, and delivery of the Bonds, including without limitation, the execution and delivery of a Bond Placement Agreement or Bond Purchase Agreement.

19. Repeal of Conflicting Resolutions. All resolutions or parts of resolutions in conflict herewith are repealed.

20. Effective Date. This Resolution shall take effect immediately.

DONE this _____ day of _____

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

Witness this signature and seal

ATTEST:

Sade' Allen, City Clerk

[FORM OF BOND]

[Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation (“DTC”), to the issuer or its agent for registration of transfer, exchange or payment, and any certificate is registered in the name of Cede & Co., or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.]

REGISTERED

REGISTERED

No. R-_____

\$_____

UNITED STATES OF AMERICA

COMMONWEALTH OF VIRGINIA

CITY OF HOPEWELL

General Obligation Public Improvement Bond,
Series 2026[A/B]

INTEREST RATE

MATURITY DATE

DATED DATE

CUSIP

_____%

_____, ____

_____, 2026

REGISTERED OWNER:

PRINCIPAL AMOUNT:

DOLLARS

The City of Hopewell, Virginia (the “City”), for value received, promises to pay, upon surrender hereof to the registered owner hereof, or registered assigns or legal representative, the principal sum stated above on the maturity date stated above, subject to prior redemption as hereinafter provided, and to pay interest hereon from its date semiannually on each _____ and _____, beginning _____, at the annual rate stated above, calculated on the basis of a 360-day year of twelve 30-day months. Principal, premium, if any, and interest are payable in lawful money of the United States of America by the City Treasurer, who has been appointed paying agent and registrar for the bonds, or by such bank or trust company as may be appointed by the City Manager as successor paying agent and registrar (the “Registrar”). If any payment date is not a business day, such payment shall be made on the next succeeding business day with the same effect as if made on the stated payment date, and no additional interest shall accrue.

[Notwithstanding any other provision hereof, this bond is subject to a book-entry system maintained by The Depository Trust Company (“DTC”), and the payment of principal, premium,

if any, and interest, the providing of notices and other matters shall be made as described in the City's Blanket Letter of Representations to DTC.]

This bond is one of an issue of \$_____ General Obligation Public Improvement Bonds, Series 2026[A/B], of like date and tenor, except as to number, denomination, rate of interest, privilege of redemption and maturity, and is issued pursuant to the Constitution and statutes of the Commonwealth of Virginia, including the City Charter and the Public Finance Act of 1991 (Virginia Code Sections 15.2-2600 et seq.). The bonds have been authorized and issued pursuant to an ordinance adopted by the Council of the City (the "Council") on [April 28], 2026, and a resolution adopted by the Council on [April 28], 2026, to (a) to finance and pay, together with other available funds, the costs to construct, improve, and replace equipment and facilities for public schools, including without limitation, HVAC upgrades and replacements, and (b) pay related costs of issuance.

This bond constitutes a "general obligation bond" within the meaning of the Public Finance Act of 1991, and the City has irrevocably pledged its full faith and credit to the payment of principal of and premium, if any, and interest on this bond. Unless other funds are lawfully available and appropriated for timely payment of this bond, the Council shall levy and collect an annual ad valorem tax, over and above all other taxes authorized or limited by law and without limitation as to rate or amount, on all taxable property within the City sufficient to pay when due the principal of and premium, if any, and interest on this bond.

[Provisions regarding Optional Redemption – Notice of Redemption; Conditional Notice – Selection of Bonds – to be inserted based on sale methodology]

The Registrar shall treat the registered owner of this bond as the person exclusively entitled to payment of principal of and premium, if any, and interest on this bond and the exercise of all others rights and powers of the owner, except that interest payments shall be made to the person shown as the owner on the registration books on the ___ day of the month [preceding] [in which] each interest payment [is due].

All acts, conditions and things required by the Constitution and statutes of the Commonwealth of Virginia to happen, exist or be performed precedent to and in connection with the issuance of this bond have happened, exist and have been performed, and the issue of bonds of which this bond is one, together with all other indebtedness of the City, is within every debt and other limit prescribed by the Constitution and statutes of the Commonwealth of Virginia.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the City of Hopewell, Virginia, has caused this bond to be to be signed by its Mayor, its seal to be affixed hereto and attested by its City Clerk, and this bond to be dated the date first above written.

(SEAL)

Mayor, City of Hopewell, Virginia

(ATTEST)

City Clerk,
City of Hopewell, Virginia

ASSIGNMENT

FOR VALUE RECEIVED the undersigned sell(s), assign(s), and transfer(s) unto

(Please print or type name and address, including postal zip code, of Transferee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF TRANSFeree:

: :
: :
: :

the within bond and all rights thereunder, hereby irrevocably constituting and appointing
_____,
Attorney, to transfer said bond on the books kept for the registration thereof, with full power of
substitution in the premises.

Dated: _____

Signature Guaranteed

NOTICE: Signature(s) must be guaranteed
by an Eligible Guarantor Institution such
as a Commercial Bank, Trust Company,
Securities Broker/Dealer, Credit Union
or Savings Association who is a member
of a medallion program approved by The
Securities Transfer Association, Inc.

(Signature of Registered Owner)

NOTICE: The signature above must
correspond with the name of the
registered owner as it appears on the
front of this bond in every particular,
without alteration or enlargement or any
change whatsoever.

R-4



CITY OF HOPEWELL CITY COUNCIL ACTION FORM

Strategic Operating Plan Vision Theme:

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

Order of Business:

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

Action:

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1st Reading
- Approve Ordinance 2nd Reading
- Set a Public Hearing
- Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: School Division Supplemental Appropriation

ISSUE: Supplemental appropriation amending the FY26 Hopewell Public Schools budget by a total of \$509,700 in additional state and local funding.

RECOMMENDATION: Staff recommends that City Council approve the resolution to amend the FY26 Hopewell Public Schools supplemental budget appropriation, as presented.

TIMING:

BACKGROUND: The Hopewell Public School (HPS) Division’s FY26 budget was approved by City Council on April 22, 2025. City Council then approved a supplement appropriation in the amount of \$778,650 on September 9, 2025, and another supplemental appropriation in the amount of \$4,758,285 on February 24, 2026, adding additional funds to the budget. The school division has since received new grants in the amount of \$509,700. We received an early childhood provisionally licensed teacher grant, another SSO grant, a Year Round Schools grant, a Cameron Foundation grant, and a John Randolph Foundation grant. These funds will increase the Operating budget to a total of \$76,305,087 and the entire HPS budget to a total of \$82,257,456.

ENCLOSED DOCUMENTS: Budget Amendment Resolution – Supplemental Appropriation #4 & #5

STAFF: Dr. Melody D. Hackney, Superintendent of Schools

Janel F. English, Director of Finance, Hopewell Public Schools

SUMMARY:

- | Y | N | | Y | N | |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6 |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4 | | | |

FOR IN MEETING USE ONLY

MOTION: _____

Roll Call

SUMMARY:

Y N

- Vice Mayor Rita Joyner, Ward #1
- Councilor Michael Harris, Ward #2
- Mayor John B. Partin, Ward #3
- Councilor Ronnie Ellis, Ward #4

Y N

- Councilor Susan Daye, Ward #5
- Councilor Malik Wheat, Ward #6
- Councilor Lovena Rapole., Ward #7

Hopewell City School Board FY26 Budget

Fund	Board Resolution Number Approved by City:	Original Budget Approved 7/10/2025 25-07-G14 4/22/2025	Supplemental Appropriation FY26 #1 Approved 8/14/2025 25-08-G3 9/9/2025	Supplemental Appropriation FY26 #2 Approved 9/18/2025 25-09-G3 2/24/2026	Supplemental Appropriation FY26 #3 Approved 11/12/2025 25-11-G3 2/24/2026	Supplemental Appropriation FY26 #4 Approved 12/11/2025 25-12-G2	Supplemental Appropriation FY25 #5 Approved 3/9/2026 26-03-G2	Total of Supplemental Appropriations That Need City Approval	FY26 REVISED SCHOOL BOARD BUDGET
14	Operating Fund	\$71,796,026	\$778,650	\$43,000	\$3,177,711	\$55,700	\$454,000	\$509,700	\$76,305,087
63	Building/Bus Replacement Fund	\$0	\$0	\$0	\$668,422	\$0	\$0	\$0	\$668,422
56	Textbook Fund	\$1,560,727	\$0	\$0	\$0	\$0	\$0	\$0	\$1,560,727
57	School Food Fund	\$2,854,068	\$0	\$0	\$869,152	\$0	\$0	\$0	\$3,723,220
Total Budget		\$76,210,821	\$778,650	\$43,000	\$4,715,285	\$55,700	\$454,000	\$509,700	\$82,257,456

Food Services and Operating Fund
Beginning Balance Correction,
Carryovers and Corrections for
Titles I, II, III, IV, VIB, DBHDS state
grant, and new grants - Security
Equipment Grant and the DBHDS
Federal Grant, and the Carryover of
Surplus funds from FY25

SSO Grant & State and
Local Funds Carried Over
for Bonus

DBHDS State Grant

Early Childhood
Provisionally
Licensed Teacher
Grant & SSO Grant
#2

Year Round Schools
Grant, Cameron
Foundation Grant,
John Randolph Grant

FY26 Proposed School Budget

	Approved	Changes	Adjusted
School Operating Fund - 014	Budget		Budget
Estimated Revenues			
State Sources	47,357,978	455,700	47,813,678
Federal Sources	7,618,029	-	7,618,029
Other Revenues	7,239,381	54,000	7,293,381
Transfer from General Fund	13,580,000	-	13,580,000
Total Revenues	<u>75,795,387</u>	<u>509,700</u>	<u>76,305,087</u>
Appropriations			
Non-Categorical	<u>75,795,387</u>	<u>509,700</u>	<u>76,305,087</u>
Total School Operating Fund	<u>75,795,387</u>	<u>509,700</u>	<u>76,305,087</u>
School Textbook Fund - 056			
Estimated Revenues			
State Sources	<u>1,560,727</u>	-	<u>1,560,727</u>
Total Revenues	<u>1,560,727</u>	-	<u>1,560,727</u>
Appropriations			
Textbook Purchases	<u>1,560,727</u>	-	<u>1,560,727</u>
Total School Textbook Fund	<u>1,560,727</u>	-	<u>1,560,727</u>
School Cafeteria Fund - 057			
Estimated Revenues			
States Sources	55,013	-	55,013
Federal Sources	2,700,000		2,700,000
Other Sources	<u>968,207</u>	-	<u>968,207</u>
Total Revenues	<u>3,723,220</u>	-	<u>3,723,220</u>
Appropriations			
Operating Expenses	<u>3,723,220</u>	-	<u>3,723,220</u>
Total School Cafeteria Fund	<u>3,723,220</u>	-	<u>3,723,220</u>
School Building/Bus Replacement Fund - 063			
Estimated Revenues			
Other Sources	<u>668,422</u>	-	<u>668,422</u>
Total Revenues	<u>668,422</u>	-	<u>668,422</u>
Appropriations			
Appropriations	<u>668,422</u>	-	<u>668,422</u>
Total School Building/Bus Repl Fund	<u>668,422</u>	-	<u>668,422</u>
Total Budget Request	<u>81,747,757</u>	<u>509,700</u>	<u>82,257,457</u>



General Resolutions for December 11, 2025

Warrants

Review of Bills

November

25-12-G1

RESOLVED, upon the recommendation of the Superintendent of Schools, that bills in the amount of \$620,104.47 (Operating Fund), \$44,310.66 (Textbook Fund) & \$152,787.33(Cafeteria Fund) for November have been presented and reviewed by the Hopewell City School Board.

Approval of Supplemental Appropriation

FY26 #4

25-12-G2

RESOLVED, RESOLVED, upon the recommendation of the Superintendent of Schools, that a supplemental appropriation to the Operating Fund budget, in the amount of \$55,700, be and is hereby approved for FY26. The grants and amounts are listed below:

Early Childhood Provisionally Licensed Teacher Grant: \$15,050

School Security Officer Grant #2: \$40,650



General Resolutions for March 9, 2026

Warrants

Review of Bills

February

25-03-G1

RESOLVED, upon the recommendation of the Superintendent of Schools, that bills in the amount of \$698,111.02 (Operating Fund), \$151,258.69 (Cafeteria Fund) and \$3,500.00 (Textbook Fund) for February have been presented and reviewed by the Hopewell City School Board.

Approval of Supplemental Appropriation

FY26 #5

26-03-G2

RESOLVED, upon the recommendation of the Superintendent of Schools, that a supplemental appropriation to the Operating Fund budget, in the amount of \$454,000, be and is hereby approved for FY26. The grants and amounts are listed below:

Year Rounds Schools Grant: \$400,000

Cameron Foundation Grant: \$34,000

John Randolph Foundation Grant: \$20,000

ADJOURNMENT