

AGENDA



CITY OF HOPEWELL

AGENDA

(804) 541-2408

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cityclerk@hopewellva.gov

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

Vincent E. Jones, City Manager
Anthony R. Bessette, City Attorney
Sade' J. Allen, City Clerk

August 11, 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 (Bank St. parcel #02-70230, and 706 N. 21st St.), § 2.2-3711(A)(1), and (8), to discuss personnel matters including board and commission appointments and consult with legal counsel (Hopewell Water Renewal operations and maintenance contract, and Architectural Review Board), § 2.2-3711(A)(7), to consult with legal counsel on actual or probable litigation (Hopewell Water Renewal Commission, and general registrar), § 2.2-3711(A)(8) for the purpose of consultation with legal counsel (3008 River Rd., real estate tax relief for elderly & disabled, and ordinance passage under the rules).

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

Crime summary report – Gregory Taylor, Chief of Police

Fiscal year July Budget to actuals – Stacey Jordan, Deputy City Manager

Greater Reach Community Service Board presentation – Vincent Jones, City Manager; presenter Terrelle Stewart, Executive Director

ACTIONS RESULTING FROM CLOSED MEETING

PRAYER AND PLEDGE OF ALLEGIANCE

Prayer by Reverend Blow, 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:** May 26, 2026, June 9, 2026, June 23, 2026, and July 14, 2026 – Sade’ Allen, City Clerk
- C-2 Human resource report** – Yaosca Smith, Director of Human Resources
- C-3 Proclamation recognizing businesses in Hopewell for 50-plus years** – Kyle English, Business Retention and Expansion Specialist/External Relations Officer
- C-4 Recognition of service awards** – Yaosca Smith, Director of Human Resources
- C-5 Fiscal year 2027 Legislative priorities (For awareness)** – Vincent Jones, City Manager

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) Right-of-Way Vacation request from Edward Cotman for the City to vacate public right-of-way adjoining Parcel #014-1590, also identified as 2700 Suffolk St., in the R-2 Residential Medium Density District** – Chris Ward, Director of Planning and Development
- R-2 (Public Hearing) Request to rezone Parcel #037-0003, also identified as 212 Rev. C.W. Harris St., consisting of 37-1/2’ of Lot 3 & 25’ Strip, Block 1, East Davisville Subdivision from R-4 Residential Apartment District/M-1 Limited Industrial District to R-4 Residential Apartment District/Individually Protected Landmark** – Chris Ward, Director of Planning and Development
- R-3 (Public Hearing) Conditional Use Permit request from Laans and Suzy Hokanson to operate a bed and breakfast on Parcel #027-0005, also identified as 510 Cedar Ln., in the TH-1 Tourist/Historic District** – Chris Ward, Director of Planning and Development
- R-4 Resolution amending the Hopewell Children’s Service Act (CSA) fiscal year 2026 budget to reflect service expenditures** – Stacey Jordan, Deputy City Manager
- R-5 Resolution authorizing the City Manager to receive and appropriate donations on behalf of the city-** Anthony Bessette, City Attorney
- R-6 Resolution to reallocate CIP Riverwalk funding from fiscal year 2024 to**

Recreation and Parks GO Bond renovations – Tabitha Martinez, Director
of Recreation and Parks

R-7 Resolution approving the financing agreement for apparatus replacement
– Benjamin Ruppert, Chief of Fire

R-8 Resolution approving support agreement for 101 City Point Rd. – Charles
Bennett, Director of Economic Development

ADJOURNMENT

CLOSED
MEETING

REPORTS OF THE CITY MANAGER



Hopewell Police Department Crime Summary

August 11, 2026

HOPEWELL POLICE DEPARTMENT CRIME SUMMARY

Reporting Date: July 27, 2026

Year-to-Date		Thru July26th					Last Week thru 7/19 % Change
	2025	2026	# Change	% Change	5 Year Average	% Change to Average	
MURDER	4	3	-1	-25%	4	-29%	#DIVo!
FORCIBLE RAPE	3	4	1	33%	4	5%	#DICO!
ROBBERY	12	2	-10	-83%	9	-79%	#DIVo!
AGGRAVATED ASSAULT	37	26	-11	-30%	38	-31%	-100%
Violent Crime Total	56	35	-21	-38%	55	-36%	-100%
ARSON	3	3	0	0%	2	50%	#DIVo!
BURGLARY	16	18	2	13%	22	-19%	-100%
LARCENY	146	138	-8	-5%	173	-20%	-33%
MOTOR VEHICLE THEFT	24	27	3	13%	38	-30%	200%
Property Crime Total	189	186	-3	-2%	236	-21%	-22%
Total Major Crime	245	221	-24	-10%	291	-24%	-36%

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

January 2025 through July 26, 2025, is the comparison to January 2026 through July 26, 2026.

The last column compares the week of July 13th through July 19, 2026, and the week of July 20th through July 26th.

HOPEWELL POLICE DEPARTMENT
CRIME SUMMARY
Reporting Date: July 27, 2026

	Comparison to Prior Week				Next Week
	2026				2025
	7/13-7/19	7/20-7/26	# Change	% Change	7/27-8/2
MURDER	0	0	0	#DIV/o!	0
FORCIBLE RAPE	0	0	0	#DIV/o!	0
ROBBERY	0	0	0	#DIV/o!	0
AGGRAVATED ASSAULT	2	0	-2	-100%	2
Violent Crime Total	2	0	-2	-100%	2
ARSON	0	0	0	#DIV/o!	0
BURGLARY	2	0	-2	-100%	0
LARCENY	6	4	-2	-33%	8
MOTOR VEHICLE THEFT	1	3	2	200%	0
Property Crime Total	9	7	-2	-22%	8
Total Major Crime	11	7	-4	-36%	10

HOPEWELL POLICE DEPARTMENT
CRIME SUMMARY
Reporting Date: July 27, 2026

Year-to-Date										
Thru July 26th										
	2022	2023	2024	2025	2026	# Change 2022 & 2026	% Change 2022 & 2026	4 Year Average	% Change to Average	
MURDER	7	5	3	4	3	-4	-57%	5	-37%	
FORCIBLE RAPE	6	2	4	3	4	-2	-33%	4	7%	
ROBBERY	19	6	2	12	2	-17	-89%	10	-79%	
AGGRAVATED ASSAULT	36	38	41	37	26	-10	-28%	38	-32%	
Violent Crime Total	68	51	50	56	35	-33	-49%	56	-38%	
ARSON	0	4	3	3	3	3	#DIV/o!	3	20%	
BURGLARY	33	18	19	16	15	-14	-48%	22	-16%	
LARCENY	201	151	173	128	146	-56	-31%	168	-18%	
MOTOR VEHICLE THEFT	31	27	71	22	24	-5	-19%	38	-32%	
Property Crime Total	265	200	266	189	185	-80	-30%	230	-20%	
Total Major Crime	333	251	316	245	220	-113	-34%	286	-23%	

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

HOPEWELL POLICE DEPARTMENT
CRIME SUMMARY
Reporting Date: July 27, 2026

Suspected Opioid Overdoses 7/31							
	2021	2022	2023	2024	2025	2026	Grand Total
Fatal	12	5	13	5	3	3	41
Non-fatal	55	43	52	37	23	8	218
Grand Total	67	48	65	42	26	11	259

Totals are subject to change as forensic results are returned. Previous year totals are through July 31st of each year, 2026 totals are through July 26th.

HOPEWELL POLICE DEPARTMENT CRIME SUMMARY

Narcotics Incidents/Arrests

Reporting Date: July 27, 2026

Year-to-end-of-Month		Thru July 26						
	2023	2024	2025	2026	# Change 2023 & 2026	% Change 2023 & 2026	3 Year Average	% Change to Average
Felony	68	58	47	34	-34	-50%	58	-41%
Misdemeanor	8	7	5	4	-4	-50%	7	-40%
Total Narcotics Incidents with Arrests	71	59	48	36	-35	-49%	59	-39%
Felony	59	53	42	34	-25	-42%	51	-34%
Misdemeanor	8	7	5	4	-4	-50%	7	-40%
Total Persons Arrested for Narcotics Violations	62	54	43	36	-26	-42%	53	-32%

Note: Felony + Misdemeanor does not always = Total as one incident can have multiple charges and persons charged.

HOPEWELL POLICE DEPARTMENT
CRIME SUMMARY
Reporting Date: July 27, 2026

Curfew/Loitering Violations by Year (Current Year Thru July 26th)								
	2023	2024	2025	2026	# Change 2023 & 2026	% Change 2023 & 2026	3 Year Average	% Change to Average
Total Incidents with Juvenile Offenders	2	2	0	2	0	0%	1	50%
Total Number of Juvenile Offenders	2	4	0	3	1	50%	2	50%
Total Incidents with Adult Offenders	1	0	0	1	0	0%	0	200%
Total Number of Adult Offenders	2	0	0	1	-1	-50%	1	50%
Total Incidents of Curfew Violation Incidents	3	2	0	3	0	0%	2	80%
Total Number of Offenders	4	4	0	4	0	0%	3	50%

Note: One incident can result in multiple persons being charged, both adults and juveniles.

HOPEWELL POLICE DEPARTMENT
Reporting Date: August 3, 2026

Verified Shots Fired January 1, 2026 - August 3, 2026		
2024 Yearly Total	2025 Yearly Total	2026 Thus far
64	54	14

Neighborhood Watch Meetings

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

Ward 3 – 2nd Wednesday of each month from 6:00 pm to 7:00 pm at Power's Memorial Church. Pastor Roger Crump & Greg McDaniel are the NW Captains.

Ward 4 & Ward 5 – 1st Monday of each month from 6:00 pm to 7:00 pm at Wesley United Methodist Church. Mrs. Sha'rah Fuller is the NW Captain.

Ward 7 – Lord Taylor: 1st Monday of each month on Autumn Terrace Ave from 6:00 pm to 7:00 pm. Ms. Michelle Taylor is the NW Captain.

Ward 7 - 4th Wednesday of each month at 6:00 pm at Woodlawn Presbyterian Church. Councilor Rapole is the current NW Captain.

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

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

Community Policing Officers by Wards

- **Corry Young** Wards -1- cyoung@hopewellva.gov
- **Cory Taylor** Ward 3 - cttaylor@hopewellva.gov
- **Ryan Hayberg** Ward-2&6 rhayberg@hopewellva.gov
- **Michael Redavid** Ward- Cobblestone
mredavid@hopewellva.gov
- **Tiffany Sherard** Ward-7 tsherard@hopewellva.gov

Hiring-Recruitment

July 2026

- One Dispatch position is vacant. Three applicants are currently in the background stage.
- Five Police positions are open. Three applicants are in the background stage.
- One Animal Control position is open, and one applicant is in the background stage.
- On August 11, 2026, recruiting efforts will be held at Fort Lee at the Transition Assistance Program event.

One Admin Assistant is vacant-Two applicants are in the background

Community Engagement

Upcoming Events



August 18th – Special Olympics Cover the Cruiser Fundraiser Event at Colonial Heights Wawa from 10 am – 1 pm.



August 19th – Special Olympics Cover the Cruiser Fundraiser Event at Hopewell Wawa from 10 am – 1 pm.



October 6th - City of Hopewell National Night Out at Hopewell High School from 5 pm – 8 pm. We are currently in the planning stage with the block Captains.



ANNUAL RIBFEST

Supports Crime Solvers' efforts
to prevent & resolve criminal activity
through community support

Can't stay for the festivities?
Don't worry, your ticket includes
the drive-through option. Grab a
tray after work and support
Crime Solvers!



Hopewell/ Prince George Crimesolvers
Criminals have nowhere to hide with YOU on our side

ANNUAL RIB FEST

DATE/TIME: October 1, 2026 (4 pm - 7 pm)

LOCATION: Scott Memorial Park,
6680 Courthouse Rd
Prince George, VA 23875

TICKETS: \$30 (healthy helping of Nanny's Ribs
& Chicken with all the fix'ns
\$5 (at the door for beverage ticket)

Purchase tickets:

- * Through our officers
- * Stop by headquarters, or
- * You can contact:

Captain Trevor Terry
tterry@hopewellva.gov

Sergeant Kate Williamson
kwilliamson@hopewellva.gov

Strategic Enforcement Team (SET)

Summer Months Focus

- **Curfew Violations**- 17 years of age or younger are not to be on the street or other public places from 11 pm-6 am unless accompanied by a parent or guardian.
- **Citizen Contacts** – Field Interviews
- **Loud Music**
- **Hot Spots-Downtown Area**, additional staff are working on Wednesdays, Thursdays, and Friday afternoons through the month of August
- **HRHA Properties** - Directed Patrols to include Outdoor roll calls & staff working extra duty assignments with dates available through Dec 2.
- **Crime & Disorder**
- **Assist Patrol** on priority calls when needed
- **Firearms and Narcotics Violations**
- **Warrant Services**

Safer Communities Program-DCJS Grant Objectives

- Afterschool programs and mentorships
- Connections to education and economic opportunities
- Trauma-informed mental health care
- Credible messengers and violence interrupters
- Strategies to build trust between law enforcement agencies and community stakeholders
- Eligible for \$500,000 with no match requirement
- Employ a full-time Manager dedicated to the planning, implementation, and coordination of community violence reduction strategies. This will be a **one-year** grant-funded temporary position.

Hopewell Alerts

- The City of Hopewell is able to send emergency alerts via text message, email, and voice alerts to keep citizens safe and informed. The system is intended to be used for emergencies as well as non-emergency incidents that may have significant impacts to residents. Emergency Alerts could be related to specific hazards that require action, such as evacuation, shelter-in-place, or boil-water orders. Non-emergency alerts could include significant transportation problems with prolonged impacts or significant ongoing police or fire activity. This list is not meant to be all-inclusive, and demonstrates that this system will not be used for routine information. In addition to receiving information on your wireless device, you may also receive a notification on your landline (if you have one), depending on the type of incident or event. The system sends a weekly PAR (Police Activity Report) that includes arrests in PDF format to your email address.

Please provide your address and preferred method(s) of contact. Adding your address will help tailor alerts so you don't receive those that don't pertain to your area.

These alerts are provided free of charge; standard text messaging rates and other charges may apply.

- Text “HOPEWELL” to 38276 to receive emergency alerts via SMS
- The City website also has a “Hopewell Alerts” tab posted where you can sign up to receive messages.
- The Police monthly crime summary is posted on the City website under Public Safety, as well as the annual reports.
- Information related to crime issues in a particular ward is shared at the monthly neighborhood watch meetings by the Community Policing Officer assigned to the ward.



Finance Committee Meeting

CITY MANAGER: VINCENT JONES

PRESENTED BY: STACEY JORDAN, DCM/CFO

AGENDA

Minutes from last meeting

FY27 Budget to Actuals - July

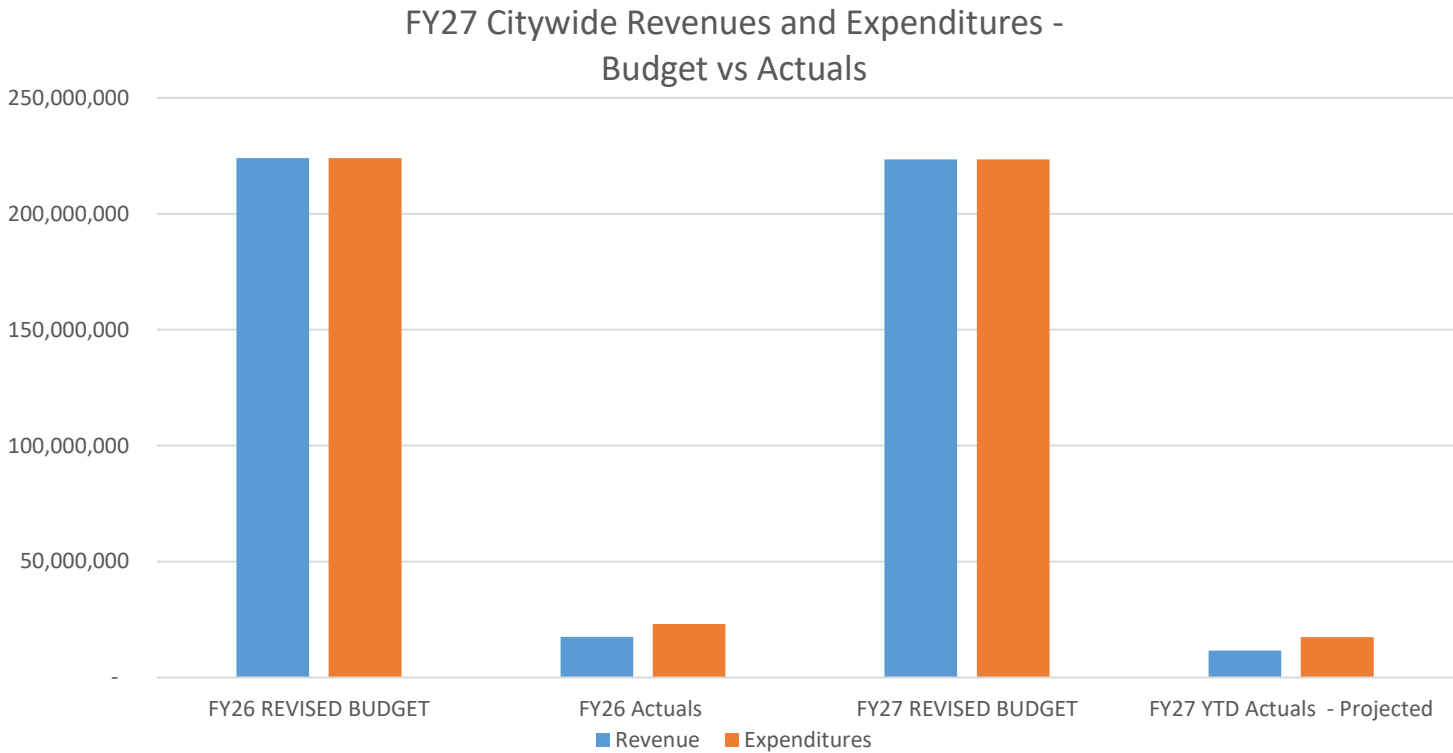
- Citywide
- General Fund
- Enterprise
- Schools

Accounts Payable/Debt Service

Committee items

Citywide FY27 Budget to Actuals – July

- City-wide for July FY27 revenues are trending 2.66% or \$5.9M lower for FY27 vs FY26.
- Expenses July are trending 2.54% or \$5.7M lower for FY27 vs FY26.
- Decrease in state and federal funding received stems from schools funding not yet received total amount \$3M.
- Decrease in charges for services stems from July billing for HWR.
- Decrease in expenses stem from debt payments and other operating expenses.



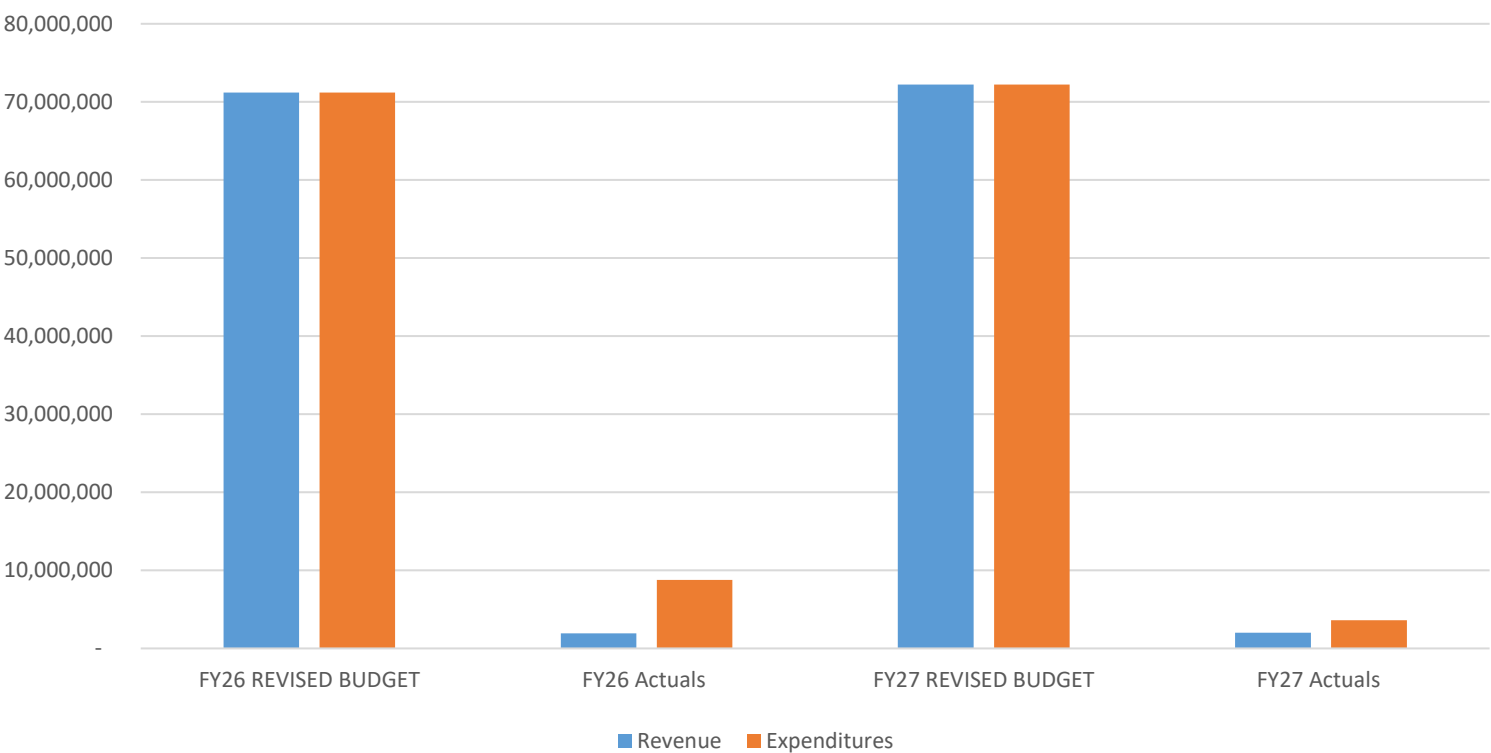
Citywide FY27 Budget to Actuals – July

REVENUES	FY26 REVISED BUDGET	FY26 Actuals	FY26 % of Budget Rec'd	FY27 REVISED BUDGET	FY27 YTD Actuals - July	FY27 YTD Actuals - Projected	FY27 % Rec'd Budget	July Comments
REAL ESTATE TAXES	24,030,746	87,276	0.4%	24,306,116	259,720.57	-	1.1%	45 Day Accruals to FY26
PUBLIC SERVICE CORP TAX	4,900,000	-	0.0%	5,510,000	3,750.59	-	0.1%	45 Day Accruals to FY26
PERSONAL PROPERTY TAX	6,597,440	111,977	1.7%	6,415,440	78,137.46	-	1.2%	45 Day Accruals to FY26
MACH & TOOL TAX	9,384,549	335,929	3.6%	10,050,000	98,086.01	-	1.0%	45 Day Accruals to FY26
PPTRA STATE REIMBURSEMENT	1,618,030	-	0.0%	1,618,030	-	-	0.0%	
OTHER TAXES	11,545,280	810,274	7.0%	11,622,327	802,747	802,747	6.9%	
USE OF MONEY & PROPERTY	325,901	111,564	34.2%	384,834	32,453	32,453	8.4%	
CHARGES FOR SERVICES	46,198,220	4,521,527	9.8%	46,233,431	84,977	2,084,977	0.2%	HWR Monthly Billing - July
PENALTIES & INTEREST	596,000	57,560	9.7%	632,000	76,558	76,558	12.1%	
PERMITS, FEES AND LICENSES	467,400	56,454	12.1%	497,250	89,261	89,261	18.0%	
FINES & FORFEITURES	994,571	120,149	12.1%	1,400,549	88,654	88,654	6.3%	
GRANTS	140,725	5,265	3.7%	166,900	3,000	3,000	1.8%	
STATE REVENUES	66,669,873	4,025,771	6.0%	66,040,959	2,353,546	2,353,546	3.6%	
FEDERAL REVENUES	13,700,839	1,167,208	8.5%	12,152,020	158,616	158,616	1.3%	
MISCELLANEOUS REVENUE	2,802,163	277,514	9.9%	927,053	44,535	44,535	4.8%	\$95K in Sewer Admin Rebate, \$139K Reduction in Ins. Claims
IN LIEU OF TAXES	1,591,511	342,209	21.5%	1,591,511	-	397,878	0.0%	
DEBT SERVICE	1,042,739	86,895	8.3%	325,091	-	-	0.0%	
TRANSFERS IN	31,384,105	5,473,437	17.4%	33,586,497	-	5,468,422	0.0%	
TOTAL REVENUES	223,990,092	17,591,008	7.85%	223,460,008	4,174,042	11,600,646	5.19%	
EXPENDITURES	FY26 REVISED BUDGET	FY26 Actuals	FY26 % of Budget Rec'd	FY27 REVISED BUDGET	FY27 YTD Actuals - July	FY27 YTD Actuals - Projected	FY27 % Rec'd Budget	
SALARIES & WAGES	33,142,807	1,950,238	5.9%	35,083,855	1,887,823	1,887,823	5.4%	2.5% Annual Salary Increase
HEALTH BENEFITS	6,156,099	437,780	7.1%	5,760,672	430,778	430,778	7.5%	
EMPLOYEE BENEFITS	395,202	33,825	8.6%	379,790	3,189	3,189	0.8%	
RETIREMENT	4,733,554	346,669	7.3%	3,846,292	311,784	311,784	8.1%	
OTHER PERSONNEL	2,644,211	167,978	6.4%	2,494,213	158,561	158,561	6.4%	
PROFESSIONAL SERVICES	16,105,113	1,779,253	11.0%	17,726,760	868,308	868,308	4.9%	
WORKERS COMPENSATION	548,129	36,169	6.6%	584,409	36,316	36,316	6.2%	
SERVICE & SUPPLIES	36,087,436	1,918,505	5.3%	32,137,208	1,385,298	1,385,298	4.3%	
OUTSIDE AGENCIES	5,902,369	397,203	6.7%	5,687,602	558,800	558,800	9.8%	
NON-DEPARTMENTAL	1,522,358	314,375	20.7%	1,289,800	-	-	0.0%	
OTHER	74,386,990	7,269,648	9.8%	71,656,713	5,553,077	5,553,077	7.7%	
CAPITAL	13,760,995	135,504	1.0%	7,155,322	12,194	12,194	0.2%	
DEBT	7,488,854	3,105,905	41.5%	7,462,985	922,454	922,454	12.4%	
SUPPORT OF SCHOOLS	13,580,000	3,395,000	25.0%	13,580,000	-	3,395,000	25.0%	
TRANSFERS OUT	16,795,105	1,826,187	10.9%	18,614,387	-	1,850,894	9.9%	
TOTAL EXPENDITURES	223,990,092	23,114,239	10.32%	223,460,008	12,128,583	17,374,477	7.78%	
NET INCOME	-	(5,523,231)	-2.47%	-	(7,954,541)	(5,773,830)	-2.58%	

General Fund FY27 Budget to Actuals – July

- General for July FY27 revenues are trending 1.58% or \$76K higher for FY27 vs FY26.
- Expenses July are trending 0.13% or \$30K higher for FY27 vs FY26.
- Increase in expenses stem from 2.5% COLA.

FY25 General Fund Revenue and Expenditures



General Fund FY27 Budget to Actuals – July

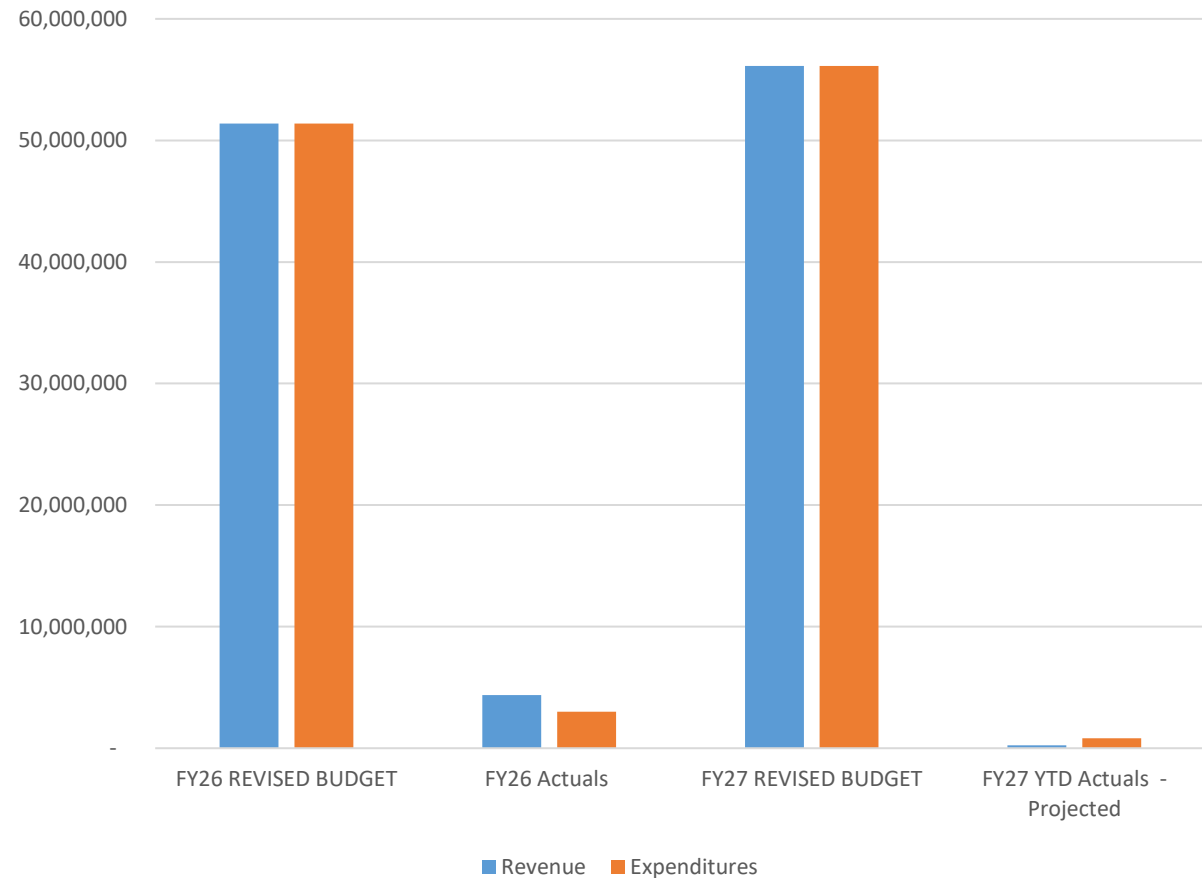
REVENUES	FY26 REVISED BUDGET	FY26 Actuals	FY26 % of Budget Rec'd	FY27 REVISED BUDGET	FY27 Actuals	FY27 % Rec'd Projected	FY26 vs FY27 Variance	Comments
REAL ESTATE TAXES	11,867,337	87,276	0.7%	24,306,116	259,720.57	1.1%	\$ (172,445.04)	Due in December and June
PUBLIC SERVICE CORP TAX	5,510,000	3,751	0.1%	5,510,000	3,750.59	0.1%	\$ -	Due in February
PERSONAL PROPERTY TAX	1,192,440	111,977	9.4%	6,415,440	78,137.46	1.2%	\$ 33,839.09	Due in February
MACH & TOOL TAX	(514,451)	-	0.0%	10,050,000	98,086.01	1.0%	\$ (98,086.01)	Due in June
PPTRA STATE REIMBURSEMENT	1,618,030	-	0.0%	1,618,030	-	0.0%	\$ -	
OTHER TAXES	7,745,280	407,704	5.3%	7,422,327	405,429	5.5%	\$ 2,274.77	
USE OF MONEY & PROPERTY	60,000	7,682	12.8%	60,000	-	0.0%	\$ 7,681.96	
CHARGES FOR SERVICES	1,265,060	89,973	7.1%	1,235,000	46,100	3.7%	\$ 43,873.69	
PENALTIES & INTEREST	591,000	57,039	9.7%	626,000	74,622	11.9%	\$ (17,582.87)	
PERMITS, FEES AND LICENSES	467,400	56,454	12.1%	497,250	77,307	15.5%	\$ (20,852.93)	
FINES & FORFEITURES	985,000	120,149	12.2%	1,400,549	88,654	6.3%	\$ 31,494.32	
GRANTS	3,265	3,265	100.0%	3,000	3,000	100.0%	\$ 264.82	
STATE REVENUES	9,695,749	160,572	1.7%	9,757,799	853,298	8.7%	\$ (692,726.21)	
FEDERAL REVENUES	458,403	13,115	2.9%	-	-	---	\$ 13,115.10	
MISCELLANEOUS REVENUE	1,227,765	258,425	21.0%	663,189	31,833	4.8%	\$ 226,591.37	
IN LIEU OF TAXES	1,257,500	314,375	25.0%	1,257,500	-	0.0%	\$ 314,375.00	
TRANSFERS IN	1,009,000	252,250	25.0%	1,392,110	-	0.0%	\$ 252,250.00	
TOTAL REVENUES	44,438,778	1,944,005	4.37%	72,214,310	2,019,938	2.80%	\$ (75,933)	
EXPENDITURES	FY26 REVISED BUDGET	FY26 Actuals	FY26 % of Budget Rec'd	FY27 REVISED BUDGET	FY27 Actuals	FY27 % Rec'd Projected	FY26 vs FY27 Variance	Comments
SALARIES & WAGES	22,918,773	1,384,454	6.0%	23,999,544	1,326,338	5.5%	\$ 58,116.63	2.5% Annual Salary Increase
HEALTH BENEFITS	4,352,688	336,309	7.7%	4,628,630	328,068	7.1%	\$ 8,241.18	
EMPLOYEE BENEFITS	295,719	25,490	8.6%	279,600	3,189	1.1%	\$ 22,301.02	
RETIREMENT	3,258,045	238,131	7.3%	2,889,408	216,465	7.5%	\$ 21,665.58	
OTHER PERSONNEL	1,817,711	118,053	6.5%	1,886,479	111,007	5.9%	\$ 7,046.28	
PROFESSIONAL SERVICES	5,347,649	743,723	13.9%	4,973,908	835,737	16.8%	\$ (92,014.03)	
WORKERS COMPENSATION	466,457	31,481	6.7%	509,473	31,626	6.2%	\$ (144.60)	
SERVICE & SUPPLIES	5,949,714	287,123	4.8%	6,048,478	156,249	2.6%	\$ 130,874.26	
OUTSIDE AGENCIES	5,311,629	381,360	7.2%	5,421,506	556,700	10.3%	\$ (175,340.62)	
NON-DEPARTMENTAL	14,858	-	0.0%	32,300	-	0.0%	\$ -	
OTHER	347,928	19,920	5.7%	332,668	33,686	10.1%	\$ (13,766.14)	
CAPITAL	224,750	3,004	1.3%	228,750	-	0.0%	\$ 3,004.48	
SUPPORT OF SCHOOLS	13,580,000	3,395,000	25.0%	13,580,000	3,395,000	25.0%	\$ -	
TRANSFERS OUT	7,304,746	1,826,187	25.0%	7,403,576	1,826,187	24.7%	\$ (0.47)	
TOTAL EXPENDITURES	71,190,667	8,790,236	12.3%	72,214,320	8,820,252	12.21%	\$ (30,016)	
NET INCOME	(26,751,889)	(6,846,231)	-7.97%	(10)	(6,800,315)	-9.42%	\$ (45,917)	

Enterprise Fund FY27 Budget to Actuals – July

Regional Water, Sewer, Solid Waste, and Storm Water

- Enterprise for July FY27 revenues are trending 4.54% or \$2.3M lower for FY27 vs FY26.
- Expenses July are trending 4.35% or \$2.1M lower for FY27 vs FY26.
- Decrease in revenues stem from July billing for HWR.
- Decrease in expenses stem from reduction in professional services and supplies.

FY27 Enterprise Funds Revenue and Expenditures



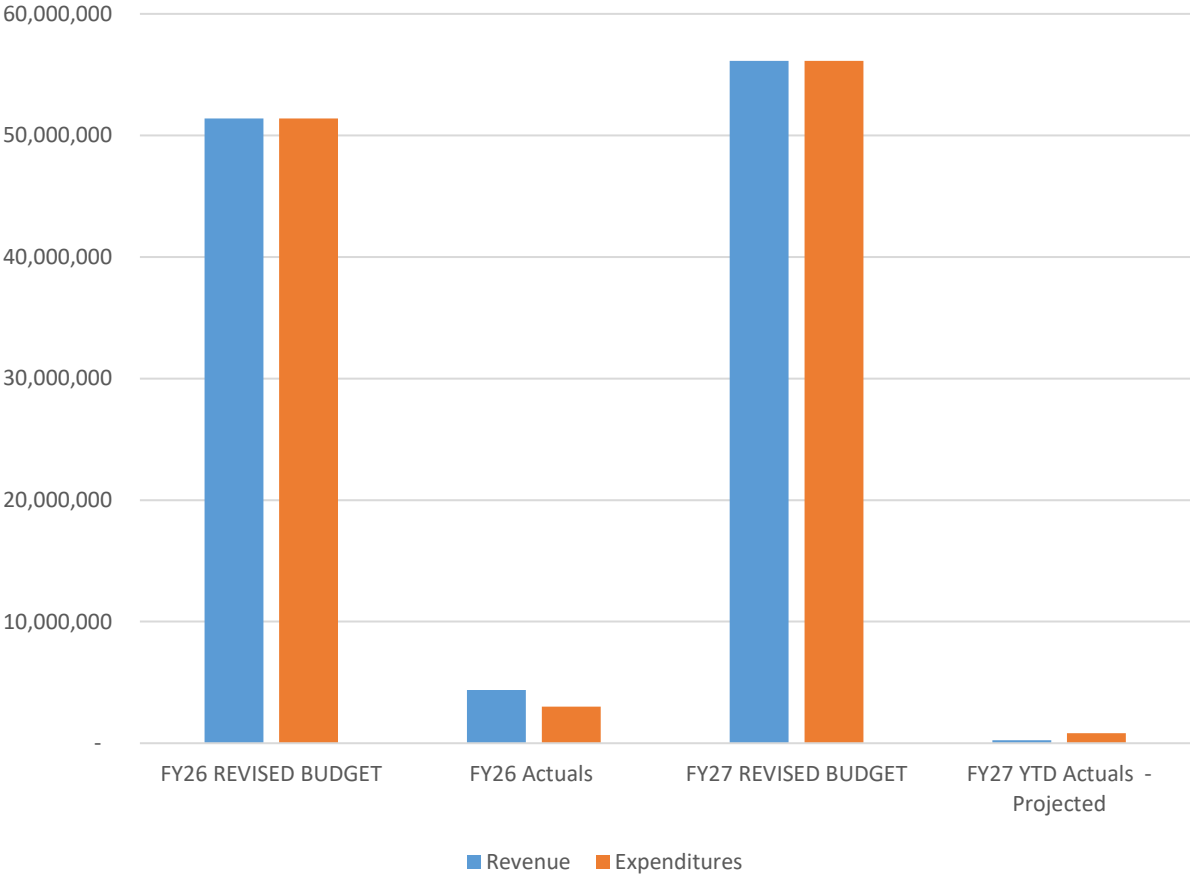
Enterprise Fund FY27 Budget to Actual – July

REVENUES	FY26 REVISED BUDGET	FY26 Actuals	FY26 % of Budget Rec'd	FY27 REVISED BUDGET	FY27 Actuals	FY27 YTD Actuals - Projected	FY27 % Rec'd
USE OF MONEY & PROPERTY	114,901	73,022	63.6%	108,459	-	-	0.0%
CHARGES FOR SERVICES	40,399,616	4,190,930	10.4%	44,137,608	2,030,452	2,030,452	4.6%
MISCELLANEOUS REVENUE	12,000	5,130	42.8%	12,000	-	-	0.0%
GRANTS	-	-	---	-	-	-	---
IN LIEU OF TAXES	334,011	27,834	8.3%	334,011	-	55,669	16.7%
DEBT SERVICE	1,042,739	86,895	8.3%	325,091	-	153,229	47.1%
TRANSFERS IN	9,490,359	-	0.0%	11,210,811	-	-	0.0%
TOTAL REVENUES	51,393,626	4,383,812	8.53%	56,127,980	2,030,452	2,239,350	3.99%
EXPENDITURES	FY26 REVISED BUDGET	FY26 Actuals	FY26 % of Budget Rec'd	FY27 REVISED BUDGET	FY27 Actuals	FY27 YTD Actuals - Projected	FY27 % Rec'd
SALARIES & WAGES	4,859,893	254,460	5.2%	4,912,221	264,211	264,211	5.4%
HEALTH BENEFITS	811,128	42,664	5.3%	786,511	40,521	40,521	5.2%
EMPLOYEE BENEFITS	35,303	1,712	4.9%	63,240	-	-	0.0%
RETIREMENT	727,132	46,145	6.3%	719,370	43,658	43,658	6.1%
OTHER PERSONNEL	388,882	23,735	6.1%	413,147	22,407	22,407	5.4%
PROFESSIONAL SERVICES	10,212,130	1,008,034	9.9%	12,478,577	1,392	1,392	0.0%
WORKERS COMPENSATION	51,489	3,162	6.1%	51,060	3,265	3,265	6.4%
SERVICE & SUPPLIES	14,476,538	1,059,871	7.3%	15,227,661	276,442	276,442	1.8%
OUTSIDE AGENCIES	2,300	-	0.0%	2,300	-	-	0.0%
NON-DEPARTMENTAL	1,257,500	314,375	25.0%	1,257,500	-	-	0.0%
OTHER	77,330	26,224	33.9%	136,303	11,970	11,970	8.8%
CAPITAL	6,324,533	-	0.0%	6,907,817	-	-	0.0%
DEBT	2,679,109	215,419	8.0%	1,961,462	163,770	163,770	8.3%
TRANSFERS OUT	9,490,359	-	0.0%	11,210,811	-	-	0.0%
TOTAL EXPENDITURES	51,393,626	2,995,801	5.8%	56,127,980	827,636	827,636	1.5%
NET INCOME	-	1,388,011	2.70%	-	1,202,816	1,411,714	2.52%

Schools FY27 Budget to Actual – July

- Schools for July FY27 revenues are trending 8.20% or \$6.3M lower for FY27 vs FY26.
- Expenses July are trending 0.62% or \$705K lower for FY27 vs FY26.
- Decrease in revenues steam from state and federal revenues not yet received.

FY27 Enterprise Funds Revenue and Expenditures



Schools FY27 Budget to Actuals – July

	FY26 REVISED		FY26 % of	FY27 REVISED		FY27 YTD Actuals -	
REVENUES	BUDGET	FY26 Actuals	Budget Rec'd	BUDGET	FY27 Actuals	Projected	FY27 % Rec'd
CHARGES FOR SERVICES	4,426,644	195,663	4.4%	721,738	-	-	0.0%
STATE REVENUES	48,623,068	3,437,375	7.1%	50,681,340	1,452,743	1,452,743	2.9%
FEDERAL REVENUES	9,581,109	882,736	9.2%	8,588,224	151,612	151,612	1.8%
TRANSFERS IN	13,580,000	3,395,000	25.0%	13,580,000	-	-	0.0%
TOTAL REVENUES	76,210,821	7,910,774	10.38%	73,571,302	1,604,355	1,604,355	2.18%
EXPENDITURES	FY26 REVISED		FY26 % of	FY27 REVISED		FY27 YTD Actuals -	
	BUDGET	FY26 Actuals	Budget Rec'd	BUDGET	FY27 Actuals	Projected	FY27 % Rec'd
SERVICE & SUPPLIES	2,854,068	-	0.0%	2,936,730	-	-	0.0%
OTHER	73,338,298	7,204,905	9.8%	70,616,117	-	6,500,000	9.2%
CAPITAL	18,455	-	0.0%	18,455	-	-	0.0%
TOTAL EXPENDITURES	76,210,821	7,204,905	9.5%	73,571,302	-	6,500,000	8.83%
NET INCOME	-	705,869	0.93%	-	1,604,355	(4,895,645)	-6.65%

FY27 Accounts Payable/Debt Service – July

Accounts Payable July

<u>Invoices Received</u>	
# of invoices processed	839
\$ amount processed	\$4,675,517

Debt Service Payments July

<u>FY27 Budget</u>	<u>YTD Actuals</u>	<u>Remaining Budget</u>	<u>% of Budget YTD</u>
\$7,462,985	\$1,404,346	\$0	19%

Year-End Items

1. Bi- Weekly meetings begin for FY27 ACFR July 22, 2026 with schools, city and RFC
2. All items are due to David by August 31, 2026

TABLE OF CONTENTS

- Vision and Mission
- All Localities
- Continuum of Services
- FY '26 Report

- FY'27 Funding Request & Rationale
- Advancing Crisis Care
- HOPE Team
- Thank You



VISION

01

GRCSB aims to be the preferred provider for individuals, families, and children at risk of mental and substance abuse disabilities within our service area. We envision delivering a continuum of effective, accessible, and individualized services across a supportive, multi-jurisdictional region—remaining a vital, cohesive force in enhancing community quality of life.

02

GRCSB is dedicated to delivering outcome-oriented services that are efficient, effective, and accountable—while maintaining high standards of consumer satisfaction and service quality.

MISSION

01

To improve the quality and productivity of life for individuals who experience, or are at risk of experiencing behavioral health, developmental disabilities, and/or substance abuse challenges.

02

We achieve this through a fully integrated continuum of services in collaboration with the localities of Colonial Heights, Dinwiddie, Emporia, Greensville, Hopewell, Petersburg, Prince George, Surry, and Sussex.

ALL LOCALITIES

COLONIAL HEIGHTS

DINWIDDIE

HOPEWELL

SURRY

PRINCE GEORGE

SUSSEX

PETERSBURG

EMPORIA/GREENSVILE



CONTINUUM OF SERVICES



REGIONAL PROGRAMS & SERVICES

- Acute Care Project
- Adult Crisis Stabilization Unit
- Children's Crisis Stabilization Unit
- Crisis Response and Stabilization Team (CReST)
- Discharge Assistance Program
- HOPE Co-occurring Residential Services
- Housing Coordinator Services (for those discharging from state hospitals)
- Individual Support Funds (one-time funding for short-term housing or transportation needs)
- Marcus Alert
- Regional Education Assessment Crisis Services Habilitation (REACH)
- Regional Crisis Call Center
- Regional Jail Team
- Regional Recovery Services
- Service Members, Veterans & Families (SMVF)
- SUD Diversion Liaison
- Utilization Management



GRCSB

Greater Reach Community Services Board

Summary of Services Provided by Month

Individuals Residing in Hopewell

Mental Health Services

Click Total Services for Detail

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	FY Total
Total Services Provided	481	441	424	390	334	356	452	365	338	377	345	308	4,611
Total Service Hours	307.42	273.22	290.12	332.42	204.98	236.50	282.58	243.52	221.22	304.62	277.93	206.70	3,181.22
Total Bed Days	62.00	77.00	90.00	93.00	74.04	31.00	31.00	28.00	13.00	0.00	0.00	0.00	499.04
Unduplicated Consumers Served	100	102	100	103	95	97	104	98	96	100	104	107	185
AduIt	89	89	87	89	82	83	87	83	82	81	85	84	148
Child/Adolescent	11	13	13	14	13	14	17	15	14	19	19	23	37

Developmental Services

Click Total Services for Detail

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	FY Total
Total Services Provided	192	188	194	198	137	126	111	125	133	163	103	100	1,770
Total Service Hours	131.18	122.68	126.43	119.68	75.18	69.68	54.77	67.28	81.85	103.27	66.62	65.90	1,084.53
Total Bed Days	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unduplicated Consumers Served	78	88	90	87	92	89	75	81	81	77	70	62	142
AduIt	57	57	59	58	61	62	57	60	63	57	58	44	67
Child/Adolescent	21	31	31	29	31	27	18	21	18	20	12	18	75

GRCSB

Greater Reach Community Services

Summary of Services Provided by Month

Individuals Residing in Hopewell

Substance Use Disorder Services

Click Total Services for Detail

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	FY Total
Total Services Provided	188	192	129	215	98	104	146	132	126	128	137	110	1,705
Total Service Hours	184.38	176.77	104.13	180.70	79.77	147.32	156.63	156.75	173.62	179.10	158.27	146.62	1,844.05
Total Bed Days	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unduplicated Consumers Served	35	35	25	34	22	20	37	28	32	27	27	33	133
AduIt	35	35	25	34	22	20	36	26	30	26	26	31	130
Child/Adolescent	0	0	0	0	0	0	1	2	2	1	1	2	3

Emergency & Ancillary Services

Click Total Services for Detail

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	FY Total
Total Services Provided	132	130	91	114	112	100	141	65	134	144	126	117	1,406
Total Service Hours	141.63	125.65	94.53	103.80	125.55	106.45	152.57	61.75	122.78	152.70	118.58	121.90	1,427.90
Total Bed Days	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unduplicated Consumers Served	56	51	41	51	51	40	60	33	68	60	55	60	393
AduIt	48	39	34	39	33	33	49	24	52	42	37	44	313
Child/Adolescent	8	12	7	12	18	7	11	9	16	18	18	16	80

GRCSB

Greater Reach Community Services Board

Summary of Services Provided by Month
Individuals Residing in Hopewell

Total Services for Hopewell

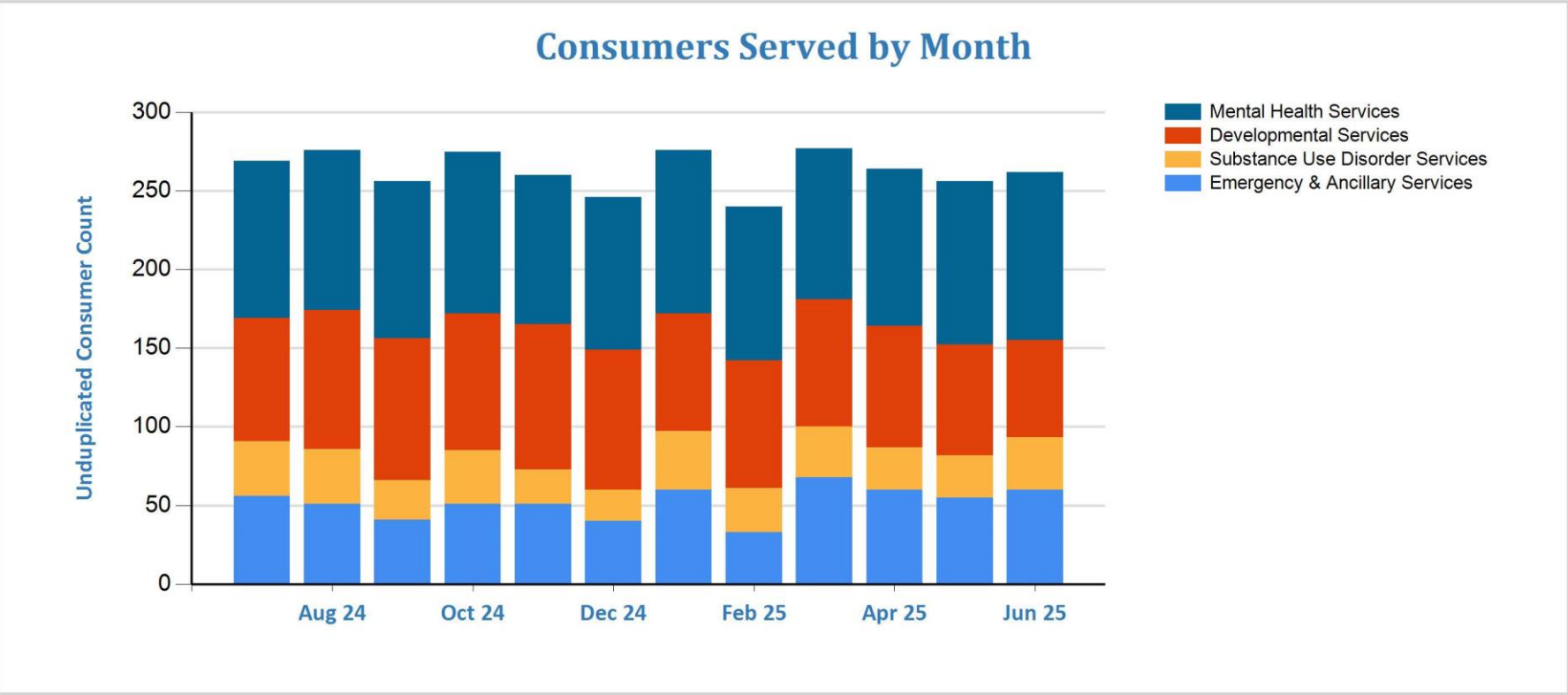
	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	FY Total
Total Services Provided	993	951	838	917	681	686	850	687	731	812	711	635	9,492
Total Service Hours	764.62	698.32	615.22	736.60	485.48	559.95	646.55	529.30	599.47	739.68	621.40	541.12	7,537.70
Total Bed Days	62.00	77.00	90.00	93.00	74.04	31.00	31.00	28.00	13.00	0.00	0.00	0.00	499.04
Unduplicated Consumers Served	269	276	256	275	260	246	276	240	277	264	256	262	656
Adult	229	220	205	220	198	198	229	193	227	206	206	203	498
Child/Adolescent	40	56	51	55	62	48	47	47	50	58	50	59	158

GRCSB

Greater Reach Community Services Board

Summary of Services Provided by Month
Individuals Residing in Hopewell

% of Total
12.51%
12.61%
5.02%
13.02%
12.34%
15.72%





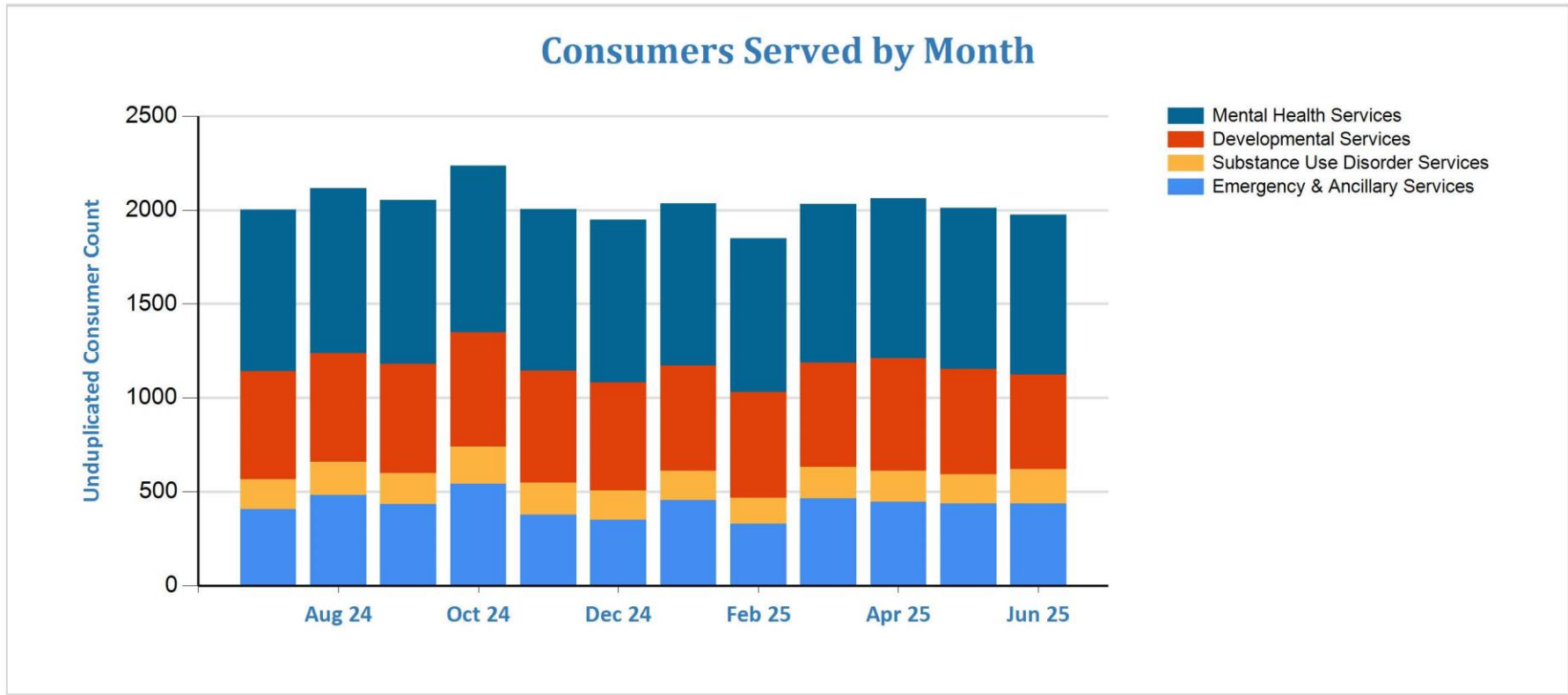
Greater Reach Community Services Board

Summary of Services Provided by Month

Agencywide Summary

Agencywide Totals

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	FY Total
Total Services Provided	7,938	7,719	7,352	7,641	5,904	5,700	6,096	5,084	5,790	5,868	5,490	5,308	75,890
Total Service Hours	6,364.9	6,441.1	5,815.7	6,038.6	4,495.5	4,328.9	4,606.0	3,911.8	4,419.6	4,624.3	4,362.6	4,378.6	59,787.83
Total Bed Days	861.00	884.00	1,007.00	948.00	811.08	776.00	934.00	810.00	844.96	610.00	711.00	752.00	9,949.04
Unduplicated Consumers Served	2,001	2,115	2,052	2,237	2,004	1,947	2,035	1,850	2,032	2,063	2,011	1,975	5,040
Adult	1,690	1,763	1,713	1,852	1,624	1,616	1,676	1,522	1,671	1,663	1,659	1,614	4,035
Child/Adolescent	311	352	339	385	380	331	359	328	361	400	352	361	1,005



FY27 FUNDING REQUEST & RATIONALE

- GRCSB requested \$194,267 in FY27 from Hopewell in December 2025.
- This is the same amount from FY26's request.
- Section 37.2-500 or 37.2-611 of the Code of Virginia requires the CSB to function as the single point of entry into publicly funded mental health, developmental, and substance use disorder services. Greater Reach CSB fulfills this function by serving any individual within the CSB's service area who needs mental health, developmental disability, or substance use disorder services.
- Section 37.2-509 and 37.2-611 of the Code of Virginia establish criteria for allocation of funds to community services boards by the matching funds requirement reciprocally at 10 percent.

FY27 FUNDING REQUEST & RATIONALE

- The amount requested from localities is based on projected state funding for the upcoming fiscal year.
 - Approved FY27 state funding is roughly 12 million for GRCSB.
 - GRCSB's local match from all 9 localities is \$1,438,281 for FY 27.

ADVANCING CRISIS CARE

- GRCSB's Executive Director, Terrelle Stewart attended and spoke at the **Governor's Partnership for Petersburg** event on January 8th, 2026.
- Secured a major funding milestone:
 - **\$13.7M** in one-time funding
 - **\$3.2M** in ongoing funding
 - Funding supports construction of a **Crisis Receiving Center** and **Crisis Stabilization Unit**
- Facilities will be operated by **Greater Reach Community Services Board**





Greater Reach

Community Services Board

Helping Overdose Prevention Efforts (HOPE TEAM)

***Providing post overdose response and supports to the localities of
Dinwiddie, Hopewell, Prince George, and Surry.***

.....

The HOPE Team provides non-clinical, strengths based, wellness focused support to individuals and their loved ones impacted by an overdose event. Community education and awareness activities are also a part of the HOPE Teams efforts to prevent substance use and offer resources to those in need. The HOPE Team is comprised of Certified Peer Recovery Specialists and off duty CIT Officers.



WWW.GRCSB.ORG



PHONE: (804)-541-8660



**LOCATION: 4910 PRINCE GEORGE DR, PRINCE GEORGE, VA
23875**



For more information on GRCSB visit our website at <https://www.grcsb.org/>

THANK YOU



CONSENT AGENDA

C-1

MINUTES OF THE MAY 26, 2026 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell Council was held on Tuesday, May 26, 2026, at 5:00 p.m.

PRESENT:

John B. Partin, Mayor
Rita Joyner, Vice Mayor
Michael Harris, Councilor
Ronnie Ellis, Councilor
Susan Daye, Councilor
Lovenia Rapole, Councilor

Councilor Rapole makes a motion to amend the agenda and move to the proclamations recognized in businesses in the Hopewell area for over 50 years to the first item in the city manager report. Vice Mayor Joyner seconds the motion

ROLL CALL

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

Motion Passes 6-0

Closed Meeting

SUGGESTED MOTION: Councilor Daye makes motion 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, and Victoria St. revokable license); § 2.2-3711(A)(1) and (8), to discuss personnel matters (Police Department Personnel, Building Office Personnel, Healthy Families, School Board, ARB, and Salary Supplements); § 2.2-3711(A)(8), to consult with legal counsel regarding specific legal matters (Beacon Theater Board legal billing). Councilor Rapole seconds motion.

ROLL CALL

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

Motion Passes 6-0

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

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?

ROLL CALL

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

Motion Passes 6-0

REPORT OF THE CITY MANAGER

City Manager Vincent Jones welcomed the Mayor, Vice Mayor Joyner, and members of City Council during his first official council meeting. He expressed his appreciation to Interim City Manager Michael Rogers and Deputy City Manager Stacey Jordan for their leadership and service during the transition period. Mr. Jones stated that he had already "hit the ground running" and was actively refining his 90-day plan for the city. As part of his initial efforts, he reported attending several regional meetings, including the Riverside Regional Jail Board meeting, the Crater Youth Care Commission meeting, where he will serve as Vice President, and the Civilian Military Council meeting with representatives from Fort Gregg-Adams. He explained that these meetings are helping him establish regional partnerships and become engaged in matters affecting the City of Hopewell. Mr. Jones also informed Council that he has been meeting with department directors and employees at their respective work locations to better understand City operations and build relationships with staff. During these visits, he has emphasized several key priorities that will guide the organization moving forward, including providing excellent customer service to residents, fostering mutual respect among employees, encouraging direct communication, and promoting collaboration across departments. He stated that these principles are intended to build upon the positive momentum already established by City Council and the City's leadership team. Before concluding his remarks, Mr. Jones advised Council and the public of a proposed Virginia American Water Company (VAWC) rate increase that would raise water rates by approximately 30 percent. He explained that residents could submit comments regarding the proposal to the Virginia State Corporation Commission by June 3 or register by that same date to participate in the public hearing scheduled for June 10. He noted that information regarding the proposal, including instructions for submitting comments online or by mail and details about the public hearing, had been made available on the City's website and social media platforms to ensure residents had multiple opportunities to participate in the public comment process. Following his report, Mr. Jones transitioned the meeting to the next agenda item, a

resolution recognizing local businesses, and invited Mr. Kyle English to join him at the podium to present the item.

Proclamations Recognizing Businesses in Hopewell for 50+ Years – Kyle English, Business Retention and Expansion Specialist/External Relations Officer

Kyle English presented a special recognition honoring long-standing Hopewell businesses that have served the community for at least 50 years. He noted that while the list was not intended to be comprehensive, the 15 businesses being recognized have operated continuously within the City of Hopewell for a minimum of five decades. Mr. English stated that these businesses have persevered through changing economic conditions, celebrated milestones alongside the community, created employment opportunities, supported local families, and remained committed to the City throughout their many years of service. He emphasized that their longevity reflects not only strong business leadership but also the trust and lasting relationships they have built with generations of Hopewell residents. He further remarked that these businesses represent much more than commercial establishments, describing them as an important part of Hopewell's history, identity, and community fabric. On behalf of the city, he thanked each business for its continued investment in Hopewell and for the lasting contributions made to the local economy and the community.

Mr. English explained that representatives from each business would be recognized individually and invited to the front of the Council Chambers to receive a proclamation from the mayor. He advised that the recognitions would be presented in alphabetical order.

The first business recognized was the Bowling Center of Hopewell, established in 1955. Mr. English stated that the Bowling Center has remained a cherished community tradition and a valued member of Hopewell's business community for decades. Through league play, recreational activities, and family entertainment, the business has provided year-round enjoyment for generations of residents and visitors. He noted that the owner, Robert DeGoliias, was unable to attend the meeting.

The second business recognized was Broadway Garage, established in 1958. Mr. English highlighted the business's long-standing reputation for providing quality automotive body work and mechanical repair services. He stated that for decades Broadway Garage has offered dependable automotive services that have helped keep vehicles operating safely, efficiently, and in excellent condition, making it a trusted resource for the Hopewell community.

Kyle English continued recognizing Hopewell's legacy businesses that have served the community for more than 50 years. He recognized Firestone Complete Auto Care for its 65 years of service in Hopewell, highlighting the business's longstanding commitment to providing trusted automotive services, including tire sales, oil changes, wheel alignments, and brake repairs. He noted that, supported by more than a century of industry experience, Firestone has remained dedicated to helping Hopewell residents keep their vehicles operating safely and reliably for generations. English acknowledged that no representatives from Firestone were able to attend the meeting to accept the recognition.

English then recognized Harlan Construction and invited Jake Harlan to the front to accept the recognition. He stated that for more than 60 years, Harlan Construction has proudly served the Hopewell community as a self-performing design-build general contractor known for its professionalism, integrity, and quality workmanship. He emphasized that, as a family-owned and operated business, the company has experienced steady growth while building lasting relationships with its customers and consistently striving to exceed expectations through its commitment to excellence and service to the community.

Kyle English recognized Hopewell Iron and Metal Company (MCO) as another of Hopewell's long-standing legacy businesses, noting the company's many years of service as a recycler and processor of both ferrous and non-ferrous materials. He highlighted MCO's important role in promoting environmental sustainability and responsible resource management within the community. English stated that the company has successfully combined industry expertise with a strong commitment to environmental stewardship while continuing to contribute to a cleaner, stronger, and more sustainable Hopewell. He also noted that no representatives from Hopewell Iron and Metal Company were able to attend the meeting to accept the recognition.

Kyle English recognized J.T. Morriss & Son Funeral Home as one of Hopewell's longstanding legacy businesses, noting that the funeral home has faithfully served the community since its founding in 1959. He described the business as a pillar of trust and compassion, emphasizing its longstanding commitment to supporting families during times of loss. English acknowledged the funeral home's dedication to providing comfort, care, and professional service while helping families find peace during some of life's most difficult moments. He also noted that members of the management team, including Evan Corell, Jonathan Terry, and Brandon Woody, were unable to attend the meeting to accept the recognition.

Kyle English next recognized J.W. Enoch, Inc. and invited Mr. Enoch to the front to accept the recognition. He noted that the company, originally established in 1920, has played a vital role in the growth and development of both Hopewell and Central Virginia for more than a century. English highlighted the company's extensive contributions across multiple industries, including building supplies, residential construction, manufacturing, and commercial and industrial general contracting. He emphasized that J.W. Enoch, Inc. has remained an integral part of Hopewell's business community through its continued commitment to providing high-quality turnkey construction services. Following the presentation and a photograph, English concluded by thanking Mr. Enoch and remarked that he was also a proud BMI supporter.

Kyle English recognized Radkey & Associates Insurance and invited Mr. Orion Radkey to the front to accept the recognition. He stated that the company, founded more than 50 years ago with a single office in Hopewell, has grown into one of the largest independent insurance agencies in Virginia while maintaining its strong commitment to serving the local community. English highlighted the agency's reputation for providing trusted guidance and personalized service, offering a wide range of insurance solutions for both individuals and businesses. He noted that through its dedication to customer service and comprehensive coverage options, Radkey & Associates continues to help protect families, businesses, and communities throughout the region.

Kyle English next recognized Randolph Market, describing it as a community favorite, and invited Chris Neal to the front to accept the recognition. He noted that since 1941, Randolph Market has been a beloved hometown grocery store and an important part of the Hopewell community. English highlighted the market's reputation for its exceptional butcher shop, fresh produce, friendly customer service, and commitment to providing quality products. He stated that Randolph Market has earned the loyalty of generations of residents while continuing to reflect the close-knit spirit and values of the Hopewell community. Following the presentation, a photograph was taken, and English thanked Mr. Neal for attending and accepting the recognition on behalf of the business.

Kyle English recognized Rose's Discount Store as one of Hopewell's longstanding legacy businesses, noting that the retailer has served the community since 1967. He stated that for generations, Rose's has provided affordable merchandise and everyday essentials to local residents, becoming a reliable and familiar shopping destination. English emphasized the company's continued commitment to offering value and convenience to Hopewell shoppers throughout its many years of service. He also noted that representatives from Rose's management were unable to attend the meeting to accept the recognition.

Kyle English recognized Rosa's Italian Restaurant and invited Mr. Johnny to the front to accept the recognition. He noted that the restaurant is celebrating its 50th anniversary in 2026, marking five decades of serving the Hopewell community. English stated that Rosa's has proudly continued Mama Rose's tradition of authentic Old-World recipes and bold, classic Italian flavors. He highlighted the restaurant's commitment to quality and freshness, noting that it uses only the freshest ingredients without preservatives while personally overseeing every detail to ensure a welcoming atmosphere and memorable dining experience for its customers. After presenting the recognition, English expressed his appreciation for the restaurant, thanking the owners and commenting that he loved their food before thanking them for their many years of service to the community.

Kyle English recognized Sherwin-Williams as one of Hopewell's longstanding legacy businesses, noting that the company has operated in the city since 1957. He highlighted Sherwin-Williams' commitment to serving professional, commercial, industrial, and residential customers by providing industry-leading paints, coatings, and expert product knowledge. English stated that the company has remained a trusted local resource for innovative solutions and dependable service while contributing to the Hopewell community for nearly seven decades. He also noted that Robert Brown, the local manager, was unable to attend the meeting to accept the recognition.

Kyle English recognized Sly Plumbing as another of Hopewell's legacy businesses, noting that the locally owned and operated company has served the community since 1958 and has been providing reliable plumbing services for more than 60 years. He explained that Sly Plumbing is a full-service company offering plumbing, heating, cooling, and gas piping services for both repairs and new installations. English highlighted that the licensed and insured business serves residential, commercial, and industrial clients while delivering dependable service across all major brands. He also noted that the company is owned by Brad Crowder, who was unable to attend the meeting to accept the recognition.

Kyle English recognized Southern Auto & Cap Sales as one of Hopewell's long-established legacy businesses, noting that the company was founded in 1961. He stated that, built on the principles of trust, integrity, and respect, Southern Auto & Cap Sales has earned a strong reputation as a local provider of quality cars, trucks, and automotive accessories. English highlighted the company's commitment to delivering dependable service, competitive pricing, and customer satisfaction, emphasizing that these values have helped the business earn the loyalty and trust of the Hopewell community over many years. He also noted that the business is currently owned by Darrell Retta, who prefers not to receive public recognition and therefore was not in attendance.

Kyle English concluded the legacy business recognition ceremony by recognizing Truist Bank, noting that the financial institution has served the Hopewell community since 1973. He stated that Truist has been a longstanding financial partner to local individuals, families, and businesses by providing a wide range of banking and financial services. English emphasized the bank's continued commitment to relationship-driven customer service and investment in the local community, noting that Truist remains dedicated to helping Hopewell grow and thrive. He also acknowledged that the Hopewell branch is managed by Forrest Cleveland, who was unable to attend because he was out of town.

After the final recognition, English thanked the mayor and members of City Council for providing the opportunity to honor Hopewell's longstanding business community. He stated that the evening's recognitions were not intended to be comprehensive and expressed the City's hope to recognize additional legacy businesses in the coming months. English concluded by again thanking Council for the opportunity to celebrate the businesses whose decades of service have made lasting contributions to the Hopewell community.

April Financials – Stacey Jordan, Deputy City Manager

Stacey Jordan, Finance Director, presented the April Finance Committee Report, providing an overview of the City's financial performance through April across the Citywide, General Fund, Enterprise Fund, and School Fund. Jordan reported that citywide revenues were trending 2.59% (\$14.3 million) higher in Fiscal Year 2026 compared to Fiscal Year 2025, while citywide expenses were trending 1.85% (\$16.9 million) higher than the previous year. She reminded Council that the City's key revenue collection months are December, April, May, and June, with upcoming real estate and personal property tax collections expected to further impact revenues. She explained that the increase in revenues was primarily attributable to higher state revenues, increased Hopewell Water Renewal (HWR) capital billing and collections, and other operational revenues. The increase in expenses was largely due to the implementation of the City's classification and compensation study, along with increased school and enterprise capital expenditures. Jordan then reviewed the General Fund, reporting that revenues were trending 1.40% (\$936,000) higher than the prior fiscal year, while expenditures were trending 0.3% (\$2 million) higher. She stated that the increase in expenditures was primarily related to the class and compensation study implemented the previous year, while the increase in revenues reflected a modest rise in state revenue collections. Turning to the Enterprise Fund, Jordan reported significant year-over-year growth, with revenues trending 19.53% (\$13.4 million) higher and expenditures trending 6.26% (\$5.9 million) higher than Fiscal Year 2025. She explained that

Hopewell Water Renewal's revenue increase resulted from implementing upfront capital billing and improved billing practices. The increase in expenditures reflected ongoing work on major capital projects, including projects associated with the Department of Environmental Quality (DEQ) consent order. She noted that Hopewell Water Renewal had spent approximately \$6.8 million year-to-date on capital projects compared to \$1.5 million during the same period in the previous fiscal year. During the discussion, a Council member asked whether the City had received the anticipated \$250,000 Advance Virginia grant intended to support improvements at the wastewater treatment plant under the DEQ consent order. Jordan responded that the funds had not yet been received. She explained that City staff had a meeting scheduled with the Department of Environmental Quality (DEQ) later that week to finalize the memorandum of agreement necessary to move the funding process forward. Jordan then reviewed the School Fund, reporting that revenues were trending 5.94% (\$12.4 million) higher than the previous fiscal year, while expenditures were trending 3.71% (\$19.7 million) higher. She explained that decreases in federal revenues were primarily related to the expiration of ESSER grant funding, while increased operational expenditures reflected the school division's Fiscal Year 2026 operations. She also noted that the city was awaiting approximately \$1.3 million in third-quarter Head Start reimbursement funding. Jordan informed Council that the Citywide, General Fund, Enterprise Fund, and School Fund financials had all been projected through the end of the fiscal year. Based on those projections, the City anticipated finishing Fiscal Year 2026 with approximately \$977,000 in citywide revenues exceeding expenditures and an estimated \$1.3 million surplus in the General Fund, indicating a positive overall financial position heading into year-end. She concluded her report with updates on accounts payable, debt service, and the annual audit. Jordan reported that during April, the city processed 1,828 invoices totaling approximately \$6.74 million. She advised Council that all debt payments remained current, with approximately \$1.8 million in debt service remaining for the balance of the fiscal year. Looking ahead to the Fiscal Year 2026 audit, Jordan stated that City staff had begun year-end planning with external auditor David Foley, who was scheduled to begin on-site audit work in August. In response to a Council question regarding the timeline for completing the Annual Comprehensive Financial Report (ACFR), Jordan explained that while the City was targeting November 15 for completion, the official submission deadline remained December 15. She added that Mr. Foley had committed to making the City of Hopewell his highest priority during the upcoming audit cycle to help achieve an earlier completion date. No additional questions were raised, and the report concluded.

Stormwater Resiliency Program – Joshua Sementelli, Interim Director of Public Works, Stormwater and Engineering

Joshua Sementelli, Interim Deputy Director of Public Works and Engineering, presented an update on the City's Stormwater Resiliency Plan, outlining the City's efforts to strengthen its preparedness for flooding and other natural hazards while positioning Hopewell to qualify for future state resilience funding.

Sementelli explained that a resilience plan is intended to support the development of comprehensive local and regional strategies to address both current and future environmental challenges. He reminded Council that in 2022, the city adopted its own Stormwater Resiliency Plan, which identified short-, intermediate-, and long-term stormwater projects focused primarily

on maintenance needs and localized flooding concerns. However, when the plan was submitted to the Virginia Department of Conservation and Recreation (DCR), it was not approved because it focused too heavily on maintenance projects, lacked specific implementation timelines, and did not place sufficient emphasis on nature-based stormwater solutions. He informed Council that in 2024, the Crater Planning District Commission (PDC) received funding through DCR to develop a Regional Resiliency Plan involving seven participating localities, including the City of Hopewell. Unlike the City's previous plan, the regional effort addresses a broader range of hazards beyond flooding, including extreme heat, tornadoes, severe wind events, and water quality concerns. Sementelli stated that City staff elected to participate in the regional initiative because, once approved by DCR and adopted by Council, the plan would make Hopewell eligible to pursue grant funding for implementation of identified resilience projects. Sementelli explained that the Crater PDC is partnering with Weston & Sampson to prepare the regional plan and that Hopewell staff serves on the regional steering committee to ensure the City's priorities are reflected throughout the planning process. He stated that the final plan will include a capacity needs assessment, climate vulnerability assessment, goals and objectives, and a prioritized list of resilience projects and strategies. He emphasized that the City's priorities remain in draft form and welcomed Council's input before they are finalized. Staff's current priorities include upgrading the City's aging and undersized stormwater infrastructure, retrofitting developed areas with modern stormwater controls, expanding green infrastructure and tree canopy, improving storm response readiness through enhanced equipment and coordination, increasing public education on flooding and storm preparedness, and identifying flood-prone critical facilities requiring drainage improvements or flood-proofing measures. He further outlined several draft implementation strategies designed to support those priorities. These include building local and regional capacity through additional staffing, training, and professional certifications; improving the City's readiness to pursue grant opportunities by monitoring grant cycles and continuing to utilize grant-writing services already under contract; strengthening local planning and policy by formally adopting the regional resiliency plan once complete; protecting critical infrastructure; and expanding public education and outreach related to flooding and stormwater management. Looking ahead, Sementelli said staff will continue assisting the Crater PDC with development of the regional plan, ensure Hopewell's identified projects align with the regional framework, gather Council feedback on priorities and strategies, and return with the final plan for formal Council consideration and adoption. During Council discussion, Mayor Partin asked when the regional resiliency plan would be presented for Council approval. Andrew, representing the Crater Planning District Commission, explained that the consultant, Weston & Sampson, was expected to deliver the final draft to the steering committee the following week. After steering committee review, the draft would be released for public comment before being presented to the PDC Commission for adoption, likely during its August or October meeting. Following Commission approval, the plan would be presented to each participating locality, including Hopewell, for review and adoption. Andrew indicated that Council could expect to consider the plan sometime in the September or October timeframe, with the goal of completing adoption before the end of the year so it could be accepted by FEMA and incorporated into the National Flood Insurance Program as required. Mayor Partin also requested that staff provide Council with an updated prioritized list of Hopewell's individual resilience projects, including projected implementation schedules identifying the anticipated fiscal years for each project. Sementelli agreed to provide that information. The mayor then asked City Manager Vincent Jones whether the city should consider creating a permanent grant writer position rather than relying solely on contracted

grant-writing services. He noted that establishing such a position had been recommended in the City's Alvarez & Marsal Turnaround Stabilization Plan and suggested it could strengthen the City's ability to compete for additional grant funding while reducing reliance on local dollars. City Manager Jones responded that he and Finance Director Stacey Jordan had recently begun reviewing the City's existing grant-writing agreement and wanted additional time to evaluate whether maintaining the current contract or creating an in-house position would be the more effective approach. He agreed that pursuing additional grant funding was an important priority and stated that staff would continue evaluating the City's options.

ACFR Overview – Stacey Jordan, Deputy City Manager

Stacey Jordan, Finance Director, presented an overview of the City's Fiscal Year 2025 Annual Comprehensive Financial Report (ACFR) following its completion and submission. She explained that the purpose of the presentation was to help both City Council and the public better understand the contents of the ACFR, which covers the City's financial position for the period July 1, 2024, through June 30, 2025, and summarizes the City's financial condition as of the close of the fiscal year. Jordan began by reviewing the audit opinions issued by the City's external auditors. She explained that the city once again received an unmodified (clean) audit opinion, the highest level of assurance an independent auditor can provide. She noted that an unmodified opinion confirms the City's financial statements are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) and contain no material misstatements, fraud, or misappropriation. Jordan emphasized that the city has now received an unmodified opinion on its ACFR for five consecutive years. She also reviewed the remaining possible audit opinions—qualified, adverse, and disclaimer—explaining that none of those opinions applied to any area of the City's Fiscal Year 2025 audit. Jordan then walked Council through the major components of the ACFR, beginning with the basic financial statements. She explained that the report contains government-wide financial statements, governmental fund statements, proprietary fund statements, and fiduciary fund statements. She described the Statement of Net Position as the City's balance sheet, providing a snapshot of the City's assets, liabilities, and net position at fiscal year-end. She reported that the City's net position totaled approximately \$50.2 million, with unrestricted net position totaling approximately \$17.2 million, while the remainder represented investments in capital assets. She explained that these statements identify the City's available assets, outstanding obligations to vendors and bondholders, and resources available to support future operations. Continuing her presentation, Jordan reviewed the Statement of Activities, which summarizes revenues and expenditures for both governmental and business-type activities. She identified the City's primary governmental revenue sources as property taxes, other local taxes, use of money and property, state revenues, charges for services, and federal revenues. She also reviewed the City's major expenditure categories, noting that public safety and education represented the largest functional areas of spending, followed by general government, judicial administration, public works, health and welfare, parks and recreation, community development, and debt service. Jordan next explained the City's governmental fund financial statements, describing the General Fund as the City's primary operating fund, alongside capital project funds and non-major funds. She reported that the General Fund balance totaled approximately \$43.5 million, while capital projects reflected a negative balance associated with expenditures exceeding available assets during the reporting period. She then devoted significant time to explaining the City's fund balance classifications, noting that many questions from the

public centered on understanding what the reported fund balance actually represents. She clarified that fund balance is not synonymous with cash and may include non-cash assets such as receivables. Jordan reviewed the five classifications of fund balance—no spendable, restricted, committed, assigned, and unassigned—and explained how expenditures are applied in order from restricted funds through unassigned funds. She also summarized recommendations from the Government Finance Officers Association (GFOA) and Moody's regarding appropriate reserve levels and reviewed the City's financial policies adopted by Council in 2024, including maintaining an unassigned General Fund balance equal to 20% of expenditures (approximately \$10.9 million), a 5% Budget Stabilization Fund (approximately \$2.7 million) for emergencies or revenue shortfalls, and a \$3 million Debt Service and Capital Reserve to offset future capital projects and debt obligations. Jordan reported that the City's Fiscal Year 2025 unassigned General Fund balance totaled approximately \$34.4 million. Reviewing the Statement of Revenues, Expenditures, and Changes in Fund Balance, Jordan reported that General Fund revenues exceeded expenditures by approximately \$7.8 million, representing more than a 12% positive variance for the fiscal year. She then summarized the City's proprietary funds, which include Hopewell Water Renewal, sewer, solid waste, stormwater, and the Beacon Theatre, explaining that these enterprise operations are reported separately through statements of revenues, expenses, changes in net position, and cash flows. She noted that the proprietary fund cash flow statements help determine the City's ability to generate sufficient cash to meet future obligations and identify potential external financing needs. Jordan also reviewed the notes to the financial statements, highlighting that the City's total long-term obligations were approximately \$86.2 million, including \$21.8 million in general obligation bonds backed by the City's full faith and credit. She noted that approximately \$2.3 million of those obligations were due within one year and explained that the City's long-term liabilities also include pension obligations, other post-employment benefits (OPEB), revenue bonds, landfill obligations, and school-related debt. She concluded by explaining the supplementary information contained in the ACFR, including budget-to-actual schedules, pension and OPEB information, non-major fund schedules, Community Development Block Grant (CDBG) funds, stormwater funds, cemetery perpetual care funds, and agency funds. Jordan also noted that the report includes historical tax collection data, allowing readers to review the City's real estate and other tax collection rates over time. During Council discussion, Vice Mayor Joynor asked when Council would receive the auditor's presentation, noting that the external auditor, David Foley, typically provides a formal audit report. Jordan responded that she would contact Mr. Foley to coordinate the presentation. Mayor Partin then commented that Council would have another opportunity at the conclusion of Fiscal Year 2026 to review the ACFR in detail with the completed report in hand. Jordan agreed, and no further questions were raised.

2025 Diagnostic Bond Rating – Stacey Jordan, Deputy City Manager

Jimmy Sanderson of Davenport & Company presented an update on the City's credit profile and debt position, focusing on how the City's Fiscal Year 2025 financial results affect its standing under Moody's rating methodology. At Council's request, Sanderson moved directly to the updated analysis rather than reviewing the introductory debt information. He explained that Moody's evaluates local governments through a scorecard that considers the economy, financial performance, institutional framework, and leverage, including debt and pension liabilities. Moody's may then adjust the numerical score through specific "notching" factors and other

considerations that provide the agency with additional discretion when assigning a final credit rating. Sanderson reported that the city improved in two important areas during Fiscal Year 2025. The first improvement was in financial performance, primarily because of stronger liquidity reflected in the Fiscal Year 2025 Annual Comprehensive Financial Report. The second improvement occurred in the leverage category, where the city moved into the AAA, or very strong, range. He explained that this change was largely attributable to a revised pension liability calculation and discount factor, which reduced the amount of the City's reported pension obligation compared with Fiscal Year 2024. As a result, the City's overall Moody's scorecard improved to approximately 2.7, which corresponds to an Aa2 rating and places the city near the stronger end of that rating category. Sanderson clarified that the scorecard did not include debt issued after the close of Fiscal Year 2025 or the additional borrowing currently being considered. However, Davenport performed a separate calculation that incorporated both the 2025 borrowing and the proposed new debt. That analysis increased the score only slightly, from approximately 2.7 to 2.83, leaving the city well within the Aa2 category. He described this as a positive indication that the additional borrowing was not expected to materially weaken the City's numerical rating position. Using a comparative "heat map," Sanderson showed how Hopewell's financial indicators compared with surrounding jurisdictions. He explained that green represented AAA-level performance, beige represented Aa-level performance, and pink represented A-level or lower performance. Hopewell's results generally fell within the green and beige categories, indicating performance at the Aa level or higher in many areas. He noted that certain economic measures are difficult for the City to influence in the short term but stated that the City's overall scorecard compared favorably with nearby localities. Sanderson also compared Hopewell's calculated score with Petersburg's, noting that Petersburg's scorecard also resulted in an Aa2 numerical score, while its assigned rating was higher due to adjustments made by Moody's. In response to a Council question, Sanderson explained that some rating adjustments are based on clearly defined factors contained in Moody's methodology, while other adjustments fall within the agency's broader "other considerations" category and are more subjective. He characterized that portion of the rating process as less transparent and said it gives the agency flexibility to move a rating above or below the scorecard result. Mayor Partin asked whether the City's approximately 14.5% improvement from Fiscal Year 2024 to Fiscal Year 2025, combined with the City's work to complete prior audits and obtain unmodified opinions, strengthened the case for maintaining the Aa2 rating. Sanderson responded that the improvements clearly supported the City's position. He stated that Davenport would emphasize that the City had corrected its prior audit issues, completed its audits, and established stronger financial procedures. However, he cautioned that the rating agencies may still want evidence that the city can consistently complete future audits on time. He praised Finance Director Stacey Jordan and City staff for their work and said Davenport's position would be that the City had "righted the ship" and put processes in place to sustain timely financial reporting. Before concluding, Sanderson informed Council that the city expected to close on the Fiscal Year 2026 school bond financing on June 10. Council confirmed that the financing related to the school bonds, and Sanderson indicated that the transaction was progressing well. Mayor Partin then asked City Manager Vincent Jones and Finance Director Stacey Jordan whether a date had been established for the bond reinstatement working group to reconvene. City Manager Jones responded that staff was still coordinating the meeting and would notify Council once a date was finalized.

Employee of the Quarter – Tabitha Martinez, Director of Recreation and Parks

Tabitha Martinez, Director of Parks and Recreation, appeared before City Council on behalf of the City's Vision Committee to recognize another outstanding employee through the City's Employee of the Quarter program. She welcomed Mayor, Vice Mayor, and Council members and stated that the committee was once again honoring one of the City's exceptional employees. Martinez introduced the Vision Committee Chair, Patrice, to read the nomination and noted that the employee being recognized, James Jones, was present in the audience. She also invited Planning and Development Director Chris Ward to offer remarks following the presentation since Mr. Jones is a member of his department. Reading the nomination, Patrice announced that James Jones, the City's GIS Manager in the Planning and Development Department, had been selected as Employee of the Quarter. She noted that Jones had received two separate nominations from employees in different departments, demonstrating the significant impact he has across the organization. The nomination praised his exceptional expertise in geographic information systems (GIS), explaining that his work supports critical daily operations and plays an important role in advancing public safety. His efforts have improved street centerline mapping, address point accuracy, hydrant mapping, pre-incident planning tools, and numerous other mapping resources relied upon by first responders. The nomination emphasized that his attention to detail ensures mapping information remains accurate, current, and readily available, directly improving emergency response efficiency, operational readiness, and community safety. The nomination further highlighted Jones' collaborative approach, noting that he works effectively with every City department and possesses the ability to explain complex technical concepts in a way that makes GIS tools practical and accessible to non-technical users. His understanding of departmental operational needs and ability to translate them into effective GIS solutions has strengthened teamwork and improved coordination throughout the organization. Jones was also recognized for his leadership, proactive approach to identifying opportunities for improvement, and ability to successfully guide projects from initial concept through implementation. His work has modernized the City's mapping systems while enhancing emergency preparedness and response capabilities. Colleagues described him as dependable, positive, and consistently willing to go above and beyond to assist others while maintaining a high standard of quality. The nomination concluded by recognizing his professionalism, teamwork, leadership, and commitment to excellence before presenting him with the Employee of the Quarter Award. Following the presentation, Martinez invited Planning and Development Director Chris Ward to share remarks. Ward congratulated Jones on the well-deserved recognition, stating that from the moment Jones joined the department, he knew he would become an invaluable asset to both the department and the city. He praised Jones for working effectively with every department, requiring little oversight, taking initiative, and consistently demonstrating professionalism and leadership. Ward concluded by thanking Jones for his outstanding contributions and reaffirming that the recognition was well deserved.

Overview for the Creation of the South-Central Transportation Authority – Vincent Jones, City Manager

Jay Ellington, Executive Director of the Crater Planning District Commission (PDC), presented an update on the proposed South Central Virginia Transportation Authority, a regional initiative designed to provide local governments with greater control over transportation funding and

project prioritization. Ellington welcomed newly appointed City Manager Vincent Jones and reminded Council that he had previously presented the proposal in January. He explained that he was visiting each participating locality again to provide additional information, answer questions, and build support before seeking enabling legislation from the Virginia General Assembly. Ellington began by reviewing the concept of regional transportation authority's already operating in other parts of Virginia, including Northern Virginia, Hampton Roads, and the Richmond region. He explained that the proposed South Central Virginia Transportation Authority would encompass a larger regional footprint extending across central and south-central Virginia. The primary objective of the authority would be to provide local control over transportation funding, allowing regional leaders to determine transportation priorities and invest directly in projects rather than relying solely on the Virginia Department of Transportation (VDOT) funding process. He reminded Council that Hopewell had already adopted a resolution of support for the proposal earlier in the year and stated that four additional localities had also endorsed the concept. He noted that Halifax County had recently requested inclusion in the proposed authority after learning more about the initiative, demonstrating growing regional interest. Ellington also highlighted the authority's potential to support future regional transportation projects, including improvements related to high-speed passenger rail connecting Richmond and Raleigh, North Carolina. While emphasizing that rail represented only one possible investment area, he explained that the authority could provide an additional funding mechanism for public transit and other regional transportation initiatives as future opportunities arise. A significant portion of Ellington's presentation focused on the authority's proposed funding structure. He explained that the authority would receive revenues from existing state gasoline and diesel fuel taxes, along with an additional 0.7% regional sales tax, increasing the regional sales tax rate from 6.3% to 7.0%. He emphasized that the additional sales tax would amount to approximately seven cents per \$10 of purchases while generating substantial transportation funding that would remain within the region. These revenues would provide a stable, locally controlled funding source capable of matching state transportation grants, accelerating project delivery, and advancing projects that might otherwise wait many years in VDOT's funding system. He cited recent regional projects that required 18 to 20 years to receive state funding and noted that locally controlled matching funds could significantly shorten those timelines. Using financial projections prepared with assistance from VDOT, Ellington outlined the anticipated distribution of transportation revenues generated within Hopewell. He estimated that the city would receive slightly more than \$2 million annually in transportation funding. Under the proposed formula, approximately 55% of those revenues would be returned directly to Hopewell for local transportation projects, including street paving, asphalt overlay, sidewalks, trails, and other transportation improvements. Approximately 35% would be dedicated to regional transportation projects, with Hopewell's representative participating in decisions regarding the allocation of those funds, while the remaining 10% would support public transit initiatives coordinated throughout the region. Ellington then described the proposed governance structure for the authority. He explained that, unlike the Central Virginia Transportation Authority (CVTA) in the Richmond region, which allocates representation based on population, the proposed South Central Virginia Transportation Authority would operate under a "one jurisdiction, one vote" model. He stated that this approach reflects the Crater region's long history of successful regional cooperation and would ensure equal representation for every participating locality regardless of population size. He further explained that a participating locality or regional entity would serve as the authority's legal and fiscal entity to receive state

revenues, while the Crater Planning District Commission would administer the authority's transportation programs. Ellington concluded by explaining that the authority would possess many of the same powers as other transportation authorities throughout Virginia, including the ability to issue debt, finance transportation projects, conduct long-range planning, maintain financial accountability through annual audits, and oversee regional transportation investments. He emphasized that the ultimate goal of the authority is to improve quality of life, support economic development, strengthen regional transportation connectivity, and ensure that the region has the resources necessary to keep pace with future growth. He informed Council that he intended to continue meeting with local governments throughout the region before introducing enabling legislation in the General Assembly. He expressed his hope of filing the legislation as early as possible in the legislative session to demonstrate the region's commitment to the initiative. No questions were raised by Council, and Mayor Partin thanked Ellington for his presentation.

ACTIONS RESULTING FROM CLOSED MEETING

PRAYER AND PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

Vice Mayor Joyner makes a motion to adopt an amended consent agenda to have C3 moved to the next city council meeting. Councilor Daye seconds the motion.

ROLL CALL

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

Motion Passes 6-0

COMMUNICATIONS FROM CITIZENS

ROGER SANDERS - Roger Sanders thanked City staff, specifically City Manager Vincent Jones, Joshua Sementelli, and Finance Director Stacey Jordan, for addressing his earlier concerns regarding the roadway conditions in the King's Court neighborhood. He stated that the update provided during the street paving presentation confirmed exactly what he had been requesting, emphasizing that the quality of the previous work was not acceptable and that, considering the amount of money spent, the roadway repairs should be completed properly. Mayor Partin responded by asking staff to ensure that Mr. Sanders' contact information was available so that they could provide him with an update once Joshua Sementelli completed his review of the

roadway conditions. Mr. Sanders identified the area of concern as Dunlop Street and Orange Street, noting that the pavement continues to deteriorate, with large potholes becoming worse as motorists attempt to drive around them and rainfall further damages the roadway. He expressed his hope that the city would complete paving improvements along the entire section of the roadway. Mayor Partin explained that the pavement assessment presented earlier in the meeting confirmed that the area was among those needing attention and that the data would help prioritize improvements sooner rather than later. Mr. Sanders again thanked Council and staff for listening to his concerns and reiterated his request that the roadway be repaired properly before conditions continue to worsen.

REGULAR BUSINESS

R-1 (Public Hearing) Right-of-way vacation request from PMT Investors LLC for a portion of an unimproved right-of-way adjacent to Parcels 067-0015 and 073-0515 – Chris Ward, Director of Planning and Development

Chris Ward, Planning and Development Director, presented the first public hearing for a request to vacate a portion of the public right-of-way on Maryville Avenue. He explained that PMT Investors, LLC had requested the vacation of approximately 1,089 square feet of an unimproved public right-of-way located between Parcels 0670015 and 0730515 in Ward 2, which is zoned R-3 Residential. Ward acknowledged that the request was somewhat complex and used maps to illustrate the proposal. He explained that the section proposed for vacation was shown in blue and currently separates two parcels owned by the applicant. He further noted that an unusual situation exists where a portion of an existing City street crosses private property rather than dedicated public right-of-way. To resolve this longstanding issue, the applicant had offered to dedicate the portion of private property containing the roadway to the City in exchange for the vacation of the unused right-of-way, effectively creating a land exchange that would properly align both the roadway and property boundaries. Ward displayed the proposed final property configuration, illustrating how the parcels would appear following the right-of-way vacation and roadway dedication. He advised Council that the request had been reviewed by the City's utility providers and relevant departments. Virginia American Water and Hopewell Water Renewal indicated they had no objection to the vacation; however, Water Renewal requested that a 10-foot easement be retained to protect an existing sewer line. Public Works supported the proposal and agreed to accept the roadway dedication, while Stormwater and the Fire Marshal also reported no concerns. Based on the departmental reviews, Ward recommended that City Council approve the request to vacate the unimproved right-of-way, require the 10-foot sewer easement, and accept the roadway dedication offered by the applicant, noting that the proposal would resolve a longstanding property and roadway alignment issue. Mayor Partin opened the required public hearing. Although no speakers had signed up in advance, one individual attempted to address Council after the hearing was opened. The mayor explained that, under Council's rules of procedure, speakers must register before the meeting and therefore could not be recognized at that time. Seeing no additional requests to speak, the public hearing was closed. Council had no questions for either staff or the applicant. A motion was made and seconded to approve the right-of-way vacation request submitted by PMT Investors, LLC for the unimproved portion of the

public right-of-way adjacent to Parcels 0670015 and 0730515, subject to the recommended sewer easement and roadway dedication, as presented.

Vice Mayor Joyner makes a motion to approve the right-of-way vacation request from PMT Investors LLC for a portion of an unimproved right-of-way adjacent to Parcels 067-0015 and 073-0515, Councilor Ellis seconds the motion.

ROLL CALL

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

Motion Passes 6-0

R-2 City of Hopewell Schools Budget – Janel English, Director of Finance for Public Schools

Janel English representing Hopewell City Public Schools, delivered a detailed presentation to City Council expanding on the budget discussion held during the May 11 work session. She thanked Council for the opportunity to provide additional information and explained that the presentation was organized into five sections: an introduction to the school division's purpose and priorities, factors affecting budget development, the Fiscal Year 2027 budget process and proposal, recent accomplishments, and opportunities for strengthening the partnership between the School Board and City Council. Throughout the presentation, English emphasized the importance of improving communication, increasing collaboration, developing a deeper understanding of each organization's needs, and building a unified public commitment to the success of Hopewell's students. She also stressed the importance of supporting the transition of the division's incoming superintendent and creating additional opportunities for Council members to engage directly with the schools. English reviewed the School Board's strategic priorities, explaining that the budget is designed to align with the division's educational goals. Those priorities include improving accreditation across all schools, recruiting and retaining highly qualified teachers, delivering high-quality instruction, strengthening the balanced calendar model by expanding required remediation opportunities during intersession periods, continuing to modernize school facilities, maintaining competitive employee salaries and benefits, reducing student-to-teacher ratios, ensuring third-grade students achieve reading proficiency, expanding dual enrollment and associate degree opportunities, and continuing to grow the division's teacher pre-apprenticeship program that prepares Hopewell High School students to become future educators. She reiterated that the division's mission is to ensure students are seen, heard, loved, and equipped with the knowledge and skills necessary to contribute positively to society and ultimately return to strengthen the Hopewell community. Turning to budget development, English outlined several major factors affecting the division's financial needs, including rising healthcare costs, staffing requirements to meet student needs, competitive employee compensation, enrollment trends, technology replacement needs, and deferred capital improvements. She emphasized that student demographics play a significant role in budgeting,

noting that the division serves approximately 3,900 students across seven schools, with 82% identified as students of color and 78% classified as economically disadvantaged. She explained that research consistently shows higher levels of poverty require additional educational supports and specialized programming to address learning gaps and improve student outcomes. English also addressed enrollment trends, explaining that Hopewell's declining enrollment mirrors statewide and national patterns resulting from the COVID-19 pandemic and declining birth rates. She stated that projections from the Weldon Cooper Center indicate enrollment should stabilize around the 2028–2029 school year. Responding to previous Council discussions, she presented data showing that only a small number of students leave Hopewell Public Schools each year to attend local private schools, indicating that private school enrollment has not been a significant factor in the division's enrollment decline. She also reviewed the division's ongoing capital needs, highlighting the continuing priorities of replacing the HVAC system at Hopewell High School, repairing the roof at Carter G. Woodson Middle School, and resuming the school bus replacement schedule. English again thanked City Council for funding the high school's HVAC project, noting that the division had recently been spending as much as \$10,000 per day to maintain the aging system before the project was approved. Reviewing staffing, English reported that the division had eliminated 142 positions, including 80 support staff positions, 54 teaching positions, and 8 administrative positions, over recent years as part of ongoing budget reductions. She explained that of the division's 694 employees, 389 positions are funded through the State's Standards of Quality (SOQ), 183 positions are locally funded, and 122 positions are supported through grants. She also reviewed current student-to-teacher ratios, noting that elementary class sizes generally range from 18 to 20 students per teacher, while secondary core academic classes average 19 to 21 students per teacher. Although those ratios remain favorable, she noted they have increased since 2015 as staffing reductions have occurred. English further discussed teacher recruitment and compensation, explaining that while Hopewell has remained competitive by utilizing state-funded salary increases, the division has limited flexibility to provide additional raises for locally funded positions without additional local support. English then transitioned to the Fiscal Year 2027 budget proposal. She explained that because the Virginia General Assembly had not yet adopted a final state budget, the school division developed its proposed budget using the Governor's budget as the most conservative funding scenario. She reviewed projected revenue sources, noting that the percentages of state, federal, and local funding remain relatively stable while grant revenues decline due to the expiration of several federal grants. She also reviewed expenditure categories, explaining that instructional spending decreases largely because expiring grant-funded positions cannot be continued. English reported that after meeting with City officials following the previous work session, the administration substantially reduced its original staffing request from approximately \$1.3 million to \$550,000 by identifying additional reductions. Even with those reductions, she explained that additional funding would still be needed to address increased insurance costs, Governor's School tuition, Chromebook replacement, a proposed 2% employee salary increase, maintenance needs, and the completion of the division's financial software implementation. She stated that, based on the Governor's proposed state budget, the division would receive approximately \$2.6 million in additional state funding but still faced approximately \$1.1 million in remaining budget reductions. She presented a prioritized list of potential cuts and concluded by explaining that the proposed Fiscal Year 2027 budget remains balanced while requesting level local funding from the city. Concluding the presentation, English highlighted numerous accomplishments achieved despite the division's financial challenges. She noted that Hopewell Public Schools has been recognized as one of

Virginia's "Schools of Innovation" for six consecutive years, continues expanding its teacher pre-apprenticeship program, and was the first school division in Virginia to implement a division-wide cell phone ban. She praised the stability of the division's leadership, noting that principals average 21 years of service and assistant principals average 11 years. English reported continued improvement in student achievement, increasing teacher retention from 79% to 91%, graduation rates at or above the state average, improving attendance trends, and positive teacher and parent survey results demonstrating strong confidence in the division's culture, student support, and academic standards. She also addressed several misconceptions about Hopewell Public Schools, explaining that the balanced calendar continues to meet its intended purpose by providing additional learning opportunities and student support, and that Hopewell actually employs fewer inexperienced and unlicensed teachers than the statewide average. English concluded by proposing a stronger ongoing partnership between the School Board and City Council through quarterly joint work sessions focused on topics such as student achievement, teacher recruitment and retention, budget development, and capital improvement planning. She emphasized that Hopewell's schools belong to the entire community and that their success is directly connected to the City's future growth and economic vitality. She thanked Council for its continued partnership and support, reaffirmed the division's commitment to collaboration and transparency, and closed by stating that the division's work will continue with "unwavering hope until all the children are well."

R-3 Resolution in Support of Southern Environmental Law Center's (SELC) Public Regarding AdvanSix's Draft DEQ Permit –
Anthony Bessette, City Attorney

Anthony Bessette, City Attorney, presented a resolution concerning AdvanSix Hopewell's request to the Virginia Department of Environmental Quality (DEQ) for a significant modification to its Federal Clean Air Act operating permit, which has been in effect since June 2024. Bessette explained that the Southern Environmental Law Center (SELC) had intervened in the DEQ permitting process by submitting formal comments requesting that additional environmental studies be conducted and that DEQ hold a public hearing before taking further action on the permit modification request. He advised Council that the resolution before them would formally express the City's support for SELC's requests, urging DEQ to complete the requested studies and conduct a public hearing before considering issuance of the modified operating permit. Following the presentation, Mayor Partin thanked Bessette for working collaboratively with the Southern Environmental Law Center on the matter. He stated that it was important for the City of Hopewell to ensure its concerns and the concerns of its residents were heard during the permitting process. The mayor noted that many citizens had expressed concerns regarding the proposed permit modification and said he hoped DEQ would conduct an in-person public hearing to provide residents with an opportunity to ask questions, receive detailed information, and participate more fully in the review process. No additional questions were raised by Council before consideration of the resolution.

Councilor Daye makes motion to support the resolution in support of the southern environmental law center regarding advance six draft DEQ permit. Vice Mayor Joyner seconds the motion.

ROLL CALL

Mayor Partin-

Yes

Councilor Ellis-	Yes
Councilor Daye-	Yes
Councilor Rapole-	Yes
Vice Mayor Joyner-	Yes
Councilor Harris-	Yes

Motion Passes 6-0

R-4 Resolution Amending the FY 2026 Budget to Fund an Operational Audit for the Hopewell Redevelopment and Housing Authority – Stacey Jordan, Deputy City Manager

Stacey Jordan, Finance Director, presented a resolution to amend the Fiscal Year 2026 Budget to provide funding for an operational audit of the Hopewell Redevelopment and Housing Authority (HRHA). She explained that the total appropriation for the audit would be \$397,000, with the funding coming from three existing sources within the City's budget. Specifically, \$216,610 would be transferred from Unallocated Capital, \$93,000 would come from the City's Contingency Account, and the remaining \$87,390 would be appropriated from the Fund Balance Stabilization Account. Following the presentation, Mayor Partin asked if Council had any questions regarding the proposed funding sources for the audit. No questions or comments were raised by Council before consideration of the resolution.

Councilor Daye makes a motion to approve the resolution amending the FY 2026 Budget to fund an operational audit for the Hopewell Redevelopment housing authority. Vice Mayor Joyner seconds the motion.

ROLL CALL

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

Motion Passes 6-0

ADJOURNMENT

Respectfully Submitted,

Johnny Partin, Mayor

Sade' Allen, City Clerk

MINUTES OF THE JUNE 09, 2026 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell Council was held on Tuesday, June 09, 2026, at 5:00 p.m.

PRESENT:

Rita Joyner, Vice Mayor
Michael Harris, Councilor
Ronnie Ellis, Councilor
Susan Daye, Councilor
Malik Wheat, Councilor
Lovenia Rapole, Councilor

CLOSED MEETING

Councilor Rapole 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 (EDA Support Agreement 101 City Point Rd.); § 2.2-3711(A)(8), for the purpose of consultation with legal counsel (Virginia American Water rate case, and Council Rules update); § 2.2-3711(A)(1) and (8), to discuss personnel matters (Dock Commission, and Water Renewal operations contract). Councilor Wheat seconds the motion.

ROLL CALL

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

ROLL CALL

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

Motion Passes 6-0

REPORT OF THE CITY MANAGER

City Manager Vincent Jones provided two announcements before the staff agenda items. First, he reminded the public that the city has been actively engaged in the Virginia State Corporation Commission (SCC) water rate case involving Virginia American Water. He noted that the City Attorney's Office has worked diligently to ensure the City's interests are well represented throughout the proceedings. Mr. Jones informed those in attendance that an evidentiary hearing was scheduled for 10:00 a.m. the following day at the State Corporation Commission Building, 1300 East Main Street in Richmond. He explained that residents had been encouraged to register by the established deadline to either speak in person or submit written comments. However, he added that members of the public who had not preregistered were still welcome to attend the hearing to observe the proceedings and stay informed about the case. Mr. Jones also announced an update regarding the City's Juneteenth celebration. He explained that the Department of Recreation and Parks, which now oversees the City's special events, had anticipated hosting a Juneteenth event the following weekend. Unfortunately, the city would not be able to hold the celebration in the same manner as in previous years. He stated that Recreation and Parks would be seeking input from residents to help plan a larger and more successful Juneteenth celebration for the following year that the entire community could be proud of. Mr. Jones emphasized that the city would still recognize the Juneteenth holiday and planned to share additional information with the public through social media following his announcement. He concluded his remarks after providing these updates.

Crime Summary – Gregory Taylor, Police Chief

Police Chief Gregory Taylor presented the June Police Crime Summary, highlighting continued reductions in major crime across the city. Chief Taylor reported that, year-to-date, violent crime had decreased by 44%, property crime had decreased by 5%, and overall major crime was down 14% compared to the previous year. He also reviewed long-term crime trends, comparing 2022 to 2026, noting that since the department began implementing enhanced technology initiatives in 2022, violent crime has declined by 43%, property crime has decreased by 30%, and overall major crime has fallen by 32%. Chief Taylor provided an update on suspected overdose statistics, reporting that in 2026 there had been four fatal overdoses and two non-fatal overdoses, for a total of six suspected overdose incidents to date. He noted that the number of fatal overdoses remained consistent with 2025 while the overall total was lower than in previous years. He also reviewed narcotics enforcement efforts, stating that officers had made 22 narcotics-related arrests during the first six months of 2026, compared to 29 arrests during all of 2025, 49 in 2024, and 55 in 2023. Similarly, 22 individuals had been arrested for narcotics

violations in 2026, compared to 27 in 2025, 46 in 2024, and 50 in 2023. Chief Taylor also reported a significant reduction in shots fired incidents, with nine incidents recorded thus far in 2026, compared to 54 in 2025 and 64 in 2024. Providing an update on department staffing, Chief Taylor advised that since preparing the report, the department had hired an additional dispatcher, leaving one dispatcher vacancy remaining. He also reported five sworn police officer vacancies. Recruitment efforts were scheduled for June 11, with department representatives attending recruitment events at both the Hampton Roads Convention Center and Fort Lee. He noted that there were no changes to Neighborhood Watch meetings or Community Policing Officer awards since his previous report. Chief Taylor then highlighted several recent community engagement activities. On June 1, the department's Community Engagement Team hosted an end-of-school event at Carter G. Woodson School, bringing the department's gaming trailer for students to enjoy. On June 5, officers participated in the Special Olympics Torch Run, which began at the Publix in Colonial Heights and concluded at Rosa's Pizza in Hopewell, drawing a strong community turnout. That same day, the Community Engagement Team, along with Chief Taylor, participated in the Healthy Families Building Bridges event at Atwater Park, an annual multi-jurisdictional event focused on gun violence prevention and strengthening community partnerships. Looking ahead, he announced that on June 27, during the Hooray for Hopewell VA250 Celebration, the Police Department would provide a Touch-a-Truck exhibit, allowing children to explore a police vehicle and learn about law enforcement equipment. Chief Taylor concluded his presentation by outlining the Police Department's Strategic Enforcement Team initiative for the summer months of June, July, and August. He explained that the specialized team would focus on proactive policing rather than routine calls for service, except in emergencies. Their efforts would include enforcing curfew violations, conducting citizen contacts and field interviews, increasing patrols in crime hot spots identified through crime analysis, holding outdoor roll calls at Hopewell Redevelopment and Housing Authority properties, addressing crime and disorder throughout the city, assisting patrol officers with priority calls when needed, targeting firearms and narcotics violations, and serving outstanding warrants. He concluded his report and responded that he was available to answer any questions from Council, though none were raised.

New Real Estate Website – Nelson Pollard, Residential Appraiser

Nelson Pollard introduced a presentation on the City's new online real estate information platform, expressing his excitement about the improvements that would soon be available to Hopewell residents. He thanked the Planning Department, particularly Chris Ward and James Jones, for their collaboration and support throughout the project, stating that the partnership had helped create a significantly better tool for citizens to access real estate information. Mr. Pollard announced that the new platform, called Quest Atlas Site, is being provided by Civic Vanguard and introduced Jamie Christensen, the company's founder and representative, who was present to demonstrate the system. He explained that the project was initiated in response to ongoing difficulties experienced by residents, as well as staff in the City Clerk's Office and Treasurer's Office, when attempting to access real estate records through the existing system. Mr. Pollard highlighted several enhancements available through the new website. He explained that the platform features a more modern and user-friendly interface with improved mapping capabilities, customizable data tables, and an integrated chat function to assist users. Residents will be able to search property information by owner name, street name, or parcel number, without needing to

know an exact property address. He noted that even entering a partial address, such as a street number and street name, would allow users to locate relevant property information, including assessments and market data. In addition, Mr. Pollard stated that users would be able to access floodplain maps, zoning maps, and other geographic information for individual properties and neighborhoods. The system also allows users to query and save data, compare similar properties, and review recent home sales to better understand local real estate market conditions. He informed Council that a beta version of the website was already available for public use, allowing residents to begin exploring the platform before its official rollout. Mr. Pollard concluded by noting that while the website's appearance is intentionally simple, its underlying functionality is significantly more powerful than the City's previous system. He expressed confidence that the enhanced capabilities would greatly improve public access to real estate information and turned the presentation over to Jamie Christensen, who would provide a live demonstration and answer any questions from Council. Jamie Christensen, President of Civic Vanguard, presented a demonstration of the City's new Quest Atlas online property information system. He explained that Civic Vanguard is a mapping and software company based in Richmond, Virginia, serving approximately 35 localities across the Commonwealth, including Petersburg and Surry County. Mr. Christensen stated that the company had worked with the City of Hopewell for several years and was excited to launch an upgraded platform designed to provide residents, businesses, and City staff with easier access to property and assessment information. He advised that a link to the new platform would be added to the City Assessor's website later in the month. Mr. Christensen demonstrated the platform's three primary methods of accessing information: chat, interactive mapping, and table view. He explained that users could simply type an address or property information into the chat feature, which would quickly locate the desired parcel and display it on an interactive map. Once a property is selected, users can view detailed information including ownership records, assessment values, building characteristics, property sketches, photographs, sales history, and assessment history. He noted that if a property contains multiple structures, each improvement can be viewed individually. He highlighted several advanced mapping features, including the ability to display detailed property boundary information and elevation data by hovering over the map. Mr. Christensen explained that this information would be valuable not only for property owners but also for economic development, emergency management, utilities, and planning purposes. Users can also generate and download a comprehensive PDF property card containing assessment information, ownership details, maps, improvement data, and sales history, making it especially useful for real estate professionals and others needing portable property records. Mr. Christensen further demonstrated the system's ability to perform geographic queries, such as identifying all parcels located within a specified distance of a selected property. He explained that this feature could assist City staff with public notifications, assessments, planning projects, and neighborhood analysis. He also showcased the platform's integration with EagleView imagery, allowing users to view high-resolution oblique aerial photography, as well as embedded Google Maps, Google Street View, and 3D Google Earth imagery without leaving the City's website. These integrated tools provide detailed visual information for residents, planners, emergency responders, and utility personnel while keeping all property information accessible from a single platform. Another feature demonstrated was the integration with the City's real estate tax system. Mr. Christensen explained that users can access their real estate tax information directly from a property record and make online payments without navigating to a separate website. He added that the platform was designed to support additional integrations in the future as the city expands

available online services. Mr. Christensen also demonstrated the platform's artificial intelligence-powered chat capability, showing how users can ask natural-language questions, such as requesting all properties sold during the previous spring. The system interprets the request, performs the search automatically, and returns the results in map, table, or exportable formats. He emphasized that this functionality eliminates the need for users to understand complex database searches while making property information much more accessible to City staff, stakeholders, and the public. During Council discussion, Mr. Christensen explained that the system was not yet publicly available, as Council was being given an advance preview before its official launch. He stated that the city expected the platform to go live by the end of June, with a target launch date of June 30. Responding to questions about beta testing, he outlined the three-phase rollout process. The first phase involved City staff testing the system and providing feedback. Following the public launch, residents would be able to submit comments through an online feedback form that sends information simultaneously to both City staff and Civic Vanguard's support team. He explained that reported issues would be tracked through a ticketing system and resolved as they were identified, with the expectation that any necessary refinements would largely be completed within the first month after launch. He concluded by encouraging Council members to access the preview link included in their meeting packet, test the system, and submit feedback before the public rollout. Council thanked Mr. Christensen for the presentation and complimented the quality of the new platform

ACTIONS RESULTING FROM CLOSED MEETING

Councilor Wheat makes a motion to approve Bradford Smith for the Dock commission.
Councilor Daye Seconds the motion.

ROLL CALL

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

Motion Passes 6-0

PRAYER AND PLEDGE OF ALLEGIANCE

Prayer by Pastor Harville, followed by the Pledge of Allegiance to the flag of the United States by Vice Mayor Joyner.

CONSENT AGENDA

Councilor Wheat makes a motion to approve the consent agenda. Councilor Daye Seconds

ROLL CALL

Councilor Wheat -	Yes
Councilor Ellis -	Yes
Vice Mayor Joyner -	Yes

Councilor Harris -	Yes
Councilor Rapole -	Yes
Councilor Daye -	Yes

Motion Passes 6-0

COMMUNICATIONS FROM CITIZENS

Mark Burrows Ward 3 - During the public comment period, Mark Burrows addressed City Council regarding his concerns over public participation and free speech during Council meetings. Mr. Burrows stated that over the previous two months he had expressed opinions that some officials did not appreciate and alleged that the City had sought restraining orders against citizens for exercising their First Amendment rights. He argued that U.S. Supreme Court precedent protects speech during public meetings and asserted that elected officials should not restrict comments based on whether they agree with or consider them relevant. He also criticized the legal advice provided to Council regarding these matters. Mr. Burrows stated that he did not support or condone any threats made against Council members in connection with videos posted online and emphasized that such actions were not made at his direction, request, or with his approval. He expressed hope that anyone responsible for making threats against public officials would be held accountable through the legal process. Mr. Burrows then warned Council that if he believed his constitutional right to free speech was unlawfully restricted in the future, he intended to pursue legal action against individual elected officials rather than the City itself. During his remarks, the mayor interrupted to advise that his comments could be construed as abusive and requested that he refrain from using abusive language. Mr. Burrows questioned what portion of his comments was considered abusive and noted that his allotted speaking time had been interrupted. The mayor responded that his time had expired and reiterated that his manner of addressing Council was perceived as abusive. As the exchange continued, Mr. Burrows referenced his personal experience with being served legal paperwork related to a restraining order and expressed frustration with the City's actions. During those remarks, he used profane language. The mayor immediately interrupted, stating that the language was abusive and inappropriate, and directed him to cease using such language. The public comment concluded following the mayor's repeated admonitions regarding appropriate conduct during the meeting. Following the conclusion of his allotted speaking time, Mark Burrows continued addressing Council while the mayor instructed him to take his seat. The mayor expressed concern that Mr. Burrows' language and manner of speaking were inappropriate. In response, Mr. Burrows maintained that constitutional protections for free speech take precedence over the personal feelings of public officials and cited what he described as rulings by the federal and Virginia Supreme Courts regarding First Amendment rights. Before concluding his remarks, he urged Council to consult with the City Attorney regarding the legal standards governing public comment and stated that, if the matter continued, he anticipated resolving the issue through legal proceedings. The mayor thanked Mr. Burrows, and the public comment period concluded.

Laura Greenwood Ward 6 - During the public comment period, Laura Greenwood, a resident of Ward Six, addressed Council on several community concerns. She first spoke about the proposed Virginia American Water rate increase, referencing comments made by City Manager Vincent Jones at the previous Council meeting. Ms. Greenwood stated that she had submitted

comments to the State Corporation Commission opposing the proposed increase and urged Council members to attend the evidentiary hearing to advocate on behalf of Hopewell residents. She explained that, as a senior citizen living on Social Security, she was already experiencing increased utility costs, noting that rising Dominion Energy expenses had significantly impacted her monthly budget. Ms. Greenwood expressed concern that an additional increase in water rates would create further financial hardship for residents living on fixed incomes and urged Council to continue opposing the proposed rate increase. Ms. Greenwood also raised concerns regarding traffic safety in the area of Courthouse Road, Arlington Avenue, and Berry Street, where construction has been ongoing. While she appreciated receiving an estimated project timeline, she questioned why the speed limit had not yet been reduced to 25 miles per hour as previously discussed. She emphasized that the area is residential, with children frequently present, and expressed concern that excessive vehicle speeds could result in a serious accident. She noted that motorists often travel well above the posted speed limit and suggested that additional traffic-calming measures, including speed monitoring near the school, should be considered to improve public safety. Finally, Ms. Greenwood addressed the City's feral cat population, explaining that she had contacted the Hopewell Humane Society regarding its trap-neuter-return (TNR) program. She stated that after initially being told assistance would be available within several weeks, she later learned the organization had exhausted its funding and was unable to continue the program. Ms. Greenwood expressed concern because of the recent identification of a rabid cat in the community and emphasized the importance of continuing TNR efforts to vaccinate and control the feral cat population. As her allotted speaking time expired, the mayor asked her to conclude her remarks. Before leaving the podium, Ms. Greenwood indicated that the program would require approximately \$5,000 in funding and encouraged the city to explore providing support for the initiative.

Sha'arh Fuller Ward 5 - During the public comment period, Sharah Fuller, a resident of Ward Five, highlighted several community engagement initiatives taking place throughout the city during the summer months. She recognized the work of Nicole Dorn, the resident coordinator with the Hopewell Redevelopment and Housing Authority (HRHA), who has been working with residents to provide financial literacy education, homeownership resources, and employment opportunities. Ms. Fuller explained that these programs are intended to help residents build financial stability and strengthen life skills that may not otherwise be available in the home. She encouraged residents of Piper Square, Thomas Rolfe Court, Davisville, Langston Park, and The Summit to contact Ms. Dorn for additional information about the available programs and community partnerships. Ms. Fuller also informed Council that Wards Four and Five Neighborhood Watch groups have merged into a single organization. She explained that because no volunteer had stepped forward to serve as the Ward Four Neighborhood Watch captain, she volunteered to combine the two groups to ensure Ward Four residents would continue receiving crime prevention information and community updates. She announced that the combined Neighborhood Watch now meets on the first Monday of each month at 6:00 p.m. at Wesley United Methodist Church and emphasized that all residents, regardless of ward, are welcome to attend. She encouraged additional volunteers to become involved so every neighborhood continues to receive important information and resources. Concluding her remarks, Ms. Fuller encouraged residents to take advantage of volunteer opportunities available throughout the summer, including assisting local schools, helping distribute free books to children, and participating in Dolly Parton's Imagination Library, which provides free books to children ages

five and under. She emphasized that promoting literacy and strengthening the community begins with parents and residents working together and encouraged greater community involvement in these initiatives. Council thanked Ms. Fuller for her comments before recognizing the next speaker.

Darlene Thompson Ward 6 - During the public comment period, Darlene Thompson, a resident of Ward Six, questioned the City's recent decision to appropriate approximately \$397,000 to fund an operational audit of the Hopewell Redevelopment and Housing Authority (HRHA). Referring to Council's action at the previous meeting, Ms. Thompson expressed concern about the City's use of taxpayer funds for the audit, noting her belief that HRHA receives significant federal funding through the U.S. Department of Housing and Urban Development (HUD). She questioned why the City was funding the audit and asserted that City Council does not have authority over HRHA. Ms. Thompson also referenced a previous public comment in which she had asked Council to discontinue charging residents for vehicle decals that are no longer issued, stating that she had not yet received a response. She criticized the length of time it took the City to complete its own audit and expressed dissatisfaction with the audit findings, asserting that additional issues should have been addressed beyond internal controls. Additionally, Ms. Thompson questioned the City's budgeting practices, particularly the recurring use of salary savings to fund additional expenditures. She argued that if salary savings continue to accumulate, it could indicate that the city is budgeting for more positions than are ultimately filled. She expressed concern that taxpayer dollars were being used to support projects while residents continued to face financial burdens and cited several City projects, including the marina, Shiloh Boulevard, and the former Davisville School property, as examples of initiatives she believes remain unresolved. Ms. Thompson concluded by encouraging Council to focus on reducing costs for residents and stated that she regularly attends Council meetings to remain informed about City business. Council thanked Ms. Thompson for her comments before proceeding with the meeting.

April Jones-Tyler Ward 2 - During the public comment period, April Jones-Tyler, a resident of Ward Two, shared concerns regarding both her daughter's school experience and maintenance issues at her residence managed by the Hopewell Redevelopment and Housing Authority (HRHA). Ms. Jones-Tyler explained that she had encountered difficulties related to her daughter's participation in field trips at Woodlawn, including not being permitted to ride the school bus with students during outings. She also noted that one of her daughter's field trips had been scheduled on the same day as a Parent Policy Council meeting, where she serves as chairperson, creating a scheduling conflict. Additionally, she stated that she had experienced communication issues with her daughter's teacher, indicating that her emails had not received responses and expressing concern that she was having difficulty communicating through her email account. Ms. Jones-Tyler also addressed ongoing maintenance concerns at her HRHA residence. She reported that paint had been removed from a bathroom wall during repair work but that the contractor had not completed the project, leaving the wall unfinished. She further stated that mildew on the bathroom ceiling had developed into mold and that the issues remained unresolved despite being reported. She urged that the necessary repairs be completed and concluded her remarks. Council thanked Ms. Jones-Tyler for her comments.

REGULAR BUSINESS

R-1 (Public Hearing) Regarding a Conditional Use Permit Request from Yousef Abualia to Operate a Used Automobile Dealership on Parcel #025-0225, Also Identified as 3805 Oaklawn Blvd., in the B-4 Corridor Development District – Chris Ward, Director of Planning and Development

Planning and Development Director Chris Ward presented a Conditional Use Permit (CUP) request to allow the operation of a used automobile dealership at a property located in Ward Seven and zoned B-4. He identified Yusef Ala as the applicant and noted that the property is owned by Joe's Enterprises, LLC. Mr. Ward reminded Council that, following an ordinance amendment adopted in June of the previous year, used automobile dealerships now require a Conditional Use Permit before operating within the city. He also noted that the site is the former Verizon store. Mr. Ward explained that the primary planning considerations for automobile dealerships include the parking and display of vehicles, as well as the potential for visual clutter. He stated that the applicant had indicated the proposed use is consistent with surrounding commercial uses, that planned aesthetic improvements would enhance the appearance of the property, and that the proposal is consistent with the City's Comprehensive Plan. At the City's request, the applicant submitted a detailed parking plan. Mr. Ward explained that parking spaces immediately adjacent to the building would be reserved for customers and accessible parking, while vehicles offered for sale would be displayed in designated spaces toward the center of the parking lot. He reported that the existing lot contains 31 parking spaces, exceeding the minimum parking requirements of the zoning ordinance, and that all parking is located at least 50 feet from the roadway, minimizing potential visual obstructions for motorists. He also noted that the existing building is adequately sized to accommodate the proposed office operations associated with the dealership. Based on the site's compliance with zoning requirements and the proposed improvements, Mr. Ward stated that staff recommended approval of the Conditional Use Permit with several conditions. These included requiring the parking lot to be seal-coated and restriped, submission of the final parking plan to the Development Department, limiting parking to designated spaces with no parking on grass or on vehicle ramps or lifts, maintaining and mulching existing landscape islands, installing street trees, repainting the existing nonconforming pole sign if it remains in use, prohibiting excessive decorative displays intended to attract attention, prohibiting vehicle washing on the property, requiring compliance with all applicable local, state, and federal regulations, and ensuring all conditions are satisfied prior to issuance of zoning approval for the business. Mr. Ward advised Council that the Planning Commission received no public comments during its public hearing and voted 4-0 to recommend approval of the request with the staff-recommended conditions. He also noted that the applicant had already begun implementing many of the required improvements, including seal-coating and restriping the parking lot, installing landscaping, cleaning and mulching the landscape islands, and adding street trees. Following the presentation, the mayor opened the required public hearing. With no speakers present, the public hearing was closed. Council took no action on the item during the meeting, as it was the first reading, and Mr. Ward concluded his presentation after confirming there were no questions from Council.

R-2 (Public Hearing) Soliciting Comments on the City's Community Development Block Grant (CDBG) Proposed 2026-2027 Annual Action Plan and Funding Priorities – Chris Ward, Director of Planning and Development

Planning and Development Director Chris Ward presented the second public hearing regarding the City's 2026–2027 Community Development Block Grant (CDBG) Annual Action Plan. He explained that the City of Hopewell is a CDBG entitlement community, meaning it automatically receives an annual allocation of federal funding from the U.S. Department of Housing and Urban Development (HUD). Mr. Ward reviewed HUD's mission of creating strong, sustainable, and inclusive communities while expanding access to quality affordable housing. He noted that all CDBG-funded activities must satisfy at least one of three national objectives: benefiting low- to moderate-income persons, preventing or eliminating slums and blight, or addressing an urgent need resulting from a declared disaster. Mr. Ward reported that since 2020, the city has received approximately \$1.6 million in CDBG funding. He explained that HUD places spending limits on certain categories of expenditures, allowing up to 20 percent of the annual allocation for program administration and up to 15 percent for public service activities, with the remaining funds available for eligible housing, infrastructure, utility, park, and other community improvement projects. For the 2026–2027 program year, the city will receive \$263,796, consisting of \$52,759 for administration, \$39,569 for public service projects, and \$171,468 for housing and community development activities. Mr. Ward reminded Council that the City's Five-Year Consolidated Plan, adopted the previous year, establishes the community's priorities and goals for CDBG funding. The upcoming program year represents the second year of that plan, and the identified priorities have remained largely consistent over the past 15 years. He explained that the CDBG Committee, composed of five City Council members, reviewed all submitted funding applications and developed recommendations for the upcoming program year. For the public service portion of the funding, the committee recommended \$5,000 for Huron's Rocks and Rulers after-school entrepreneurship program for youth, \$10,000 for Healthy Families to provide counseling services aimed at preventing child abuse among at-risk families, \$12,569 for The James House to support domestic violence shelter services, and \$5,000 for Crater Community Hospice to provide hospice and supportive care for low- to moderate-income Hopewell residents. Mr. Ward noted that Crater Community Hospice was the only new organization recommended for funding, while the remaining agencies had previously received CDBG support. Mr. Ward further explained that the remaining \$171,468 would be awarded to Project: HOMES to rehabilitate homes owned by income-qualified homeowners. Based on current estimates, the funding is expected to assist with improvements to approximately eight homes during the upcoming program year. Concluding his presentation, Mr. Ward announced that the required 30-day public comment period would begin the following day. Residents would have the opportunity to submit comments by email, telephone, in person, or in writing regarding the proposed funding allocations. He advised that copies of the draft Annual Action Plan, including the funding recommendations, were available for public review at the Planning and Development Department, the Hopewell Redevelopment and Housing Authority, the Hopewell Public Library, and the Hopewell Community Center. Following the presentation, the mayor opened the public

hearing. With no speakers requesting to comment, the public hearing was closed, and no action was taken on the item during the meeting.

R-3 (Public Hearing) Ordinance Amending Hopewell City Code Chapter 33 (Traffic Calming Devices) – Anthony Bessette, City Attorney

City Attorney Anthony Bessette introduced a proposed ordinance amendment intended to modernize the City's approach to traffic calming measures. He explained that staff had recently reviewed the City's Code of Ordinances and found that the existing provisions only address speed bumps, without recognizing the many other traffic calming options commonly used today. Mr. Bessette noted that the current ordinance contains two significant limitations. First, it requires City Council approval before any speed bump can be installed. Second, it limits the use of speed bumps exclusively to parks, playgrounds, and other recreational areas, preventing their use in other locations where traffic safety concerns may exist. He stated that the proposed amendment would expand the ordinance to authorize a wider variety of traffic calming measures throughout the city, allow their use wherever warranted, and assign responsibility for evaluating and approving their placement to the Chief of Police, Fire Chief, and Director of Public Works. If those three officials were unable to reach a consensus, the matter would then be referred to City Council for a final decision. Before moving to the technical presentation, Mr. Bessette invited Council to ask questions regarding the proposed ordinance and the process that led to its development. Following Mr. Bessette's introduction, Josh Elli provided an overview of traffic calming measures and the process typically used to implement them. He explained that traffic calming devices are designed to reduce vehicle speeds, discourage cut-through traffic, and improve pedestrian safety, particularly in residential neighborhoods, near schools and parks, and in areas experiencing significant through traffic. As an example, he noted that traffic calming measures had previously been implemented in the Cobblestone neighborhood. Mr. Elli outlined the standard process for evaluating requests for traffic calming. Rather than installing devices solely in response to a citizen complaint, staff would first conduct an engineering study, develop a conceptual plan, gather neighborhood and community support, obtain any necessary approvals, and then proceed with construction if appropriate. He also reviewed the different categories of traffic calming measures. Non-intrusive measures include gateway signs, pavement markings that visually narrow travel lanes, pole-mounted speed display signs, and enhanced speed limit signage. Vertical traffic calming devices include traditional speed humps, speed tables, and raised intersections or crosswalks. Horizontal traffic calming measures include curb extensions or chokers, raised medians, and similar roadway design features intended to slow traffic without creating vertical obstacles. Mr. Elli concluded by discussing factors that must be considered before installing any traffic calming devices. These include the potential for increased emergency response times, additional traffic noise in residential areas, challenges associated with snow removal operations, possible damage to low-clearance vehicles, and increased roadway maintenance costs resulting from additional wear on pavement and traffic calming infrastructure. After responding to an opportunity for questions, the presentation concluded with no further discussion from Council.

R-4 (Public Hearing) Resolution to Consider Appointments to the Hopewell School Board – Anthony Bessette, City Attorney

City Attorney Anthony Bessette informed Council that two vacancies on the Hopewell City School Board would become effective July 1. He explained that, pursuant to Virginia Code § 22.1-29.1, City Council is required to conduct a public hearing on School Board nominees before making appointments. Mr. Bessette advised that the nominees under consideration were Sharah Fuller, Ruth Johnson, William Butler, Brenda Pellum, and Jackie Horak. He further explained that the purpose of the evening's agenda item was to satisfy the statutory public hearing requirement and noted that City Council was scheduled to make the appointments at its June 23 meeting, following the completion of the required public hearing process.

R-5 Resolution Amending FY26 Budget to Reassign Ward 4 Travel and Communication Funds to Ward Improvement Funds – Councilor Ronnie O. Ellis

City Attorney Anthony Bessette explained that the resolution before Council was similar to resolutions previously approved by Council during the current and prior fiscal years. He stated that the purpose of the resolution was to transfer funds within Councilor Ellis's discretionary budget by reallocating money from the communications and conference budget lines into Councilor Ellis's Ward Improvement Fund. Following the explanation, Councilor Ellis asked whether he should abstain from voting on the resolution due to the nature of the transfer. Mr. Bessette confirmed that Councilor Ellis should abstain from participating in the vote.

Councilor Harris makes a motion approve the Resolution Amending FY26 Budget to Reassign Ward 4 Travel and Communication Funds to Ward Improvement Funds. Councilor Wheat seconds this motion.

ROLL CALL

Councilor Wheat -	Yes
Councilor Ellis -	Abstained
Vice Mayor Joyner -	Yes
Councilor Harris -	Yes
Councilor Rapole -	Yes
Councilor Daye -	Yes

Motion Passes 5-0

R-6 Resolution Amending the FY 2026 Budget and Designation Funds from Salary Savings to Capital Improvement Project (CIP) – Tabitha Martinez, Director of Recreation and Parks

Parks and Recreation Director Tabitha Martinez requested Council's approval to reallocate \$59,280 in salary savings from the Aquatics Division into a Capital Improvement Program (CIP) line item to begin funding a comprehensive master plan for the Parks and Recreation Department. She explained that she had requested funding for this initiative over the past several years and viewed this reallocation as an opportunity to establish a foundation for the project. Although the amount would not fully fund the comprehensive plan, it would provide a significant starting point, with the remaining funding needs to be revisited during the next budget cycle. Ms. Martinez stated that the salary savings resulted from the department's inability to hire

qualified aquatics personnel, noting that lifeguard positions require specialized certifications, which has made recruitment difficult.

Councilor Rapole makes a motion to approve the Resolution Amending the FY 2026 Budget and Designation Funds from Salary Savings to Capital Improvement Project. Councilor Wheat seconds this motion.

ROLL CALL

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

Motion Passes 6-0

R-7 Resolution Authorizing Application for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant – Benjamin Ruppert, Fire Chief

Fire Chief Benjamin Ruppert requested Council's approval to submit an application for the Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) Grant. He explained that the grant application is a key component of the four-year staffing plan presented during the budget process, which supports the department's proposed transition to a new firefighter shift schedule. Chief Ruppert stated that, if awarded, the SAFER Grant would reimburse 75% of the salaries for the additional firefighter positions during the first two years, followed by a reduced reimbursement in the third year, with the city assuming the full cost of the positions in the fourth year. He emphasized that Council's action was only to authorize submission of the grant application and that receiving the grant would not obligate the city to accept the funding. If the application is successful, Council would have the opportunity to review the award and decide whether to accept or decline the grant.

Councilor Rapole makes a motion to approve the Resolution Authorizing Application for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant. Councilor Wheat seconds this motion.

ROLL CALL

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

Motion Passes 6-0

ADJOURNMENT

Respectfully Submitted,

Johnny Partin, Mayor

Sade' Allen, City Clerk

MINUTES OF THE June 23, 2026 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell Council was held on Tuesday June 23, 2026, at 5:00 p.m.

PRESENT:

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

CLOSED MEETING

Councilor Daye makes a motion to go into a closed meeting under Va. Code § 2.2-3711(A)(8), for the purpose of consultation with legal counsel (General assembly legislative requests, ammonia release); § 2.2-3711(A)(7), to consult with legal counsel on actual or probable litigation (Hopewell Water Renewal Commission); § 2.2-3711(A)(1), to discuss personnel matters (School Board, Hopewell Electoral Board, Tow Board). Councilor Wheat seconds motions.

ROLL CALL

Mayor Partin-	Yes
Councilor Harris-	Yes
Councilor Daye -	Yes
Councilor Wheat-	Yes
Councilor Rapole -	Yes

Motion Passes 5-0

Councilor Wheat makes a motion to reconvene the open meeting. Councilor Daye seconds the motion.

ROLL CALL

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

Motion Passes 7-0

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.

ROLL CALL

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

Motion Passes 7-0

WELCOME TO VISITORS

REPORT OF THE CITY MANAGER

City Manager Vincent Jones provided several community and operational updates. He informed the public that Virginia American Water would be conducting an emergency road closure on the westbound side of East Randolph Road between East Broadway and East Carlson the following day and encouraged residents to be aware of the traffic impacts. He congratulated the Hopewell Police Department on the graduation of six new police recruits from the Crater Criminal Justice Academy, recognizing this as an important milestone for the department. Mr. Jones also recognized longtime City employee Debbie Persian on her retirement after 29 years of service to the City of Hopewell. He noted that she had previously served in the City Manager's Office before working in the Healthy Families Department and thanked her for her years of dedicated service to the city and its residents. Lastly, he announced that the Parks and Recreation Department would host a town hall meeting at the Community Center from 6:00 p.m. to 7:30 p.m. the following evening to gather public input on the future of the City's recreation programs and facilities. He added that an additional town hall meeting was planned for the following week and that more information would be shared after the initial meeting. Mr. Jones concluded his remarks before the Council proceeded to staff reports.

May Financials – Stacey Jordan, Deputy City Manager

Stacey Jordan present the May Finance Committee report, providing an overview of the City's financial performance through the month of May. She reported that citywide revenues were trending 7.54% (\$14.7 million) higher in Fiscal Year 2026 compared to Fiscal Year 2025, while expenditures were trending 7.15% (\$17.2 million) higher. The increase in revenues was primarily attributed to higher state revenues, increased Hopewell Water Renewal (HWR) capital billing and collections, and revenues generated through the City's new utility billing system. Increased expenditures were largely the result of the annual compensation adjustments implemented through the Class and Compensation Study, as well as increased school and enterprise capital expenditures. Ms. Jordan noted that staff had begun projecting year-end financial results and anticipated the City would end Fiscal Year 2026 with revenues exceeding expenditures by approximately \$19 million. Ms. Jordan then reviewed the General Fund, reporting that revenues were trending 1.09% (approximately \$1 million) higher than the previous fiscal year, while expenditures were 0.61% (\$1.5 million) higher. She again attributed the expenditure increase to salary adjustments resulting from the Class and Compensation Study.

Based on current projections, the General Fund was expected to finish the fiscal year with approximately \$1.7 million in revenues over expenditures. Reviewing the Enterprise Fund, Ms. Jordan stated that revenues were trending 30.2% (\$14.5 million) higher than Fiscal Year 2025, while expenditures were 13.5% (\$5.9 million) higher. She explained that the revenue growth was driven by Hopewell Water Renewal's timely utility billing and upfront capital project billing, while increased expenditures reflected the continued implementation of capital improvement projects associated with Department of Environmental Quality (DEQ) requirements. She noted that Hopewell Water Renewal had already invested \$7.3 million in capital projects during the current fiscal year compared to \$1.6 million at the same point in the previous year. The Enterprise Fund was projected to end the fiscal year with approximately \$5.1 million in revenues over expenditures. Ms. Jordan also summarized the financial status of the School Division, reporting that school revenues were trending 23.56% (\$496,000) lower than the prior fiscal year due primarily to the expiration of ESSER grant funding. School expenditures, however, were trending 13.75% (\$6.8 million) higher, reflecting increased operational costs. Despite these changes, the School Division was projected to conclude the fiscal year with approximately \$976,000 in revenues over expenditures. Concluding her report, Ms. Jordan stated that during May the City processed 1,468 accounts payable invoices totaling \$8.2 million and had completed nearly all scheduled debt service payments, with only 5% of annual debt payments remaining for the fiscal year. She further reported that Finance staff had begun biweekly closeout meetings with Hopewell Public Schools and the City's external auditor, David Foley, to prepare for the Fiscal Year 2026 audit. She noted that all City financial closing items were due by August 31, while school financial submissions would be completed in September due to additional reporting requirements. Ms. Jordan stated that the city remained on schedule to complete the fiscal year closeout and audit process on time.

Hooray for Hopewell Event update – Kyle English, Business Retention and Expansion Specialist/External Relations Officer

Kyle English provided an update on the City's upcoming VA250 Hooray for Hopewell History Celebration, scheduled for Saturday, June 27. He informed Council that the day-long event would begin at 12:00 p.m. and celebrate the history of Hopewell, concluding with a fireworks display at approximately 9:30 p.m. Mr. English stated that the overall structure and operations of the event remained largely unchanged since his previous presentation to Council, although several enhancements had been made, including relocating the portable restrooms and adding additional family-friendly activities such as face painting and balloon art. He advised that Council had been provided with the day's operational schedule outlining the sequence of events. Mr. English also reported on the City's marketing efforts, noting that approximately \$300 had been spent on social media advertising, which had reached more than 35,000 people, with approximately 1,200 individuals expressing interest in attending through Facebook. He added that he had recently completed an interview with ABC 8, which was scheduled to air on Thursday to further promote the event. Mr. English announced that Delegate Carrie Coyner Doherty and Senator Lashrecse Aird had confirmed they would attend at least a portion of the celebration and provide remarks during the afternoon program. Mr. English expressed appreciation to the many City employees and volunteers assisting with the event. He thanked the Hopewell Police Department for providing three officers to assist with crowd and traffic control; Kelly Pratt and James Jones for their work developing the historical storyboard displays and

digital storytelling components; Jasmine Mackin for her assistance with event preparations; Economic Development Director Charles Bennett for his leadership in planning the event; Rah Fuller for serving as volunteer coordinator; and Mike Whittington for overseeing public safety operations. During Council discussion, Vice Mayor Joyner asked about volunteer opportunities and scheduling. Mr. English explained that volunteers could serve for whatever amount of time they were available, whether a two-hour shift or the entire day. He stated that volunteers would be checked in and out, assigned responsibilities, and directed throughout the event by the volunteer coordinator and support staff. Mr. English encouraged Council members to help recruit additional volunteers and reiterated that the celebration would conclude with a fireworks display, emphasizing the City's efforts to promote the event as a full-day community celebration designed to attract residents and visitors to Hopewell.

ACTIONS RESULTING FROM CLOSED MEETING

Vice Mayor Joyner makes a motion to appoint Dr. William Butler and Mrs. Brenda Pelham to the school board. Councilor Daye seconds this motion.

ROLL CALL

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

Motion Passes 5-0

Councilor Wheat makes a motions to appoint Laura Rapp to the Library Board, Michael Arndt to the Recreation Commission, and Jerry Tucker, Mike Mcterrain, Brenda Livingston, and Marshall Fouts to serve on the Towing Board. Councilor Daye seconds this motion.

ROLL CALL

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

Motion Passes 7-0

PRAYERS AND PLEDGE OF ALLEGIANCE

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

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

ROLL CALL

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

Motion Passes 7-0

COMMUNICATIONS FROM CITIZENS

Jeffrey Murray Torres Ward 3-, Jeffrey Murray Torres stated that he moved from Fort Lee to Ward 3 in 1996 and has been a resident of Hopewell for nearly 30 years. Mr. Torres announced that he is a candidate for the Ward 3 City Council seat and wanted to introduce himself to the Mayor, Vice Mayor, Council members, and the citizens of Hopewell. He remarked that the community would likely be seeing more of him over the coming months as he campaigned for the position.

Justin Goodman, addressed City Council regarding several environmental and public policy concerns. He expressed opposition to the proposed Shoesmith landfill expansion, describing it as a potential ecological disaster that he believes could negatively affect Swift Creek, the Appomattox River, and the James River. He encouraged the city to engage with Chesterfield County officials regarding the matter and voiced concerns about environmental oversight and accountability. Mr. Goodman also commented on the Hopewell School Board's public comment procedures, expressing concerns about what he understood to be requirements for submitting comments in advance of meetings. Additionally, he raised concerns regarding environmental compliance at the Advanced Six facility, stating that he believed the plant had experienced prolonged periods of noncompliance and expressing frustration over odors reported by area residents. He questioned the City's oversight of air quality monitoring and urged greater attention to environmental concerns affecting the community. Mr. Goodman further discussed electrical transmission lines located near local schools, stating that he had conducted independent readings that he believed indicated elevated levels warranting further review. He informed Council that he intended to publish his findings and meet with School Board representatives. At the conclusion of his remarks, Council advised Mr. Goodman to submit his documentation and supporting information to the City Clerk so it could be distributed to the members of City Council for their review.

Laura Greenwood Ward 6, addressed the City Council regarding several community concerns. She thanked the city for ensuring representation at the recent Virginia American Water meeting and expressed her appreciation to those who attended on behalf of Hopewell residents. Ms. Greenwood also revisited the issue of the City's feral cat population, noting that she had previously emailed Council and City staff regarding the matter. She explained that the Hopewell

Humane Society is the only local organization providing trap-neuter-return (TNR) services but reported that, although she had been placed on a waiting list, the organization was currently unable to provide services due to a lack of funding. She emphasized the need for community support of the TNR program, explaining that the process not only reduces the feral cat population through spaying and neutering but also ensures that captured cats receive rabies vaccinations. Ms. Greenwood contrasted this with the City's registration and vaccination requirements for dogs, noting that no comparable system exists for cats, including owned cats that are allowed to roam freely. She expressed concern about unaltered domestic cats breeding with feral cats and stated that the growing population posed both public health and safety concerns. Citing a previous incident involving a resident who required rabies treatment after being bitten by a rabid cat, she urged Council to consider providing financial support for the Humane Society's TNR efforts. Ms. Greenwood stated that she had provided City staff with an estimated funding amount and had encouraged representatives of the Humane Society to speak with Council regarding the program. She concluded by thanking Council for its time and consideration. Following Laura Greenwood's public comments regarding the City's feral cat population, Mayor John Partin asked whether she had invited representatives from the Hopewell Humane Society to address City Council. Ms. Greenwood explained that she had contacted the organization by email and identified a representative named September, who informed her that the Humane Society's trap-neuter-return (TNR) program was currently unable to continue due to a lack of funding. She reiterated that addressing the issue over several years through a sustained TNR effort would help reduce the feral cat population while ensuring cats receive rabies vaccinations. The mayor asked whether the Humane Society had submitted a formal funding request to the City. Finance Director Stacey Jordan confirmed that the organization had not requested funding from the city. Mayor Partin stated that he would encourage the Humane Society to do so and directed City Manager Vincent Jones to have City staff contact the organization to determine whether a partnership or funding initiative could be developed to support the TNR program and address the City's feral cat concerns. Mr. Jones informed Council that he had already visited the Hopewell Humane Society the previous week and had also discussed the matter with Police Chief Gregory Taylor. He advised that staff would work with the Humane Society through the City's Animal Control Department to support the program. Mayor Partin then requested that the City Manager provide Council and the public with an update on the initiative during a future City Manager's report, and Mr. Jones agreed to do so.

Sha'rah Fuller, Ward 5, addressed City Council to encourage community involvement in the upcoming Hooray for Hopewell History Celebration, the City's official Virginia 250 commemorative event. She clarified the event's name to distinguish it from previous community events and emphasized the continued need for volunteers. Ms. Fuller stated that volunteers of all ages and availability were welcome, noting that even individuals who could only assist for a short period would be appreciated. She also encouraged attendees to prepare for warm weather by dressing appropriately and staying hydrated while participating in the day's activities. Ms. Fuller also announced that the Ward 7 Neighborhood Watch meeting would be held the following evening at 6:00 p.m. at Woodlawn Presbyterian Church, and noted that Wards 4 and 5 would continue holding Neighborhood Watch meetings on the first Monday of each month. She encouraged additional residents to become involved in Neighborhood Watch efforts, stressing that strengthening the community requires active participation from its residents. Ms. Fuller spoke about the importance of community engagement in supporting Hopewell's youth,

emphasizing that parents, neighbors, and community leaders all have a responsibility to help guide and mentor young people. She encouraged residents to look out for one another's children and to work collectively to create a safer, stronger community. She concluded by highlighting ongoing partnerships among the Hopewell Redevelopment and Housing Authority (HRHA), Neighborhood Watch organizations, the Hopewell Police Department, and other City departments, stating that while City government can provide leadership and resources, lasting community improvement depends on active participation and collaboration from Hopewell's citizens.

Mark Burrough, Ward 3, addressed City Council regarding several community concerns. He first requested that the City review its policy at the Hopewell convenience center regarding tandem-axle trailers. Mr. Burrough explained that although his tandem-axle trailer is for personal use, he is charged commercial disposal fees when transporting residential yard waste, while residents using similarly sized single-axle trailers may dispose of the same materials at no cost. He asked the City to consider a policy that distinguishes personal-use trailers from commercial vehicles. Mr. Burrough also requested an update on funding for the Sheriff's Office radio communications upgrades, noting that previous discussions had referenced potential grant funding and alternative funding options. Finance Director Stacey Jordan responded that the project would be funded through salary savings and offered to follow up with him directly by email with additional information. In addition, Mr. Burrough asked that information about volunteering for the upcoming Hooray for Hopewell History Celebration be shared publicly through Facebook and other City communication channels to encourage community participation. Mr. Burrough concluded by expressing concerns about an increase in gunshots and property crimes in Ward 3, including reports of slashed tires and thefts from vehicles. He acknowledged that Police Chief Gregory Taylor was not present but asked that these issues receive additional attention. In response, Mayor John Partin encouraged residents to report suspected gunfire immediately so law enforcement could respond promptly and better identify the source. He noted that the city was also evaluating new gunshot detection technology capable of distinguishing gunfire from other loud noises, such as fireworks or vehicle backfires, and accurately identifying the location of incidents. The mayor added that the system under consideration is compatible with the City's Flock Safety camera and license plate reader network, which could further assist law enforcement investigations. Mr. Burrough expressed support for the technology, noting its similarity to systems used by the military.

April Jones-Tyler, Ward 2, addressed City Council regarding several concerns involving the Hopewell Redevelopment and Housing Authority (HRHA) and the Hopewell Police Department. She stated that mildew in her public housing bathroom had not been addressed and alleged that her trash had not been collected on one occasion, which she said was later attributed to the city. Ms. Jones-Tyler also expressed concerns that her grievances submitted to HRHA had not received responses and discussed ongoing legal matters related to her housing. Ms. Jones-Tyler further described concerns regarding a police report and communications with the Hopewell Police Department, stating that she had attempted to follow up on an assault investigation. She also made allegations regarding access to her personal digital accounts and devices, as well as concerns involving her interactions with HRHA and other organizations. Additionally, she stated that she had received what she believed to be an incorrect housing recertification packet and expressed concerns regarding enrollment in an after-school program for her children. Following

public comments, Mayor John Partin asked City Manager Vincent Jones to review the City's current yard waste disposal policy in response to an earlier public comment regarding disposal fees for tandem-axle trailers. The mayor noted that it had been his understanding that City residents disposing of yard waste were generally permitted to do so without charge, regardless of trailer type, and requested that staff verify the policy. Mr. Jones agreed to review the matter and report back.

REGULAR BUSSINESS

R-1 (Public Hearing) Amendment of the Fiscal Year 2025-2026 Hopewell Public School Operating Budget by the Total of \$40,000 (Fund 14) and \$18,590,000 (Fund 063), increasing the total budget to \$100,887.456 – Janel English, Director of Finance for Hopewell Public Schools

Janel English presented a request for City Council approval of a supplemental appropriation to amend the School Division's Fiscal Year 2026 budget by \$18,630,000 in additional federal, state, and local funding. She explained that the School Division's FY2026 budget was originally approved by City Council in April 2025, with subsequent supplemental appropriations approved in September 2025, February 2026, and April 2026. Ms. English reported that the School Division had recently been awarded approximately \$3.43 million in new grant funding, including the Prioritized Aspiring Educator Grant, Teacher Effectiveness Support in Critical Shortage Areas Grant, Dual Enrollment Certification Mini-Grant, Supplemental I-Teach Funding Grant, and a School Construction Assistance Program (SCAP) Grant. In addition, the budget amendment included \$15.2 million in City funding designated for capital improvement projects at Carter G. Woodson Middle School and Hopewell High School. Upon approval of the supplemental appropriation, the School Division's operating budget would increase to \$76,345,087, the Building and Bus Replacement Fund budget would total \$19,258,422, and the overall Hopewell Public Schools budget would increase to \$100,887,456. Following the presentation, Mayor John Partin opened the required public hearing. With no speakers signed up to comment, the public hearing was closed. Before concluding the item, Mayor Partin requested that Ms. English provide City Council with a finalized list of the capital projects to be funded through the \$15.2 million appropriation. While acknowledging that improvements to Hopewell High School were the primary priority, he asked that Council also receive the complete prioritized list of additional projects. Ms. English agreed to provide the requested information.

Vice Mayor Joyner makes motion to Amendment of the Fiscal Year 2025-2026 Hopewell Public School Operating Budget by the Total of \$40,000 (Fund 14) and \$18,590,000 (Fund 063), increasing the total budget to \$100,887.456 Mayor Partin seconds this motion

ROLL CALL

Councilor Rapole -	Yes
Vice Mayor Joyner-	Yes
Councilor Harris -	Yes
Mayor Partin-	Yes
Councilor Ellis -	Yes
Councilor Daye –	Yes

Councilor Wheat - Abstain

Motion Passes 6-0

R-2 (Public Hearing) Real Estate Lease Amendment for Ice House at the Hopewell City Marina located at 1051 Riverside Ave. – Charles Bennett, Director of Economic and Development

Charles Bennett presented a proposed lease amendment for the Central Virginia Ice Company regarding its ice vending machine located at the Hopewell City Marina. He explained that the company's original lease, executed in 2014, was set to expire at the end of the month. Following negotiations, staff recommended a 36-month lease amendment that would allow the company to continue operating at the marina. The proposed agreement includes an approximately 10 percent increase in rent, establishing an annual lease payment of \$6,300, or \$525 per month. Mr. Bennett advised that Council's agenda packet included the proposed resolution, copies of the original lease agreement and the lease amendment, as well as the required public hearing advertisement published in the Progress-Index. He concluded by offering to answer any questions from Council regarding the proposed lease amendment.

Vice Mayor Joyner makes motion for Real Estate Lease Amendment for Ice House at the Hopewell City Marina located at 1051 Riverside Ave Mayor Partin seconds this motion

ROLL CALL

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

Motion Passes 7-0

R-3 Conditional Use Permit Request from Yousef Abualia to Operate a Used Automobile Dealership on Parcel #025-0225, Also Identified as 3805 Oaklawn Blvd., in the B-4 Corridor Development District – Chris Ward, Director of Planning and Development

Chris Ward presented the second reading of a Conditional Use Permit (CUP) application for 3805 Oaklawn Boulevard (Parcel 0250225), located in Ward 7 and zoned B-4 (General Business). Mr. Ward provided a brief overview of the request, noting that City Council had previously amended the zoning ordinance in June 2025 to require a Conditional Use Permit for all new automobile-related businesses. Mr. Ward summarized the applicant's justification for the request, stating that the proposed automobile dealership is consistent with surrounding commercial uses, would improve the property's appearance through aesthetic enhancements, and aligns with the City's Comprehensive Plan. He reviewed the site plan submitted by the applicant, explaining that customer parking would be located adjacent to the building, vehicle display areas

would be situated closer to the roadway, and the site provided sufficient parking in compliance with City ordinances. He also noted that all parking areas would be located at least 50 feet from the road and that the existing building was adequate to accommodate the proposed use. Mr. Ward reported that staff recommended approval of the Conditional Use Permit subject to several conditions, including resurfacing, seal coating, and striping the parking lot; submitting a final parking plan to the Development Department; restricting parking to designated spaces only, with no parking on grass or on vehicle ramps or lifts; maintaining landscaped islands with mulch and installing street trees; repainting the existing pole sign if it remained in use; prohibiting excessive decorative displays and vehicle washing on the property; and requiring compliance with all applicable local, state, and federal regulations prior to issuance of zoning approval. Mr. Ward advised that no public comments had been received regarding the application and that the Planning Commission unanimously recommended approval by a 4-0 vote, subject to the staff-recommended conditions. He also noted that the applicant was present at the meeting to answer any questions from Council.

Councilor Rapole makes motion for Conditional Use Permit Request from Yousef Abualia to Operate a Used Automobile Dealership on Parcel #025-0225, Also Identified as 3805 Oaklawn Blvd., in the B-4 Corridor Development District Councilor Wheat seconds this motion

ROLL CALL

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

Motion Passes 7-0

R-4 Virginia America Water Company Rate Increase case update – Anthony Bessette, City Attorney

Anthony Bessette presented a status report on the City's intervention in the Virginia American Water rate case before the Virginia State Corporation Commission (SCC). He explained that Virginia American Water sought to increase customer rates to recover approximately \$115 million in capital improvement costs incurred since its previous rate case. Mr. Bessette noted that this marked the first time the City of Hopewell had intervened in a utility rate case before the SCC. Mr. Bessette described changes made by the General Assembly in 2025 that altered the regulatory process for water utilities. Under the revised law, water utilities are no longer required to first demonstrate that their capital improvement projects were reasonable before seeking to recover those costs through rate increases. Instead, they need only demonstrate that the amount proposed to be charged to ratepayers is reasonable. He stated that this legal change significantly affected the City's ability to challenge the requested increase and shaped the City's strategy throughout the proceedings. Reviewing the timeline of the case, Mr. Bessette explained that Virginia American Water filed its application in November, after which the city intervened and actively encouraged public participation. He reported that Hopewell residents submitted a

substantial number of public comments to the SCC—more than were submitted by residents of Alexandria despite that city's significantly larger population. He also noted that the city successfully encouraged Prince George County to intervene in the case, joining Hopewell and Alexandria in representing customers affected by the proposed rate increase. Mr. Bessette advised that the City incurred approximately \$16,000 in legal fees and costs related to its participation in the case. He reviewed the negotiations that resulted in a settlement, explaining that the parties participated in two rounds of settlement discussions that reduced the proposed rate increases from Virginia American Water's original request. He stated that the matter was resolved through settlement rather than proceeding to a formal evidentiary hearing because the SCC's Office of General Counsel supported the settlement, the Attorney General's Office declined to take a position, and Alexandria also indicated its willingness to settle. While acknowledging that customers would still experience a rate increase, Mr. Bessette emphasized that the City's participation resulted in meaningful savings for Hopewell residents and all Virginia American Water customers statewide. Mr. Bessette also highlighted the extensive written comments submitted by City staff and residents to the SCC, including comments from Director of Social Services Wanda Williams, Economic Development Director Charles Bennett, and numerous Hopewell residents. He stated that these comments were considered by the Commission during its review of the case. Looking ahead, Mr. Bessette informed Council that Hopewell, Alexandria, and Prince George County intended to pursue legislative changes to restore the requirement that water utilities demonstrate the necessity of capital improvement projects before recovering those costs through rate increases, bringing water utilities into alignment with the standards applied to other regulated utilities in Virginia. He stated that the localities planned to work with their legislators and meet with the Attorney General's Office to seek support for the proposed legislation. He also noted that, as part of the settlement agreement, Virginia American Water voluntarily agreed that its next rate case would be evaluated under the "reasonable improvement" standard, despite current law not requiring it. During Council discussion, Councilor Harris asked whether there were additional actions City Council could take to further advocate for residents. Mr. Bessette encouraged Council members to participate in the City's annual legislative advocacy efforts at the General Assembly and to speak directly with legislators about the importance of restoring stronger oversight of water utility rate increases. Mayor John Partin thanked Mr. Bessette, Assistant City Attorney Brenda "BJ" Gilliam, and the legal team for their work on the case. He stated that while the City incurred legal expenses, the long-term savings achieved for residents, businesses, and City operations far outweighed the cost of participation. Mr. Bessette echoed those remarks, commending Ms. Gilliam for quickly developing expertise in the complex area of utility regulation and noting that the City's efforts also reduced operating costs for municipal facilities that pay Virginia American Water utility bills.

ADJOURNMENT

Respectfully Submitted,

Johnny Partin, Mayor

Sade' Allen, City Clerk

MINUTES OF THE JULY 14, 2026 CITY COUNCIL REGULAR MEETING

A REGULAR meeting of the Hopewell Council was held on Tuesday July 14, 2026, at 5:00 p.m.

PRESENT:

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

Vice Mayor Joyner makes a motion to make an amendment to the agenda for R-6 for a resolution for Colonel Bendelwski's retirement. Councilor Wheat seconds this motion.

ROLL CALL

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

Motion Passes 6-0

CLOSED MEETING

Councilor Wheat makes a motion to go into a closed meeting under Va. Code § 2.2-3711(A)(1), to discuss personnel matters (HR class and compensation study); § 2.2-3711(A)(7), to consult with legal counsel on actual or probable litigation (Hopewell Water Renewal Commission); and § 2.2-3711(A)(8), for the purpose of consultation with legal counsel (offer of gifted properties and franchise agreement). Vice Mayor Joyner seconds this motion.

ROLL CALL

Vice Mayor Joyner - Yes
Councilor Harris - Yes
Mayor Partin - Yes
Councilor Daye - Yes
Councilor Wheat - Yes
Councilor Rapole - 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?

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

ROLL CALL

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

Motion Passes 6-0

WELCOME TO VISITORS

REPORT TO THE CITY MANAGER

City Manager Vincent Jones provided follow-up updates on two matters that had been raised during citizen comments at the June 23 City Council meeting. First, he reported that staff had reviewed the City's convenience center fee structure for dual-axle trailers. Mr. Jones explained that the fee schedule was established in 2017 and that the higher disposal fee for dual-axle trailers is based on their greater capacity to transport larger volumes and heavier loads of refuse, yard waste, and other materials compared to single-axle trailers. He advised that the current fee structure would remain in effect unless City Council chose to take action to amend the policy. Mr. Jones also updated Council on the City's efforts to address concerns regarding the feral cat population. He stated that, following Council's direction, staff worked with the Hopewell Police Department, the Animal Control Unit, and the Hopewell Humane Society to support the continuation of the Humane Society's trap-neuter-return (TNR) program for feral cats. He noted that maintaining the program was important to the health and safety of the community and informed Council that the City's assistance had enabled the program to continue. Mr. Jones then concluded his remarks and proceeded to the remaining items on the meeting agenda.

Crime Summary Report- Police Chief Gregory Taylor

Police Chief Gregory Taylor presented the July Crime Summary Report, highlighting continued reductions in crime throughout the city. He reported that, compared to the same period in the previous year, violent crime had decreased by 37%, property crime by 2%, and total major crime by 10%. Chief Taylor also presented a comparison using 2022 as a benchmark, noting that since the implementation of enhanced public safety technology, violent crime has decreased by 40%, property crime by 30%, and total major crime by 32%. Chief Taylor reviewed overdose statistics, reporting that through July 2026 the City had experienced two fatal and seven non-fatal suspected opioid overdoses, for a total of nine incidents, which he noted was significantly lower than previous years. He also summarized narcotics enforcement activity, stating that officers had made 25 felony narcotics arrests and two misdemeanor narcotics arrests, for a total of 27 arrests during the year. He compared those figures with the three-year average, explaining that arrest

totals remained below previous years due to several operational factors. Addressing gun violence, Chief Taylor reported that there had been 12 verified shots-fired incidents through July 2026, compared to 54 incidents during all of 2025 and 64 incidents during 2024. He also advised Council that the Ward 4 and Ward 5 Neighborhood Watch groups had merged and now meet on the first Monday of each month from 6:00 p.m. to 7:00 p.m. at Wesley United Methodist Church, with Sha'rah Fuller serving as Neighborhood Watch captain. Chief Taylor provided an update on departmental staffing, stating that the Police Department currently had one dispatcher vacancy, with two applicants undergoing background investigations, and five sworn officer vacancies, with one applicant currently in the background process. He announced that the next police testing date was scheduled for July 18 and reported that three recruits had entered the police academy on July 1. Those recruits are expected to graduate in December 2026, complete field training, and be ready for independent patrol assignments by spring 2027. Chief Taylor also reviewed upcoming community engagement activities, including participation in the Hopewell Public Schools Back-to-School Event, the Hopewell Parks and Recreation Community Appreciation Event, the James House Appreciation Day, and Summer Camp Heroes Day, where officers would display police equipment, interact with youth, and participate in community activities. He concluded by outlining the Police Department's Strategic Enforcement Team (SET) priorities for the summer months of June through August, which include enforcement of the City's juvenile curfew ordinance, responding to citizen complaints, addressing loud music violations, focusing patrol efforts in HRHA communities, targeting firearms and narcotics violations, serving outstanding warrants, and increasing visibility in high-call areas. Chief Taylor noted that officers assigned to HRHA neighborhoods had been conducting outdoor roll calls and increasing community engagement in areas such as Davisville and Piper Square. He also announced that, in response to recent complaints, additional overtime patrols had been assigned to the downtown business district during late afternoon and evening hours to address quality-of-life concerns. During Council discussion, Mayor John Partin requested that future monthly crime reports include the number of juvenile curfew violations documented during the reporting period, and Chief Taylor agreed to add that information. The mayor also asked Chief Taylor to evaluate whether the city should consider moving the juvenile curfew to 10:00 p.m. or 10:30 p.m., consistent with practices adopted by other localities. Chief Taylor agreed to research other jurisdictions' policies and report back with recommendations. Vice Mayor Joyner thanked the Police Department for increasing its focus on the downtown area and addressing concerns in locations that had generated repeated complaints from residents and businesses.

Fiscal Year 2026 Year-End Preliminary Report – Stacey Jordan, Deputy City Manager

Stacey Jordan presented the preliminary Fiscal Year 2026 year-end financial report, emphasizing that the figures were preliminary and did not yet include accounts payable accruals, payroll accruals, or any additional year-end transfers required to close the fiscal year. Ms. Jordan reported that, on a citywide basis, preliminary revenues were trending 6.05% (\$9.4 million) higher than Fiscal Year 2025, while expenditures were trending 14.8% (\$10.4 million) higher than the previous fiscal year. She attributed the revenue growth primarily to increased state revenues and higher Hopewell Water Renewal (HWR) capital billing and collections. The increase in expenditures reflected the implementation of the City's classification and compensation study, along with higher capital expenditures for both the school system and enterprise funds. Based on the preliminary figures, the city was projected to end Fiscal Year

2026 with approximately \$8.4 million in revenues exceeding expenditures. Reviewing the General Fund, Ms. Jordan reported that revenues were trending 1.68% (\$4.1 million) higher than Fiscal Year 2025, while expenditures were trending 3.18% (\$354,000) lower than the prior year. She noted that General Fund expenditures reflected annual operating increases and the implementation of the classification and compensation study. Preliminary year-end projections showed the General Fund with an estimated \$5.4 million operating surplus, subject to final accruals and year-end adjustments. For the Enterprise Funds, which include Hopewell Water Renewal, Sewer, Solid Waste, and Stormwater, Ms. Jordan stated that revenues were trending 26.9% (\$12.8 million) higher than Fiscal Year 2025 due to timely customer billing and increased capital project billings. Enterprise Fund expenditures were trending 5.65% (\$3.9 million) higher, reflecting ongoing capital improvement projects and compliance-related work associated with Department of Environmental Quality (DEQ) and Notice of Violation (NOV) requirements. Preliminary projections indicated an estimated \$4.9 million surplus within the Enterprise Funds before year-end adjustments. Ms. Jordan also reviewed the preliminary financial status of the Hopewell City Public Schools, explaining that the City's financial statements reflect only state and federal revenues and the City's local appropriations, and do not include school grant funding or supplemental appropriations received independently by the school division. She reported that school revenues were trending 23.55% (\$1.4 million) higher than Fiscal Year 2025, while expenditures were trending 15.35% (\$7.5 million) higher. She explained that the increase was influenced by the expiration of the federal Elementary and Secondary School Emergency Relief (ESSER) funding, which had previously supported school operations during the COVID-19 pandemic. Based on preliminary figures, the schools were projected to end the fiscal year with an approximate \$14,000 operating surplus. Ms. Jordan concluded by reporting that during the fourth quarter, the Finance Department processed 5,036 invoices totaling \$21,572,324, including all scheduled debt payments, and confirmed that the city had completed 100% of its Fiscal Year 2026 debt payments. She advised Council that biweekly meetings had begun with City departments, Hopewell City Public Schools, and the City's external auditors to complete the Fiscal Year 2026 Annual Comprehensive Financial Report (ACFR). The City plans to submit its financial information to the auditors by August 31, with the schools submitting their information between September 15 and September 30 to accommodate required state reporting deadlines. Ms. Jordan stated that the City remains on schedule to complete and issue the Fiscal Year 2026 ACFR before the December 15 deadline.

Treasurer's Collection Report – Jason Yancey, City Treasurer

Jason Yancey presented an end-of-fiscal-year update on the City's tax collections, investment accounts, and cash balances. He compared current collection rates with those reported to Council during his March presentation and noted continued improvement across all major revenue categories. For 2024 personal property taxes, Mr. Yancey reported that the collection rate had increased from 94.48% in March to 95.65% as of July 1. While he stated that additional progress was still needed, he emphasized that collections were moving in the right direction. For 2024 real estate taxes, the collection rate improved from 98.50% in March to 98.74%. He also reported that 2024 business license collections had increased from 99.77% to 99.99%, leaving only \$843 outstanding. Mr. Yancey then reviewed 2025 collections, reporting that personal property tax collections had increased from approximately 89% in March to 92% as of July 1, adding that the rate had risen by an additional quarter of a percentage point since that date. Business license

collections improved from nearly 96% to 98.31%, while real estate tax collections increased from 96.45% to 97.76%, reflecting continued progress in overall revenue collection efforts. He also provided an early update on Fiscal Year 2026 real estate tax collections, noting that 50.81% of taxes had already been collected during the first half of the collection cycle, slightly exceeding the expected 50% benchmark and indicating that many taxpayers had paid ahead of schedule. Mr. Yancey concluded by reviewing the City's investment portfolio and cash balances. He reported that the Local Government Investment Pool (LGIP) had a market value of just over \$9 million as of June 30, while the Charles Schwab investment account had an estimated value of approximately \$6.2 million as of May 31. The Sewer System investment account had a market value of approximately \$1.7 million as of March 31. He also summarized the balances of several City bank accounts, including approximately \$19.5 million in the City's master account, \$123,000 in the Special Welfare account, approximately \$300 in the School Board prepaid cafeteria account, approximately \$11,500 in the Beacon Theatre account, and approximately \$10,000 in the EMS Revenue Recovery account. Following the presentation, Mayor John Partin commended Mr. Yancey on the progress made during his first six months as Treasurer, praising the improvements in collection rates and encouraging him to continue the positive momentum. Mr. Yancey thanked the Mayor and Council, acknowledging that while significant progress had been made, additional work remained to further improve collections.

ACTIONS RESULTING FROM CLOSED MEETING

There were no 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

Vice Mayor Joyner makes a motion to adopt the consent agenda. Councilor Daye seconds this motion.

ROLL CALL

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

Motion Passes 6-0

C-5 Proclamation Designating July as Park and Recreation Month and July 17,2026, as Park and recreation Professionals Day- Tabitha Martinez, Director of Recreation and Parks

Tabitha Martinez addressed the Mayor, Vice Mayor, and members of City Council to express her sincere appreciation for approving the proclamation recognizing Parks and Recreation Month and Parks and Recreation Professionals Day. She emphasized that the recognition was not for her personally, but for the dedicated Parks and Recreation staff who serve as the department's frontline employees. Speaking emotionally, she credited the department's success to their hard work, commitment, and daily service to the Hopewell community. Although she prefers working behind the scenes rather than receiving public recognition, she stressed that her staff truly deserved the acknowledgment and invited those in attendance to stand and be recognized for their contributions. Martinez then read the official proclamation, highlighting the essential role parks and recreation play in promoting the health, well-being, and quality of life of Hopewell residents. She noted that the city's parks, trails, playgrounds, athletic facilities, and recreational programs foster physical and mental wellness, support youth development, encourage lifelong learning, strengthen families, and provide safe, accessible opportunities for recreation and connection with nature. She further explained that parks and recreation contribute to Hopewell's economic vitality by attracting visitors, supporting local businesses, enhancing property values, and improving the city's overall livability. Additionally, she emphasized the department's role in protecting natural resources, preserving green spaces, and improving the community's resilience to flooding and severe weather. Continuing the proclamation, Martinez recognized the dedication of Parks and Recreation professionals and volunteers who work to ensure that Hopewell's public spaces remain safe, welcoming, inclusive, and enriching for residents of all ages. She also acknowledged the national designation of July as Parks and Recreation Month by the U.S. House of Representatives and formally proclaimed July 2026 as Parks and Recreation Month in the City of Hopewell. She further recognized July 17 as Parks and Recreation Professionals Day, honoring the commitment of parks professionals and volunteers whose daily efforts strengthen the community and enrich the lives of residents. In closing, Martinez shared her excitement about celebrating her staff during a small appreciation luncheon planned for Parks and Recreation Professionals Day and expressed hope that members of City Council would attend. She reiterated that every compliment and success attributed to the department belongs to her staff, while joking that any mistakes are likely the result of her own decisions. She concluded by praising her team's exceptional work, stating that she could not perform her role without them, and thanked the Council again for recognizing their dedication and service.

C-6 Proclamation in recognition of Mary French Elder's Service to the city. – Chris Ward, Director of Planning and Development

Vice Mayor Joyner presented a proclamation honoring Mary French Elder for her distinguished service to the City of Hopewell, noting that although Ms. Elder was unable to attend the meeting, City liaison Kelly Davis was present to accept the recognition on her behalf. She read the proclamation, recognizing Ms. Elder's more than 25 years of exceptional volunteer service on the Architectural Review Board and the Downtown Design Review Committee. Vice Mayor Joyner highlighted Ms. Elder's unwavering commitment to historic preservation, thoughtful community design, and her instrumental role in developing the City Point Historic District Design Guidelines, which continue to serve as an important framework for protecting Hopewell's historic character. Vice Mayor Joyner further recognized Ms. Elder's longstanding advocacy for the preservation and revitalization of downtown Hopewell, emphasizing that her leadership helped shape policies and projects that honored the city's history while promoting investment and

economic vitality. She noted that after more than 45 years of exemplary public service, Ms. Elder leaves behind a lasting legacy of leadership, dedication, and stewardship that has enriched the City of Hopewell and inspired those who had the privilege of serving alongside her. The proclamation formally expressed City Council's sincere appreciation for Ms. Elder's invaluable contributions to the preservation of the City Point Historic District and the continued revitalization of downtown Hopewell, while also congratulating her on her retirement and extending best wishes for her continued health, happiness, and fulfillment. Following the reading of the proclamation, Vice Mayor Joyner shared personal reflections on her years of working alongside Ms. Elder. She described it as an honor and privilege to have served with her for many of those 25 years and spoke about the critical role Architectural Review Boards play in preserving the architectural and cultural heritage of communities. She compared Hopewell's preservation efforts with those in historic cities such as Charleston, South Carolina, noting that the board's work safeguards important local landmarks, including the DuPont villages and historic buildings along Prince Henry Avenue. Vice Mayor Joyner praised Ms. Elder's fine arts background, expertise in interpreting architectural standards and design guidelines, and thoughtful judgment in reviewing cases. She concluded by expressing her gratitude for Ms. Elder's outstanding service and stated that it was a privilege to present the proclamation to Kelly Davis on Ms. Elder's behalf.

COMMUNICATIONS FROM CITIZENS

Jeffrey Maurice Torres Ward 3, addressed City Council with several policy recommendations. He first proposed that the City consider establishing a real estate tax homestead exemption for senior citizens, stating that such a program would recognize longtime residents and encourage continued homeownership in the community. Mr. Torres also suggested that City departments provide text messaging as an additional method of communication with residents, explaining that it could improve responsiveness and create better documentation of interactions compared to voicemail and email. Finally, Mr. Torres urged Council to consider prohibiting the sale of vaping products within the city, expressing concern about the prevalence of vaping among students in elementary, middle, and high schools. He stated that, based on conversations with educators and School Resource Officers, vaping devices are difficult to detect because of their limited metal content, making them less likely to be identified by standard metal detectors. Mr. Torres argued that restricting the sale of vaping products would demonstrate the City's commitment to protecting youth and reducing access to products that contribute to nicotine addiction and disrupt the school environment. He concluded by reiterating his support for a senior homestead exemption, expanded text communication with City offices, and measures to limit youth access to vaping products.

Kevin Randesi Ward 2, addressed City Council regarding the City's B-1 (Downtown Business) zoning district and questioned whether the current regulations encourage or discourage private investment in downtown Hopewell. He stated that many downtown buildings require significant rehabilitation and emphasized the importance of creating an environment that attracts property owners and businesses willing to invest in the area. Mr. Randesi expressed concern that several provisions of the B-1 zoning ordinance impose unnecessary restrictions on property owners. He cited requirements related to storefront transparency, including provisions governing the use of blinds and draperies during business hours, and questioned whether such standards could create

unintended compliance issues for businesses requiring privacy, such as law offices or professional services. He also referenced detailed regulations governing signage, canopies, and decorative lighting, noting that many exterior improvements are subject to review and approval by the Architectural Review Board (ARB). He questioned whether these requirements protect downtown's character or create barriers to redevelopment and investment. As potential solutions, Mr. Randesi suggested that the City distinguish between historic and non-historic properties by creating separate standards for buildings that contribute to the historic character of downtown and those that do not. He recommended allowing greater flexibility for non-historic structures to use modern materials and make reasonable exterior improvements while preserving stricter standards for historically significant buildings. He also encouraged Council to consider reducing the Architectural Review Board's authority over routine exterior improvements in order to streamline redevelopment efforts. Mr. Randesi concluded by urging the City to balance historic preservation with policies that encourage business investment and economic growth in downtown Hopewell.

Debbie Randolph Ward 1, addressed City Council regarding transparency in the use of public funds and the procurement process for a proposed operational audit. She first requested that the City provide regular public updates on the \$15 million bond approved for infrastructure improvements, noting that Council had previously identified the projects to be funded and anticipated cost ranges. Ms. Randolph stated that residents would benefit from periodic reports showing the progress of each project, how bond proceeds are being spent, and whether available funding remains sufficient to complete all planned improvements. She also encouraged Council to provide similar updates on the more recent school capital bond, allowing the public to track expenditures as those projects move forward. Ms. Randolph also expressed concerns regarding the proposed \$391,000 operational audit for the Hopewell Redevelopment and Housing Authority (HRHA). While stating that her concern was not with the audit itself, she questioned the proposed cost and the decision to utilize a single auditing firm without issuing a Request for Proposals (RFP). She suggested that obtaining competitive proposals could potentially reduce the cost of the audit and asked Council to consider using a more competitive procurement process before proceeding. She concluded by thanking Council for considering her concerns.

Colonel Pratt Ward 7, addressed City Council regarding recent media coverage involving a proposed data center and emphasized the importance of timely communication with the public. He stated that, after reviewing several news articles, he found conflicting information regarding studies associated with the proposed project, contributing to public confusion. He expressed concern that media reports indicated the City had initially declined to comment before later issuing a response, creating the perception that the City was reacting to public criticism rather than communicating proactively. Colonel Pratt echoed an earlier public comment advocating for improved communication between the city and its residents. He encouraged Council to consider evaluating the feasibility of implementing a faster and more responsive communication system that would allow residents to receive timely information and enable the city to respond more effectively to community concerns. He suggested conducting a feasibility study to determine the costs, staffing requirements, and implementation timeline for such a system, stating that taking this step would demonstrate the City's commitment to transparency and responsiveness. He concluded by thanking Council for its consideration.

Ed Houser Ward 5, addressed City Council to express his opposition to the potential development of a data center in Hopewell. He stated that he believes such a project would negatively affect the City's future, discourage residential and commercial investment while reduce surrounding property values. Mr. Houser expressed concern that homeowners located near a proposed data center could experience declining property values while continuing to face increasing property taxes. Mr. Houser also raised concerns about the potential impact a data center could have on the City's water and wastewater infrastructure, stating his belief that existing systems are already under significant strain. He referenced information he had read regarding data centers and expressed the opinion that Virginia already has a substantial concentration of such facilities. He urged Council to carefully consider the long-term consequences of any future decisions regarding data center development and encouraged elected officials to prioritize the City's long-term interests when evaluating potential projects. Mr. Houser concluded by expressing skepticism regarding public communications about the proposal and emphasized the importance of transparency and public trust as discussions on the issue continue.

Mark Burroughs Ward 3, addressed City Council on several matters. He formally requested that Council consider amending the City's convenience center fee policy so that residents using personally owned tandem-axle trailers would be charged the same disposal fee as residents using single-axle trailers when disposing of residential yard waste. Mr. Burroughs stated that, as a city taxpayer, he believed personal-use tandem-axle trailers should not be treated the same as commercial vehicles. Mr. Burroughs also requested clarification regarding a reference in the previous meeting's minutes to a City Council rules change discussed in closed session, noting that he had not seen updated Council rules posted online. He further inquired about the status of a public document website that had previously been discussed with the City Attorney, stating that he had not received any additional information about the project. Speaking on the topic of transparency, Mr. Burroughs echoed earlier comments from other citizens, stating that residents should be able to easily follow City projects, initiatives, and expenditures without relying on news reports or social media. He encouraged the city to provide more proactive communication through public meetings, town halls, and readily accessible public information. Finally, Mr. Burroughs suggested that the City explore the installation of solar panels on school buildings, referencing another school division that reportedly achieved significant utility savings and tax-related financial benefits through such a program. He suggested the concept could be evaluated as a potential long-term cost-saving measure for Hopewell Public Schools and the City.

Jennifer Shaffer Ward 4, addressed City Council for the first time and shared her concerns about the financial challenges facing elderly and disabled residents. She stated that she has lived in Hopewell for 41 years after moving from Norton in Wise County, Virginia, and explained that she originally chose Hopewell because it reminded her of her hometown. Ms. Shaffer noted that she is active in the community through volunteer work and as a member of the Veterans of Foreign Wars (VFW) and the American Legion. Ms. Shaffer expressed concern that increasing housing costs, including higher property taxes and mortgage-related expenses, have significantly affected her ability to remain in her home. She explained that she is 68 years old, receives disability income, and has explored available tax relief programs but believes the current assistance is insufficient for residents in her situation. She urged Council to consider expanding support for elderly and disabled homeowners to help them remain in their homes and continue

living in Hopewell. Ms. Shaffer also voiced concern about the City's future, stating that she worries rising costs and financial pressures may discourage younger generations from remaining in or moving to Hopewell. She concluded by asking Council to give greater consideration to the needs of senior citizens and residents with disabilities when making future policy decisions, expressing her hope that longtime residents like herself can continue to call Hopewell home.

REGULAR BUSINESS

R-1 (Public Hearing) Ordinance repealing and reenacting Hopewell City Code Chapter 9 (Barbershops, Beauty Parlors, and Tattoo Parlors) sections 9-41 through 9-61– Anthony Bessette, City Attorney

Anthony Bessette presented a proposed ordinance to modernize the City's regulations governing tattoo parlors and body piercing establishments. He explained that the proposed revisions originated from an inquiry by an individual interested in opening such a business in Hopewell, prompting a review of the existing ordinance. Bessette advised Council that the current ordinance was outdated, contained limited provisions addressing modern health and safety standards, and included obsolete restrictions, such as a prohibition on tattooing religious symbols. He stated that the ordinance no longer reflected current industry practices or regulatory expectations. To develop the proposed revisions, Mr. Bessette reviewed comparable ordinances from several Virginia localities and drafted an updated ordinance tailored to Hopewell's needs. He also consulted with the Virginia Department of Health, incorporated the agency's recommendations, and reported that the draft before Council was jointly recommended by the City Attorney's Office and the Virginia Department of Health. He concluded by offering to answer any questions from Council regarding the proposed ordinance.

Councilor Daye makes a motion to approve the Ordinance repealing and reenacting Hopewell City Code Chapter 9 (Barbershops, Beauty Parlors, and Tattoo Parlors) sections 9-41 through 9-61. Mayor Partin seconds the motion.

ROLL CALL

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

Motion Passes 6-0

R-2 (Public Hearing) Ordinance amending Hopewell City Code Chapter 33 (Streets and Sidewalks) sections 33-60 through 33-62 – Anthony Bessette, City Attorney

Anthony Bessette presented a housekeeping amendment to the City Code concerning the inspection of work performed within public rights-of-way. He explained that the existing ordinance assigns the authority and responsibility for inspecting roadway excavations and utility work to the Director of Development. However, in practice, those duties are performed by the

Deputy Director of Public Works for Stormwater and Engineering, who is the appropriate official to oversee such inspections. The proposed amendment would formally transfer the inspection authority and related responsibilities to that position, aligning the ordinance with current operational practices. Following the presentation, Mayor John Partin opened the required public hearing. With no speakers registered to comment, the public hearing was closed. Council briefly discussed whether to place the ordinance on a future consent agenda or take action immediately and expressed its preference to proceed with approval at that meeting.

Vice Mayor Joyner make a motion to approve the Ordinance amending Hopewell City Code Chapter 33 (Streets and Sidewalks) sections 33-60 through 33-62. Councilor Rapole seconds the motion.

ROLL CALL

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

Motion Passes 6-0

R-3 (Public Hearing) Modification of Development Standards request from the Well of Hope Church of the Nazarene to install a second freestanding sign on Parcel #089-1462, also identified as 3308 Oaklawn Blvd., in the B-4 Corridor Development District – Chris Ward, Director of Planning and Development

Chris Ward presented the first reading and public hearing for a Modification to Development Standards request concerning 3302/3308 Oaklawn Boulevard (Parcel 0891462) in Ward 7, zoned B-4 Corridor Development. The applicant, Well of Hope Church of the Nazarene, requested approval to install a second freestanding sign on the property, which is owned by Riley Ingram. Mr. Ward explained that the City's development standards currently permit only one freestanding sign per parcel. The property is occupied by two tenants Ingram and Associates Real Estate on the east side of the building and Well of Hope Church of the Nazarene on the west side. He stated that the church had installed a post-and-panel sign without first obtaining the required permit, resulting in the need for Council to consider a modification to the development standards. Mr. Ward reviewed the applicable provisions of the City's sign ordinance, noting that all freestanding signs require permits and that only one freestanding sign is generally permitted per parcel. He also outlined the criteria Council must consider when evaluating requests for modifications to development standards. Staff determined that the request did not constitute a variance, special exception, conditional use, or rezoning; was not based primarily on financial considerations; did not alter a previously imposed property-specific condition; and met the applicable review standards. Mr. Ward explained that staff had evaluated alternative options, including adding the church's name to the existing freestanding sign or installing a building-mounted sign. However, he noted that the existing sign is located beyond the property's entrance on Oaklawn Boulevard, meaning motorists traveling on the one-way roadway would pass the church entrance before seeing the sign. He also advised that the property owner does not permit

building-mounted signs on the structure. Based on these circumstances, staff recommended approval of the modification, subject to the conditions that the new freestanding sign comply with all applicable sign standards in the City's development regulations and be located so that it does not obstruct visibility for vehicular traffic. Mr. Ward also reported that the Planning Commission unanimously recommended approval of the request at its public hearing held the previous month. Following the presentation, Mayor John Partin opened the required public hearing. With no citizens signed up to speak, the public hearing was closed, and Council proceeded with consideration of the request.

Councilor Rapole makes a motion to approve the modification of development standards request from the Well of Hope Church of the Nazarene to install a second freestanding sign on Parcel #089-1462, also identified as 3308 Oaklawn Blvd., in the B-4 Corridor. Vice Mayor Joyner seconds the motion.

ROLL CALL

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

Motion Passes 6-0

R-4 Legacy Swim Club 2026–2027 MOA (formerly known as NOVA South) – Tabitha Martinez, Director of Recreation and Parks

Tabitha Martinez provided City Council with an update regarding the Memorandum of Agreement (MOA) for the organization formerly known as Nova South. She explained that the only change to the agreement was the organization's legal name change to Legacy Swim Club. Ms. Martinez stated that no substantive provisions of the agreement had been modified and that the update was administrative in nature. In accordance with the terms of the MOA, the City Manager is authorized to execute the revised agreement. She presented the update to ensure Council remained informed, consistent with previous presentations concerning the agreement.

R-5 Resolution amending the fiscal year 2027 budget to fund an operational audit for Hopewell Public Schools – Stacey Jordan, Deputy City Manager

Stacey Jordan presented a resolution authorizing Hopewell Public Schools to utilize its surplus funds to pay for an operational efficiency assessment of the school system. She explained that the resolution would permit the School Division to use its available surplus to fund the assessment, which is intended to evaluate operational efficiencies and identify opportunities for improved effectiveness within the school system.

Councilor Daye makes a motion to approve the resolution amending the fiscal year 2027 budget to fund an operational audit for Hopewell Public Schools. Vice Mayor Joyner seconds the motion.

ROLL CALL

Vice Mayor Joyner -	Yes
Councilor Harris -	Yes
Mayor Partin -	Yes
Councilor Daye -	Yes
Councilor Wheat -	Abstain
Councilor Rapole -	Yes

Motion Passes 5-0**R-6 Proclamation Honoring Col. Richard Bendeleswki upon his retirement from the United States Army – Mayor Johnny Partin Jr.**

Councilor Wheat makes a motion for Proclamation Honoring Col. Richard Bendeleswki upon his retirement from the United States Army. Vice Mayor Joyner seconds this motion.

ROLL CALL

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

Motion Passes 6-0**ADJOURNMENT**

Respectfully Submitted,

Johnny Partin, Mayor

Sade' Allen, City Clerk

C-2

DATE: August 04, 2026
TO: The Honorable City Council
FROM: Yaosca Smith, Director of Human Resources
SUBJECT: Personnel Change Report – July 2026

APPOINTMENTS:

NAME	DEPARTMENT	POSITION	DATE
SIMPSON, TYLER	PUBLIC WORKS	PW MAINT SPEC	07/08/2026
MILLER, JOHN	HOPEWELL WATER RENEWAL	WWT OPER TRAINEE	07/08/2026
VICK, JAMES	HOPEWELL WATER RENEWAL	WWT OPER TRAINEE	07/08/2026
MANGALSINGH, SAVITA	FINANCE	REAL ESTATE TRANSFER CLERK	07/08/2026
LAXTON, CONOR	FIRE	FIREFIGHTER II/EMT	07/22/2026
CAMACHO, SHAJARA	HEALTHY FAMILIES	ADMIN SER MGR	07/29/2026

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

REMOVALS:

NAME	DEPARTMENT	POSITION	DATE
FOOTE, OLIVER	PWS GARAGE	FLEET MECHANIC	07/01/2026
PERSHING, DEBRA	HEALTHY FAMILIES	ADMIN SER MGR	07/01/2026
JONES, CAMILLE	SOCIAL SERVICES	FAMSERVSPEC II	07/03/2026
PAULEY, MARSHALL	HOPEWELL WATER RENEWAL	WWT OPERATOR I	07/04/2026
WILKINS, MALIK	HOPEWELL WATER RENEWAL	WWT OPER TRAINEE	07/05/2026
WOODS, CARLI	SOCIAL SERVICES	OFFICE ASSOCIATE III	07/06/2026
HOLLOWAY, CLINT	HOPEWELL WATER RENEWAL	WWT OPER TRAINEE	07/06/2026
CHARITY, SHANECE	SOCIAL SERVICES	HUMAN SER AST III	07/07/2026
FORD, CHRISTOPHER	HOPEWELL WATER RENEWAL	WWT OPER TRAINEE	07/08/2026
DAWKINS, MELISSA	FIRE	MEDIC/FF 1	07/25/2026
HAUSER, CARTER	PUBLIC WORKS	PW MAINT SPEC	07/28/2026
GUILLOT, ALICE	FINANCE	PAYROLL ADMINISTRATOR	07/29/2026
DILWORTH, TENEE	SOCIAL SERVICES	BEN PROG SPC I	07/30/2026

CC: Vincent Jones, City Manager
Stacey Jordan, Deputy City Manager
Information Technology
Finance Department
Human Resources
Recreation and Parks

C-3

Proclamation

City Council of Hopewell, Virginia

Recognizing "Business Name"

- Whereas* Small businesses serve as the backbone of the City of Hopewell's economy, providing essential goods and services, job creation, and contributing to the vitality and character of our economy; and
- Whereas* The success and longevity of a business over five decades is a remarkable achievement that reflects resilience, adaptability, and an enduring commitment to excellence; and
- Whereas* Businesses that have operated continuously in the City of Hopewell for 50 years or more have demonstrated unwavering dedication to serving generations of residents, fostering community relationships, and strengthening the local economy; and
- Whereas* These long-standing establishments have played a vital role in shaping the identity and history of Hopewell, often becoming trusted institutions and cornerstones within the community; and
- Whereas* The City of Hopewell recognizes the perseverance, innovation, and hard work of business owners, employees, and their families who have sustained these enterprises through changing economic conditions and evolving markets; and
- Whereas* It is fitting and proper to formally recognize and celebrate these businesses for their lasting contributions and continued investment in the City of Hopewell.

**NOW,
THEREFORE**

I, Johnny Partin, and Rita Joyner, Mayor and Vice Mayor, and all Council Members, of Hopewell, Virginia, hereby recognizes and honors those businesses that have operated continuously within the City for 50 years or more as of 2026, and extends its sincere appreciation for their enduring service, commitment, and positive impact on the community; and the City of Hopewell encourages all residents to join in celebrating and supporting these distinguished businesses that represent the strength, heritage, and spirit of our city.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Hopewell in the Commonwealth of Virginia this 26th day of May 2026.

Johnny Partin, Mayor and Ward 3 Councilor

C-4

C-5



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: Consideration of Preliminary Legislative Priorities for the 2027 General Assembly Session (For Awareness)

ISSUE: Each year in anticipation of the upcoming annual session of the Virginia General Assembly Council works with our retained lobbyist and our elected delegation to develop priorities. Council's Legislative Liaisons (Vice-Mayor Joyner, Councilor Daye) and City staff met with DBS Public Affairs Group on Monday, August 5, 2026. The purpose of the meeting was to review legislative priorities and results from the 2026 session of the General Assembly and consider topics for the upcoming 2027 session. We anticipate a discussion with our elected delegation on August 25, 2026.

RECOMMENDATION: Staff requests that Council review the preliminary 2027 legislative priorities and let us know of any feedback you may have in advance of our upcoming meeting with our local elected officials, currently scheduled for August 25, 2026.

TIMING: Council's Legislative Liaisons and City staff are planning to share the draft with our State elected delegation on August 25, 2026. We will then further refine these preliminary priorities and bring back to Council this fall a formal Legislative Agenda for your consideration and approval.

BACKGROUND: These preliminary 2027 legislative priorities are the first step in the City's development of its annual legislative priorities. The development of the full legislative priorities and agenda packet is coordinated by the City's retained lobbyists, DBS Public Affairs Group, LLC.

ENCLOSED DOCUMENTS:**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

- Preliminary Recommendations for 2027 General Assembly Funding Requests for Hopewell

STAFF: Vincent Jones, City Manager; Stacey Jordan, Deputy City Manager, Anthony Bessette, City Attorney

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



Vincent E. Jones
City Manager

vjones@hopewellva.gov
p: 804.541.2243
f: 804.415.4041

300 North Main Street
Suite 216
Hopewell, VA 23860
www.hopewellva.gov

Preliminary Recommendations for 2027 General Assembly Funding Requests for Hopewell

Overview Council's Legislative Committee and staff met to review Hopewell's unfunded 2026 requests alongside the funding priorities reflected in the Virginia General Assembly's approved 2026–2028 budget (June 29, 2026), it is recommended that Hopewell's 2027 requests be reframed to align more directly with statewide trends.

The strongest opportunities fall within four categories clearly favored by the state:

- Water/Wastewater Compliance
- School Construction & Modernization
- Public Safety & Community Violence Reduction
- Redevelopment & Economic Stabilization

Hopewell's 2026 unfunded projects including the **\$17M Oxygen Plant, \$2.3M Riverwalk, \$1.2M Incinerator Rehab, and \$500K homelessness/mental health initiative** can be strategically repositioned within these four themes to match where the General Assembly has recently shown willingness to invest.

Priority 1: Water/Wastewater Compliance & Rate Stabilization

State trend: Major statewide investments in water quality, Chesapeake Bay compliance, and distressed utility stabilization.

Recommended 2027 requests:

- Funding to construct or modernize the Oxygen Plant as a state-supported compliance project tied to DEQ and Chesapeake Bay mandates.
- Rehabilitation funds for the wastewater incinerator framed as a safety and compliance necessity to prevent future state enforcement actions.
- Support a statewide bill providing annual stabilization funding to wastewater plants to help distressed utilities keep rates affordable.
- Request inclusion of Hopewell in any statewide pilot programs for distressed utility operations or regionalization support.

Strategic message: "Hopewell's infrastructure upgrades are not discretionary they are mandated by the Commonwealth. State investment protects Virginia's environmental commitments, regional economic stability, and downstream communities."

Priority 2: School Construction & Facility Modernization

State trend: Strong bipartisan appetite for school construction funding, especially for aging facilities in fiscally distressed localities.

Recommended 2027 requests:

- Capital support for Hopewell Public Schools modernization or new facility construction.
- Funding that aligns Hopewell's needs with the Governor's and General Assembly's focus on equity, aging infrastructure, and distressed localities.

Strategic message: "Hopewell's schools represent one of Virginia's highest-need districts. State investment ensures safe, modern learning environments and fulfills VA's statewide commitment to leveling the playing field for students in distressed communities."

Priority 3: Public Safety & Community Violence Reduction

State trend: Funding for public safety to include Fire and Law Enforcement Support, violence interruption, mental health, and crisis response.

Recommended 2027 requests:

- Support for the design and rebuilding of the City's fire stations, a priority need given the significant presence of the industrial sector in the City.
- A targeted violence reduction and community safety initiative.
- Expansion of mental health and homelessness intervention resources, framed as part of the statewide public safety and behavioral health continuum.

Strategic message: "Hopewell seeks to reduce pressure on public safety agencies by expanding upstream prevention, behavioral health intervention, and collaborative community safety models mirroring successful statewide programs."

Priority 4: Redevelopment & Economic Stabilization

State trend: Continued funding for economic revitalization in distressed regions, particularly former industrial cities.

Recommended 2027 requests:

- Investment in the Riverwalk as a catalyst project for redevelopment, tourism, and economic recovery.
- Inclusion of Hopewell in any statewide redevelopment, brownfield, or distressed locality stimulus efforts.

Strategic message: “Strategic redevelopment projects such as the Riverwalk shift Hopewell from crisis management to long-term economic recovery aligning directly with statewide resiliency and regional competitiveness priorities.”

Policy Support Requests

1. Fiscal Distress Locality Exemptions Related to Collective Bargaining
Support legislation exempting fiscally distressed localities from collective bargaining requirements or supplying supplemental state funding to offset collective bargaining related personnel costs.

Rationale: Without exemptions or state support, distressed localities may face unsustainable personnel cost escalation that undermines financial recovery.

2. Annual State Funding for Wastewater Plants
Support a bill establishing recurring state appropriations to wastewater plants prioritizing distressed utilities to stabilize rates and maintain compliance.

Rationale: This matches current state environmental and affordability priorities and ensures Hopewell can meet its EPA/DEQ obligations without severe rate increases for residents.

Our Recommended 2027 State Funding Requests for Hopewell

Priority	2027 Request	Amount	Why It Fits 2026 Budget Pattern
1	James River Water Quality and Wastewater Environmental Compliance Package: Incinerator	\$6M–\$8M	Stronger as a bundled DEQ clean-water request tied to James River water quality, air

Priority	2027 Request	Amount	Why It Fits 2026 Budget Pattern
	Rehab, bar screens, gravity thickener, SCADA, phosphorus monitoring		emissions, VPDES compliance, and ratepayer relief.
2	City of Hopewell Fire Station Rebuild	\$24M	Design and rebuilding of City of Hopewell Fire Stations to include a 100-year-old facility still in operation.
3	Hopewell School Modernization	\$9M	The budget created major school construction opportunities, including competitive school construction grants which would support modernization of Hopewell Public Schools facilities.
4	Community Violence Reduction & Youth Intervention Initiative	\$500K–\$1M annually	The 2026 budget specifically includes Hopewell among cities eligible for Safer Communities funding, with a minimum \$500K per year for Hopewell, Danville, and Petersburg.
5	Public Safety Equipment & Firefighter Health Initiative	\$500K–\$1M	Including the City of Hopewell in funding of \$2M per year for firefighter cancer screening grants to localities. Additionally, the City needs updated fire vehicles and equipment.
6	Year-Round Homelessness, Mental Health & Wraparound Services Center	\$500K annually	Aligns with budget priorities around community-based services, mental health, public safety, and housing stability.
7	Downtown / Industrial Redevelopment & Blight Removal Fund for Hopewell	\$3M–\$5M	The 2026 budget included \$5M per year for the Virginia Removal or Rehabilitation of Derelict Structures Fund and direct redevelopment funding for

Priority	2027 Request	Amount	Why It Fits 2026 Budget Pattern
			Petersburg, Portsmouth, Dumfries, and Richmond.
8	Heretick Avenue Drainage Project – Phase II Storm Sewer Rehabilitation (CIPP Lining)	\$787K	This phase follows a previously secured federal earmark that will fund construction of drainage improvements along the Heretick Avenue corridor and represents the next step in a coordinated, multi-phase stormwater infrastructure investment.
9	Hank's Pond Flood Mitigation and Stormwater Infrastructure Improvements	\$173K	Hank's Pond has a documented history of overtopping during moderate to heavy rainfall events, resulting in repeated localized flooding and continued deterioration of adjacent roadways.

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 Right-of-Way Vacation request from Edward Cotman for the City to vacate public right-of-way adjoining Parcel #014-1590, also identified as 2700 Suffolk St., in the R-2 Residential Medium Density District.

ISSUE: The City's Right-of-Way Vacation policy allows for property owners to petition the City Council for the vacation of adjoining public right-of-way.

RECOMMENDATION: Staff recommends a modified approval of the ROWV request.

TIMING: The public hearing is the 1st reading. If approved, the final plat will be presented to City Council within 90 days from the approval date.

BACKGROUND: None

ENCLOSED DOCUMENTS: ROWV application, supporting documents, staff report

STAFF: Christopher Ward, Director of Development

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



RIGHT-OF-WAY VACATION APPLICATION

City of Hopewell

Department of Planning & Development

300 N Main St., Hopewell, VA 23860

(804) 541-2220 Fax (804) 541-2318

Application #: 20260133

Permit #: _____

Petitioner Information (Attach Separately for Multiple Applicants):

Name: Edward Cotman Mailing Address: 2700 Suffolk Street Hopewell

REDACTED

REDACTED

Proposed Vacation or Abandonment:

1. Location: ROW WEST OF 2700 SUFFOLK AVE 0141590 ^{1#}
2. Parcels to benefit from the proposed vacation: 0141590
3. Number of properties adjoining the right-of-way: 2
4. Has a petition to vacate this right-of-way previously been considered? ☐ Yes ☒ No

Required attachments:

- ☒ Drawing of the right-of-way to be vacated.
- ☒ \$100 non-refundable application fee per adjoining property/applicant.
- ☒ Title search or opinion from an attorney or title examiner determining ownership of the right-of-way.

Disclosures:

- ☒ 1 (We) have received Council's Policy concerning right-of-way vacations.
- ☒ 1 (We) agree to pay for public notice advertisements as well as all other costs incurred by me/us associated with this application, regardless of Council's final decision regarding the petition.
- ☒ 1 (We) understand that, if approved, I (We) will be responsible for submitting a deed of vacation and administrative subdivision application that complies with all City requirements and conditions and recording said documents with the Hopewell Circuit Court Clerk's Office.

Petition Signature (Attach Separately for Multiple Applicants):

I (We) hereby petition the City of Hopewell to vacate the undeveloped right-of-way referenced in this application.

<u>Edward Cotman</u>		<u>2/25/2026</u>
Signature	Name (Printed)	Date
<u>Edward Cotman</u>		
Signature	Name (Printed)	Date

REQUEST FOR VACATION OF UNIMPROVED RIGHT-OF-WAY ADJOINING PARCEL #014-1590, ALSO IDENTIFIED AS 2700 SUFFOLK AVE.

CITY COUNCIL PUBLIC HEARING
AUGUST 11, 2026



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 owner/applicant, Edward Cotman, has submitted a request for the City to vacate the unimproved right-of-way adjoining to Parcel #014-1590. Staff recommends approval.

II. TENTATIVE SCHEDULE OF MEETINGS

BODY	DATE	TYPE	RESULT
City Council	August 11, 2026	Public Hearing	Pending
City Council	Within 90 days	Acceptance of plat	Pending

III. IDENTIFICATION AND LOCATIONAL INFORMATION

Applicant	Edward Cotman
Existing Zoning	R-2 Residential Medium Density
Requested Zoning	N/A
Acreage (of eligible ROW)	~0.019 acres / ~825sf
Legal Description	LOT 1 & PT OF 2 BLK 95 & PT OF VAC WAGNER ST
Election Ward	5
Future Land Use	Urban Residential
Strategic Plan Goal	n/a
Approval Method	Ordinance
Can Conditions be Set?	Yes
Map Location	Parcel #014-1590

IV. PUBLIC NOTIFICATION

PUBLIC HEARING	NOTIFICATION TYPE	PUB. DATE	PUB. DATE
City Council	Progress-Index	7/28/2026	8/4/2026
	Adjacent Prop Owner letter	7/28/2026	

V. ROLE OF CITY COUNCIL

Excerpted and paraphrased from *City of Hopewell Right-of-Way Vacation Policy (October 2023)*

The City's Right-of-Way Vacation Policy (effective May 28, 2026) sets forth the following procedure:

1. Applicant files a petition for vacation of city-owned right-of-way.
2. Staff from several departments review the petition for impacts on utilities, refuse collection, emergency service, easements, and potential for pedestrian and vehicular use.
3. Public hearing notice is published in the Progress-Index and adjacent property owners are notified via USPS.
4. The City Council receives public comment and decides whether to approve the vacation request.
5. If approved, applicant must submit a new plat showing the incorporation of vacated right-of-way into adjacent parcel(s). City Council reviews the final plat and votes to approve or deny.

VI. CITY RIGHT-OF-WAY VACATION POLICY AND APPLICABLE STATE CODE

1. [City Right-of-Way Vacation Policy](#)
2. [Code of Virginia §15.2-2006 – Alteration and Vacation of public rights-of-way](#)

VII. SUBJECT PROPERTY

The subject land is a portion of an unimproved alley. The right-of-way adjoining the applicant's property is approximately 15 feet wide by 55 feet long (~825sf). It also adjoins Parcel #085-0040 (515 Sherman Ave.). A portion of the unimproved Wagner St. has already been vacated and joined to the east side of the applicant property, as indicated on the property survey.

Modification to the Request:

The applicant property adjoins the subject right-of-way for approximately 55 linear feet. At that point, a separately owned parcel adjoins the right-of-way to the rear of the property. Per the vacation policy and to minimize oddly shaped parcels, Staff recommends considering the right-of-way that directly adjoins the applicant property.

VIII. APPLICANT POSITION

If the vacation is approved, the applicant's parcel and the vacated portion of the unimproved right-of-way will be administratively resubdivided into one parcel. The applicant requests the right-of-way so that he can install a driveway. The presence of underground utilities on the east side of the house prevents the applicant from installing a driveway on that side.

IX. COMPLIANCE WITH ROW VACATION POLICY

Vacations of right-of-way are not recommended by staff for approval if one or more of the following would be created as a result of the vacation unless unusual circumstances exist.

1. A dead end that lacks sufficient room for a vehicle turn around. **A dead end without sufficient room for a vehicle turnaround would occur.**
2. Public or private property would thereby become "landlocked" and no longer connected to a public right-of-way. **All adjoining property will retain a connection to public right-of-way.**
3. A break or disconnect in the entire or full-length stretch of right-of-way that creates a scenario where a possible future use of the remaining right-of-way is made impossible. **A break in the undeveloped right-of-way would occur.**

The requested right-of-way is less than 20 feet wide and, in accordance, with the policy, does not require the applicant to pay for the vacated land.

The owner of the adjoining property eligible for 50% of the vacated right-of-way (515 Sherman Ave.; Parcel 085-0040) has been non-responsive to repeated attempts by the applicant to participate.

Per the policy, staff has also considered the following:

- The likelihood of this right-of-way ever being developed is very low. The requested right-of-way is too narrow for road construction and the right-of-way at the rear of the property could be developed for alley access.
- There are no utilities present in the requested right-of-way.
- Emergency services have no use of the right-of-way because it is unimproved.
- Refuse collection occurs from Suffolk St.
- Vacation of the requested right-of-way will have no impact on pedestrian or vehicular traffic because it is unimproved.

X. STAFF REVIEW & RECOMMENDATION

The following comments are offered by City Staff:

AGENCY/DEPARTMENT	COMMENT
Virginia American Water	No Issue
Hopewell Water Renewal	No issue
Public Works	No issue
Fire Marshall	No comment
Planning	See below

The creation of a dead end and a break in the continuity of the subject right-of-way are mitigated in several ways:

Creation of a dead end: existing right-of-way extending behind 2700 Suffolk St. and perpendicular to the subject right-of-way minimizes the issue of future alley service.

A break in the right-of-way: the likelihood of the right-of-way being developed in the future is very low. The subject right-of-way is not wide enough for road construction and alley service can be provided at the rear of 2700 Suffolk St.

Non-responsiveness of adjoining property owner: the applicant has documented his attempts to contact the adjoining property owner by mail and in person. The adjoining property owner remains non-responsive. For this reason, City Council reserves the right to vacate the full width of the right-of-way (instead of 50%) and dedicate to the applicant.

For these reasons, staff believes these facts constitute an unusual circumstance and recommends approval of a modified vacation request to include 100% of the right-of-way adjoining the applicant property. Please see Appendix B for an image of the right-of-way that staff recommends considering.

XI. OPTIONS FOR CITY COUNCIL

In accordance with the City's Right-of-Way Vacation Policy, the City recommends ***approval/denial*** of the request submitted by Edward Cotman to vacate the full width of the unimproved right-of-way adjacent to Parcel #014-1590 and provide the land to the applicant.

APPENDIX A - MAPS

CITY LOCATIONAL MAP – Yellow Circle indicates general area

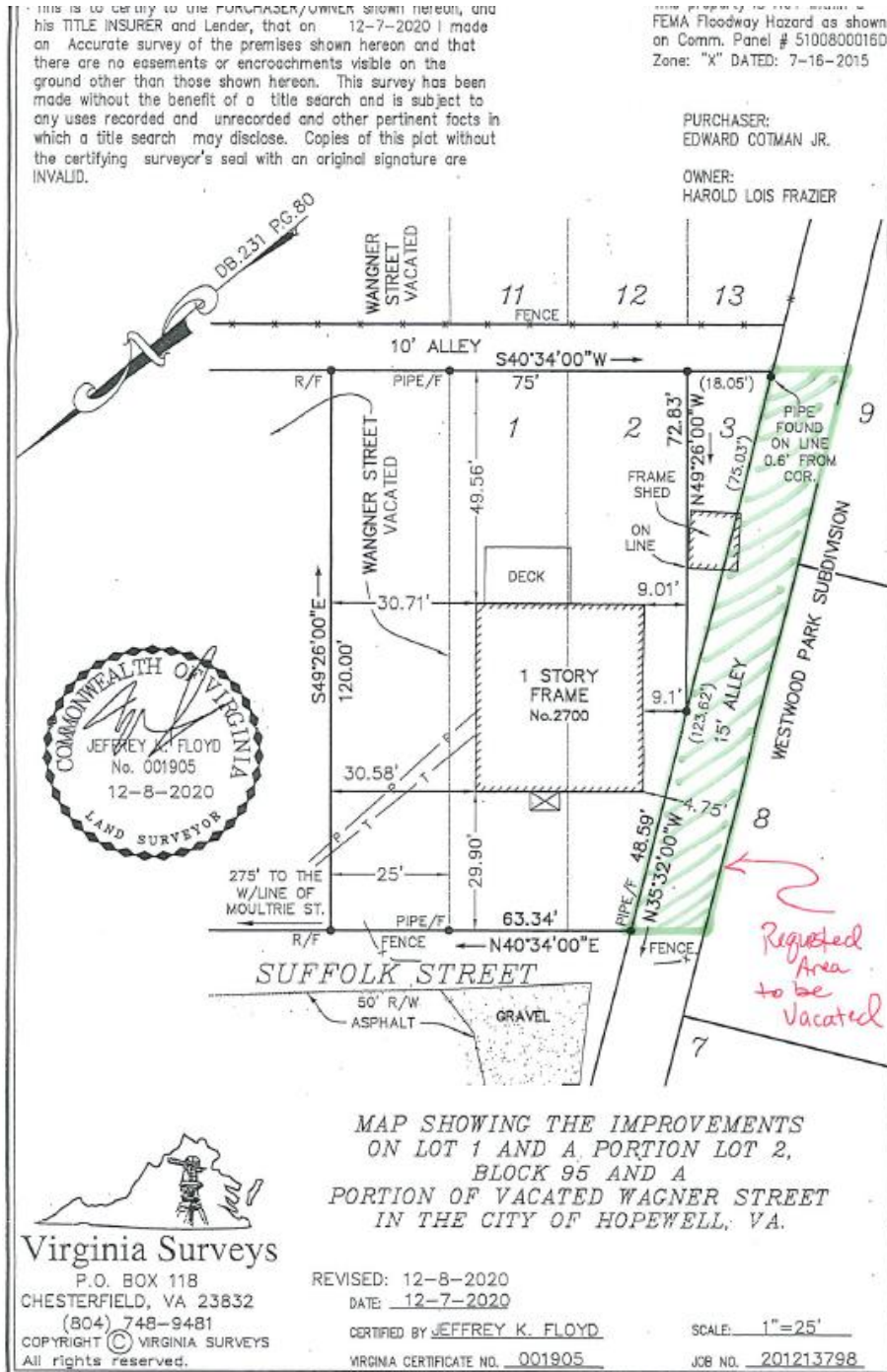


PROPERTY LOCATION – YELLOW indicates applicant's parcel



APPENDIX B – REQUESTED ROW VACATION

GREEN = Requested ROW

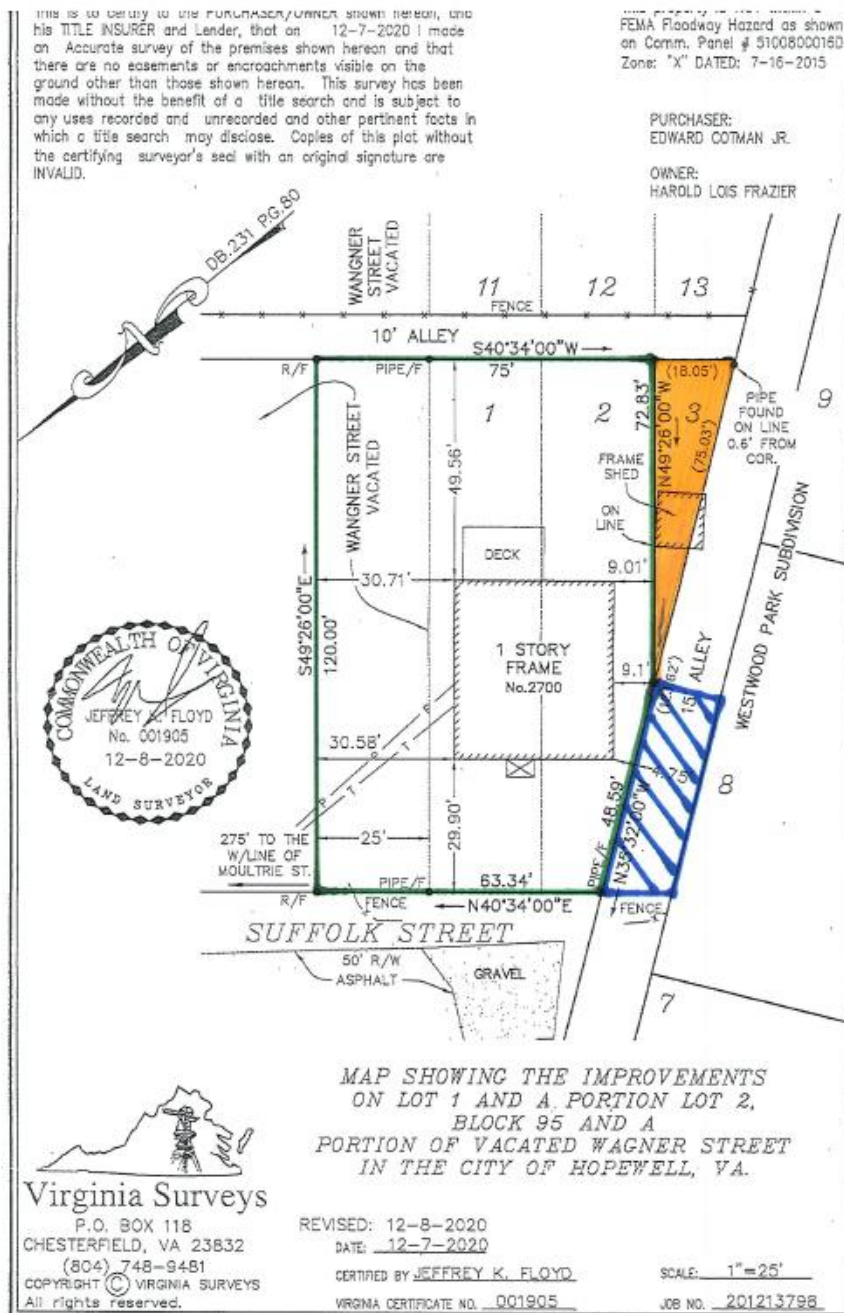


APPENDIX C – STAFF RECOMMENDED ROW VACATION

Separately Owned Property = ORANGE

Applicant Property = GREEN

Modified ROW Vacation = BLUE

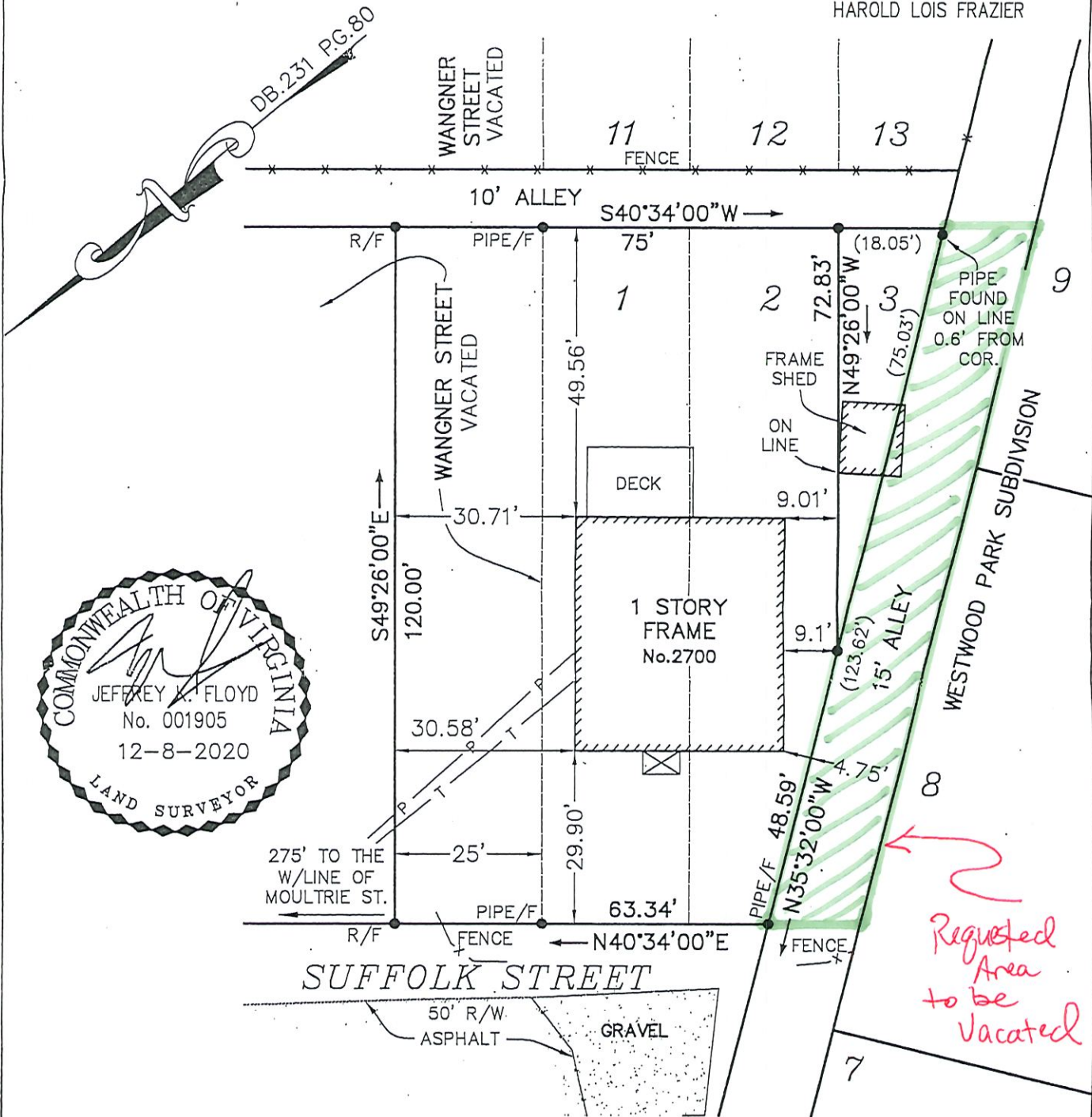


This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 12-7-2020 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

FEMA Floodway Hazard as shown on Comm. Panel # 5100800016D
Zone: "X" DATED: 7-16-2015

PURCHASER:
EDWARD COTMAN JR.

OWNER:
HAROLD LOIS FRAZIER



MAP SHOWING THE IMPROVEMENTS
ON LOT 1 AND A PORTION LOT 2,
BLOCK 95 AND A
PORTION OF VACATED WAGNER STREET
IN THE CITY OF HOPEWELL, VA.


Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 12-8-2020
DATE: 12-7-2020
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=25'
JOB NO. 201213798

INSTRUMENT 200002902
RECORDED IN THE CLERK'S OFFICE OF
HOPEWELL CIRCUIT COURT ON
DECEMBER 28, 2020 AT 01:49 PM
\$149.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$74.75 LOCAL: \$74.75
TAMARA J. WARD, CLERK
RECORDED BY: KXP
SPURTS, DC

**ORDINANCE VACATING A PORTION OF UNIMPROVED RIGHT-OF-WAY
ADJACENT TO 2700 SUFFOLK ST. (PARCEL 014-1590)
IN HOPEWELL, VIRGINIA**

WHEREAS, the City of Hopewell (“City”) is the owner of an unimproved alley approximately 15 feet wide by 55 ft long, located between parcels 014-1590 and 085-0040, as shown on the plat attached hereto and incorporated herein by reference, dated December 8, 2020, as Lot 1 and a portion of Lot 2, Block 95 and a portion of Wagner Street, Hopewell, VA and prepared by Virginia Surveys; and

WHEREAS, Edward Cotman, is property owner of parcel 014-1590, which abuts the unimproved right-of-way; and

WHEREAS, under Chapter IV, § 2 of the Hopewell City Charter, and Va. Code §§ 15.2-2008, -2271, -2272 and -2274, the City Council of Hopewell, Virginia, is authorized to vacate or sell any city-owned property. NOW, THEREFORE,

BE IT ORDAINED by the City Council of Hopewell, Virginia, following a public hearing, that:

1. The foregoing recitals are hereby incorporated into this Ordinance as if set forth herein in their entirety.
2. The City of Hopewell hereby vacates its interest in the unimproved right-of-way described above.
3. The City Manager is authorized to sign and deliver any ancillary legal instrument necessary to evidence or carry out the vacation of unimproved right-of-way evidenced by this ordinance.
4. This Ordinance is effective on and after the date of adoption.
5. This Ordinance will be recorded among the land records of the Circuit Court at the cost of the property owners on whose application for vacation was granted (“property owners”).
6. The property owner shall be responsible for the preparation and costs of all documents to effect this vacation, including the appropriate deeds, and submit all such to the City Attorney for review and approval prior to execution or recordation, as such may be required by the City or law.
7. The vacated right-of-way shall be conveyed in its entirety to Parcel 014-1590 and shall not be divided between the adjoining property owners.
8. Parcel 014-1590 will be a part of or merged with the unimproved right-of-way and administratively resubdivided in accord with the application and plat.

Adopted by the City Council of Hopewell, Virginia on August 11, 2026

Witness this signature and seal

Mayor Johnny Partin, Ward 3

ORDINANCE NO. _____

VOTING AYE:

VOTING NAY:

ABSENT:

ABSTAINING:

ATTEST: _____
Sade' Allen, City Clerk

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 on a request to rezone Parcel #037-0003, also identified as 212 Rev. C.W. Harris St., consisting of 37-1/2' of Lot 3 & 25' Strip, Block 1, East Davisville Subdivision from R-4 Residential Apartment District/M-1 Limited Industrial District to R-4 Residential Apartment District/Individually Protected Landmark

ISSUE: The Union Baptist Church Trustees desire protection of the historic church.

RECOMMENDATION: Staff and Planning Commission recommend approval of the rezoning request.

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

BACKGROUND: This rezoning application was presented at a Planning Commission public hearing held on July 2, 2026. Planning Commission recommends approval (3-0).

ENCLOSED DOCUMENTS: Rezoning application and supporting documents, staff report

STAFF: Christopher Ward, Director of Development

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



REZONING APPLICATION

City of Hopewell

Department of Planning & Development

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

APPLICATION FEE: \$1,500 NON-REFUNDABLE

APPLICANT FILL IN ALL BLANKS		
REQUEST	SITE ADDRESS: 212 Rev CW Harris St	
	PARCEL #(s): <u>(R4) 0370003</u>	SITE ACREAGE: <u>1.11 acre (2.03)</u>
	CURRENT ZONING DISTRICT: M1 / R4	PROPOSED ZONING DISTRICT: <u>M1 / R4 / Individually</u> - Protected Landmark
	EXISTING USE: Church	PROPOSED USE: Church
LEGAL OWNER	NAME(S): <u>Stephanie B. Greene</u> Union Baptist Church Trustees	
	MAILING ADDRESS: 212 Rev. C.W Harris Street, Hopewell, VA 23860	
APPLICANT (if different than owner)	NAME(S): <u>Stephanie Greene</u>	
	MAILING ADDRESS:	
	EMAIL:	PHONE:
ATTACHMENTS	See Submittal 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.	
	Required	May Be Required
	☒ Boundary Survey & Description ☒ Concept Plan ☐ Architectural Details (photos) ☐ Project Narrative (letter) ☐ Rezoning Submittal Checklist	☐ Community Meeting Plan ☒ Fiscal Impact Analysis ☒ Schedule/Phasing Plan ☒ Traffic Impact Analysis ☒ Off-site Improvement Analysis
Other		
☒ Proffer Statement ☐ Other (List): 		

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.

Stephanie B. Greene
 APPLICANT SIGNATURE

May 17, 2026
 DATE

REZONING SUBMITTAL CHECKLIST

The following checklist outlines submittal requirements for Rezoning applications. Mark each section below as confirmation that each item is completed as required.

Applicant			Required Activities and Documents
Yes	No	N/A	
Pre-application Meeting			
☒	☐	☐	1. Pre-application Meeting with Staff. Meeting Date: <u>3/26/26 / 5/28/2026</u>
Application (PDF format and TWO printed copies)			
☐	☐	☐	2. Complete application
☐	☐	☐	3. Owner affidavit (<i>Power of Attorney if applicant is not the property owner</i>)
Fees & Taxes			
☐	☐	☐	4. Application fee paid
☐	☐	☐	5. Taxes and fees current
Boundary Survey & Description			
☐	☐	☒	1. Boundary survey showing the following:
☐	☐	☒	a. Vicinity map at a scale of not less than one (1) inch = 2000'.
☐	☐	☒	b. Scale and north arrow
☐	☐	☒	c. Boundary survey by licensed surveyor including area of the tract related to true meridian or United States Geological Survey grid north.
☐	☐	☒	d. Attorney's certificate showing the owner or owners of the subject property, marketable title to the subject property in such owner or owners, names the source of applicant's title or interest in the subject property, and the place of record of the latest instrument in the chain of title for each parcel constituting the tract.
☐	☐	☒	e. Bearings and distances for all property lines and existing zoning district lines.
☐	☐	☒	f. Total area of the tract.
☐	☐	☒	g. Abutting street names, width and route numbers.
☐	☐	☒	h. Owners, zoning districts and uses of each adjoining tract
☐	☐	☒	i. Topographic map with minimum contour intervals and scale acceptable to the administrator.
☐	☐	☒	j. Existing and proposed zoning district division lines.
☐	☐	☒	2. Written boundary description, if proposed zoning district boundaries do not follow the existing property boundaries.
Concept Plan (PDF format and printed copies)			
☐	☐	☒	1. Title, scale, and north arrow
☐	☐	☒	2. Area of proposed zoning changes by district in square feet or acres
☐	☐	☒	3. Location and functional relationship between all proposed land uses
☐	☐	☒	4. Location and arrangement of all proposed land uses, including:
☐	☐	☒	a. Height and number of floors of all buildings (other than one family and two family dwellings) both above and below finished grade;
☐	☐	☒	b. Building setbacks from the development boundaries and adjacent streets, roads, alleys and ways (Note: PUD developments may deviate from underlying zoning setbacks when shown on the concept plan)
☐	☐	☒	c. Proposed traffic circulation pattern (include the location and width of all streets, driveways, and identification of proposed bike lanes and paths)
☐	☐	☒	d. Walkways and entrances to parking areas (include all proposed sidewalks, trails, and pedestrian pathways, including connections to off-site trails and sidewalks for pedestrian connectivity)
☐	☐	☒	e. Off street parking and loading areas (include number and location of spaces, space

REZONING SUBMITTAL CHECKLIST

Applicant			Required Activities and Documents
Yes	No	N/A	
			dimensions, and location and number of bike storage spaces)
☐	☐	☒	f. Proposed open space areas, including all common open space, dedicated open space, and developed recreational open space (with tabulations)
☐	☐	☒	g. The approximate location of existing and proposed utility systems of sanitary sewer, storm sewer, water, electrical, telephone and gas lines.
☐	☐	☒	h. Landscaping (include identification of tree preservation areas and tabulations for tree canopy, parking lot landscaping, and buffers)
☐	☐	☒	i. Location and details for site improvements (e.g., screening, fencing, signs, trash enclosures, exterior lighting, and outdoor storage areas)
☐	☐	☒	5. A plan or statement detailing the improved developed recreational open space, and all covenants, restrictions and conditions pertaining to the use, maintenance and operation of common spaces and the percentage of the tract to be used as open space
☐	☐	☒	6. Tabulation of the anticipated residential density and the total number of dwelling units, the percentage of the tract which is to be occupied by structures, and the total floor area (commercial) of all commercial uses.
☐	☐	☒	7. Tabulation of vehicular trip counts
Architectural Details			
☒	☐	☐	1. Exterior elevations – Four-sided (front, sides, rear) building renderings, full color, and fully dimensioned drawn to scale <i>(photos of building)</i>
☐	☐	☒	2. Renderings of proposed structures, lighting fixtures, signs, and landscaping.
☐	☐	☐	3. Details on exterior materials, finishes, and colors
☐	☐	☒	4. Proposed screening for mechanical and electrical equipment
☐	☐	☒	5. Design guidelines establishing the physical, functional, and architectural integration of project components
Project Narrative			
☐	☐	☒	1. A description of the proposed use, including scope, scale, and maximum number of dwelling units proposed.
☒	☐	☐	2. A statement establishing the need and justification for the change in zoning classification of the property.
☐	☐	☒	3. A statement on how the project complies with the Comprehensive Plan.
☐	☐	☒	4. A statement of any special amenities that are proposed within the development.
☐	☐	☒	5. An analysis of potential impacts to adjacent and surrounding properties and how impacts, if any, will be mitigated so as not to adversely affect the health, safety, or welfare of persons residing or working in the vicinity. (Consider: vehicular access plans, proposed screening and buffering, and any additional setbacks for the periphery of the development.)
☐	☐	☒	6. An assessment of anticipated effects of the proposed change on public services and facilities and how those impacts, if any, will be mitigated.
☐	☐	☒	7. An analysis of impacts on significant ecological, scenic or historic importance and how those impacts, if any, will be mitigated.
☐	☐	☒	8. A statement of any new anticipated off-site improvements that will serve the development, such as roads, water and sewer, and drainage facilities, and a statement of how, when, where, and by whom those improvements will be made.
☐	☐	☒	9. If proffers are voluntarily proposed, a detailed explanation of the impact the proffer is intended to mitigate.

REZONING SUBMITTAL CHECKLIST – OPTIONAL CONSIDERATIONS

Applicant			Optional considerations to improve the quality of the application and show consistency with the Comprehensive Plan and Zoning Ordinance Standards
Yes	No	N/A	
Architectural Quality & Design			
☐	☐	☒	1. Gross floor area and height are compatible with adjacent and nearby structures
☐	☐	☒	2. Architectural styles consistent with the area's existing or desired character
☐	☐	☒	3. Materials enhance durability and aesthetic appeal; consider features like brick or stone and upgraded siding material and window and door trim
☐	☐	☒	4. The building's proportions are harmonious; consider cornice lines, water tables, rooflines, eave projections, porches
☐	☐	☒	5. Windows and doors are sized and arranged to create balance and avoid flat or blank facades
☐	☐	☒	6. Facades are sufficiently varied to avoid monotony within blocks and across the development; Consider variations in materials, textures, colors, rooflines, and structural offsets
Vegetation & Green Infrastructure			
☐	☐	☒	1. Propose tree canopy in excess of minimum zoning requirement. % = _____
☐	☐	☒	2. Minimize land disturbance such that no more land is disturbed than necessary for the use
☐	☐	☒	3. Propose preservation of wetlands, floodplains, stream buffers, and slopes
☐	☐	☒	4. Include native vegetation and plantings that support bee pollination
☐	☐	☒	5. Protect, restore, and connect natural areas and enhance access to natural open space
☐	☐	☒	6. Propose sustainable stormwater drainage, such as pervious pavers, rainwater harvesting, or passive rainwater management (rain garden; dry pond, bioswale)
☐	☐	☒	7. Incorporate stormwater best management practices and low impact development
☐	☐	☒	8. Incorporate turf and landscape management protocols that reduce requirements for chemical treatment and associated pollutant runoff
Mobility			
☐	☐	☒	1. Incorporate Complete Streets principles for any proposed streets
☐	☐	☒	2. Incorporate sidewalks along property lines adjacent to roadways
☐	☐	☒	3. Provide internal pedestrian connections within project
☐	☐	☒	4. Incorporate bicycle facilities (e.g., bike racks, bike storage facilities, showers)
☐	☐	☒	5. Include pedestrian amenities such as trees, shade, benches, garbage and recycling cans.
☐	☐	☒	6. Include preferred parking for carpools and/or green vehicles (e.g., hybrid, electric)
☐	☐	☒	7. Include public transit access (provide information on nearest bus stop)
Energy & Resilience			
☐	☐	☒	1. Propose electric vehicle (EV capable), EV ready or EV supply equipment
☐	☐	☒	2. Propose renewable energy systems (e.g., solar panels) installed on the project
☐	☐	☒	3. Provide list of any proposed green building practices and standards
Health & Welfare			
☐	☐	☒	1. Incorporate noise mitigation appropriate for the project location and/or use
☐	☐	☒	2. Incorporate open space and recreation amenities appropriate for the use
Public Safety & Crime Prevention			
☐	☐	☒	1. Provide fire lanes and access, as appropriate for the use
☐	☐	☒	2. Provide emergency operations plan, as appropriate for the use
☐	☐	☒	3. Provide comprehensive lighting system for buildings, parking lots, and landscaping areas
☐	☐	☒	4. Design building entrances to be visible from adjacent streets or neighboring buildings
☐	☐	☒	5. Install windows on all facades to provide natural site surveillance
☐	☐	☒	6. Design landscape and fencing to create defined perimeters, while not creating hiding places
☐	☐	☒	7. Provide maintenance plan for landscaping pruning and litter prevention
☐	☐	☒	8. Provide site surveillance cameras and license plate readers

REZONING SUBMITTAL CHECKLIST

Applicant			Required Activities and Documents
Yes	No	N/A	
Additional Items (Requirements to be determined at pre-application meeting)			
☒	☐	☐	10. Community meeting plan – Prior to scheduling the Planning Commission public hearing, a community meeting with the public may be required. The meeting shall be held at the subject property or in a publicly accessible location within the City. The City will provide adjacent property owner addresses, and the applicant will be responsible for mailing notifications. Tenants of residential units being displaced by the proposal should also receive notice.
☐	☐	☒	11. A sequence of the development schedule or phasing plan showing the order of construction of each principal functional element of such stages or units, the approximate completion date for each stage or unit, and a cost estimate of all improvements within each stage or unit
☐	☐	☒	12. A plan or report indicating the extent, timing and estimated cost of all offsite improvements, such as road, sewer and drainage facilities, necessary to construct the proposed development, which plan or report shall relate to the sequence of development schedule if the development is to be constructed in stages or units.
☐	☐	☒	13. A fiscal impact analysis, listing city revenue generated by the project and city expenditures resulting from the construction of the project.
☐	☐	☒	14. Trip generation report or transportation impact analysis (if required at the pre-application meeting or requested by the Department of Public Works or Planning Commission)
Proffer Documents (if voluntarily submitting proffers for the project)			
☐	☐	☒	1. Proffer statement with signatures and attached exhibits, as applicable. (See proffer guidance document for recommended formatting and disclosure statements for voluntary proffers.)



Union Baptist Church

212 Rev. C W Harris Street

Hopewell, VA 23860

(804) 458-9180

Website: ubc-hopewell.org

Email: [REDACTED]

[REDACTED] history is based on published work by Deacon Emeritus James Patterson, Sr. and Dr. Joanne Harris Lucas (daughter of Rev. Dr. C W Harris), with revisions by Kevin C. L. Jamison, Church Secretary, Union Baptist Church.

The History of Union Baptist Church

Union Baptist Church stands as one of Hopewell's most enduring pillars of faith, community, and advocacy. Since its founding, the church has served as a spiritual home for generations of families, a gathering place for fellowship, and a voice for justice and dignity within the city. It was established to meet the spiritual needs of Hopewell's growing African American community. From its earliest days, the church became more than a worship space—it was a center of connection, education, and mutual support – leading up to its place as the center for civil rights in the Hopewell and surrounding area. Through prayer, perseverance, and the dedication of its members, Union grew steadily, strengthening its presence in the city.

Union Baptist Church was founded in 1917 during the era of rapid development in the City of Hopewell, Virginia. On land owned by the Dupont Corporation, the original frame church stood at Kippax Street and Kippax Place, in an overwhelming black neighborhood, known as Georgia Hill. Georgia Hill is an established neighborhood and known for its historical significance within the local Hopewell African American community. If it were standing today, the church would occupy a port of Kippax Street across from the old city jail house. The frame building could accommodate 500 people. The featured attraction in this structure was a large seven-foot high, centrally positioned pot belly stove. The address was Union Baptist Church-Georgia Hill, R.F.D. 1 – Box 57, Hopewell, VA.

Union Baptist was one of the leading Black Baptist Churches in the City of Hopewell at that time. **Reverend J. R. Coleman** served as the first pastor of Union Baptist Church. Since his pastorate the following ministers have served as Senior Pastor steadfastly proclaimed the word of God: (2) Rev. A. J. Ryans; (3) Rev. Walter Turner; (4) Rev. Samuel Wilson, Sr.; (5) Rev. J. J. E. Horne; (6) Rev. Isaiah H. Ruffin; (7) Rev. J. H. Jones; (8) Rev. Edward E. Spratley; (9) Rev. Williams M. H. Shaw; (10) Rev. C. W. Turner; (11) Rev. Wilton Horace Cook; (12) Rev. Dr. George Washington King; (13) Rev. Dr. Curtis W. Harris; (14) Rev. Dr. Elisha G. Hall (interim); (15) Rev. Joshua N. King, Sr.; (16) Rev. Dr. Andrew White (interim); (17) Rev. Dr.

Anthony L. Nutt; (18) Rev. Dr. John E. Johnson, Jr.; and the current pastor, (19) Rev. Dr. Leroy Mashore, Jr.

Union Baptist Church has had an important role in shaping Hopewell's history, particularly in two areas: the Era of Being Seen in Hopewell and the center of local Civil Rights.

Era of Being Seen

Prior to 1932, the local newspaper offered little to no coverage of the African American community or its social life, except for reports involving police raids in Black neighborhoods. **Rev. Jacob Jesse Earl Horne**, pastor of Union Baptist Church at that time, recognized this inequity in the reporting practices of *The Hopewell News* newspaper. He formally requested that the newspaper provide fair and equal representation of the African American community. When the editor refused, Rev. Horne escalated the matter by petitioning the Hopewell City Council and organizing a peaceful protest known as a “lie-down” at the steps of City Hall.

Rev. J. J. E. Horne gathered youth from several local churches and led them in lying on the pavement in front of the Hopewell Municipal Building, blocking the entrance until their grievance was acknowledged. Only after newspapers in Petersburg and Richmond reported on the protest did *The Hopewell News* agree to allocate two columns for African American community news. The agreement came with a strict condition: Rev. J. J. E. Horne would be solely responsible for meeting publication deadlines, and if even one deadline was missed, the column would be permanently discontinued.

Rev. J. J. E. Horne accepted these terms. On **Friday, November 18, 1932**, the first article of the new column—**“Happening Among Colored People: Hopewell and Vicinity”**—was published. For the first time, African Americans in the city and surrounding county were given a public platform to share news of births, deaths, social gatherings, visiting guests, and, most notably, church activities. This achievement marked a significant milestone in community visibility, advocacy, and representation in Hopewell’s history.

Center of local Civil Rights

Reverend Dr. Curtis West Harris, a prominent local and state-level civic and Civil Rights leader and Hopewell's first African American city council member and Mayor, was the long-time pastor at Union Baptist Church, which was founded in Georgia Hill but relocated to the nearby Davisville neighborhood. He had deep roots in the African American community and played a role in the city's social development.

Deacon Curtis Harris was ordained a minister at Union Baptist Church in 1956. Rev. C. W. Harris, Sr. was elected as the senior Pastor and started his Pastorate at the church in 1961. He made two significant additions to the building: the G. W. King Memorial Fellowship Hall in 1975 and the renovation of the 1990s, including the new bell tower. The original 1917 bell from the first church building on Georgia Hill is installed in the tower. Harris would go on to be a Civil Rights activist, a City Councilor, Vice Mayor and Mayor.

Pastor Harris organized various auxiliaries and ministries (choirs and usher boards) of the church while reorganizing others. Under his leadership the membership has purchased additional land and completed several renovations of the church. There are two major accomplishments that will highlight Pastor Harris' leadership during the 46 years that he served as pastor of Union Baptist Church. One such accomplishment was the addition of a wing that housed the *G.W. King Fellowship Hall* (named for the late Pastor Dr. George W. King), pastor's study/office, five Sunday school classrooms, kitchen and furnace and utility room. The other major accomplishment was the total renovation and beautification of our sanctuary with the addition of a baptistery to include a built-in water heater (replacing the old baptistery under the rostrum) and the extension to the front of the church by moving the bell tower forward. The tower bell is originally from the 1917 church building. The mortgages for both projects paid off expeditiously. Some have called Pastor Harris a missionary; some have called him an agitator, while others have called him a special gift to the people of this community. The church also became a beacon of civil rights activism, with Pastor Harris becoming a prominent social and political figure. Pastor Curtis W. Harris can be acclaimed as a "God Sent Man", who stimulated his people to great heights through the ministry and became a civil rights icon, City Councilor, Vice Mayor and Mayor while playing an active role in the struggle for justice for all mankind.

Rev. Dr. Curtis West Harris was the last of six children born to the late Thelma and Sandy Harris on July 1, 1924 in Dendron, Virginia. He was raised in Hopewell, Virginia and educated in its public schools. After graduating from Carter G. Woodson High School, he continued his education at Virginia Union University in Richmond, Virginia and was eventually employed as a janitor at Allied Chemical in Hopewell. Other education experiences included obtaining a certificate in Clinical Training for Pastors from the Medical College of Virginia in Richmond, Virginia; studying at the Urban Training Center for Christian Missions in Chicago, Illinois; and completing various courses at Virginia State University in Petersburg, Virginia. Dr. Harris also received an Honorary Doctor of Divinity degree in 1972 and an Honorary Doctor of Law degree in 1983 from the Virginia University of Lynchburg in Lynchburg, Virginia.

Although Dr. Harris' childhood was spent in poverty, he was taught early in life, the value of sharing with the less fortunate. This sharing factor and the selflessness exemplified by his mother were pivotal to his entry into the ministry and to the role he selected to play in the protection of human rights.

Strong social, political, and religious consciousness led Dr. Harris to affiliate with and hold office in the following organizations: Hopewell Chapter of the National Association for the Advancement of Colored People (NAACP), President; Carter G. Woodson Parent-Teacher Association (PTA), President; Hopewell Ministerial Association, Secretary/President; Hopewell Improvement Association (HIA), Vice President/President; National Southern Christian Leadership Conference (SCLC), Board of Directors/Vice President; Virginia State Unit of SCLC, President; Moses Life Insurance Association, President; Shiloh Lodge #33 of Virginia Free & Accepted Masons, Inc. (Prince Hall Affiliated), Past Worshipful Master; Union Baptist Sunday School, Teacher/Superintendent; Lily of the Valley Chapter #44 (Order of Eastern Star), Past Worthy Patron; Virginia State Advisory Committee to the U.S. Commission on Civil Rights, Vice Chairman; Bethany Baptist Association and Allied Bodies, Moderator/Executive Director; Virginia State University Non-Boarding Students, Counselor; Virginia Council on Human Relations, Director; Hopewell City Council, Councilman/Vice Mayor/Mayor, and The National Movement for Civil and Human Rights, Board of Directors.

The civil rights work of Dr. Harris began as early as 1950 when he was elected president of the Hopewell chapter of the NAACP. Ten years later, he was arrested and sentenced to 60 days in jail for his role in a sit-in at a segregated drugstore in Hopewell. In 1961, he became a member of the National SCLC Board of Directors, joined forces with the late Dr. Martin Luther King, Jr. and accepted nonviolence as the most practical means to fight racial and social injustice. He was arrested 13 times for acts of civil disobedience during his civil rights career.

Dr. Harris was cited for contempt by the Boatwright Committee of the Virginia General Assembly and accompanied to his trial by Dr. King in 1962. He witnessed the "I Have a Dream" speech at the 1963 March on Washington for Freedom and Jobs, marched 50 miles from Selma to Montgomery to secure voting rights for Blacks in 1965, assisted in the coordination of the Poor People's Campaign in 1968, and beaten in Suffolk, VA during a peaceful protest in 1969. He was still battling in the war against injustice when he filed a discrimination complaint against Fort Lee, Virginia in 1996; and at the age of 83, Dr. Harris

took to the streets in demonstration against the Hopewell City Council's proposal to build an ethanol plant in 2007.

By the 1960's, Dr. Harris had also taken an interest in local politics and ran seven times, unsuccessfully, for a seat on the Hopewell City Council. Finally, in 1983, he forced the city to switch from its longstanding at-large system to a ward system and became the second African American elected to the council. He became the city's second African American vice-mayor in 1996 and was sworn in as Hopewell's first African American mayor in 1998. On March 1, 2012, after 26 years of service to the city and to his constituents in Ward 2, Dr. Harris retired from his seat on the Hopewell City Council.

Ruth Jones Harris, his loving wife of 65 years, passed away on May 22, 2011. The Harris Connection, as Dr. Harris' family fondly calls itself, includes six children---Curtis, Jr. (Fayetteville, GA), Kenneth (Hopewell, VA), Michael (Ft. Washington, MD), Joanne (Virginia Beach, VA), Karen (Fayetteville, GA), and Michelle (Waldorf, MD) as well as three daughters-in-law, one son-in-law, 23 grandchildren, 32 great grandchildren, and three great-great grandchildren.

Dr. Harris, 93, died on Sunday, December 10, 2017, at 11:06 p.m. at The Crossings at Ironbridge in Chester, VA. On Saturday, December 16, 2017, he laid in repose at Carter G. Woodson Middle School in Hopewell, in front of the library named for him. Dr. Harris' life was honored in a homegoing service at First Baptist Church, Hopewell on Monday, December 18, 2017. Chaplain (COL) James Palmer, Jr. officiated and delivered a moving eulogy; the music was rendered by the Union Baptist Church Choir, Hopewell; his daughter, Mrs. Karen Bradford, sang a spectacular rendition of Dr. Harris' favorite Negro spiritual, "If I Can Help Somebody;" acknowledgements were expressed by Rev. W. Darrell Boggs, Mr. Jerrail Brown, Bishop Tyrone Harper, Mrs. Jackie Shornak, Senator Rosalyn Dance, Rev. William Keen, Rev. Dr. Ruby Moone, Lt. Col. R. Michelle Pritchett (daughter), and Dr. Joanne Lucas (daughter); and the video tribute, "Curtis Harris: A Man About Town" was shown. The service was concluded with Dr. Harris' casket being gently lifted onto a horse-driven, uncovered hearse and his funeral procession making a trek down Route 10 in Hopewell to 209 Rev. C. W. Harris Street where Dr. Harris resided for more than 60 years. His final resting place is at Appomattox Cemetery on 703 N. 21st Avenue in Hopewell.

Curtis Harris was deliberate, yet courageous in his life choices with a keen awareness of man's imperfections. The war-torn veteran of Christian stewardship and social justice can be described as one who possessed an open heart that was touched by the needs of all humanity. His tireless effort, humanitarian spirit, and unwavering determination are

captured in the lyrics of his favorite Negro spiritual: "If I can help somebody as I pass along; if I can cheer somebody with a word or a song. If I can show somebody they're traveling wrong; then my living shall not be in vain."

Other Pastors making significant contributions to the Church

Rev. Joshua N. King, Sr. was elected as pastor of Union Baptist Church Saturday, March 6, 2010. He was an inspiring preacher and teacher. For six consecutive months two or more people were baptized. He initiated the Thursday noon-day Bible Study primarily for the senior church members, implemented leadership training classes and New Discipleship Class, restructured the Sunday School to incorporate the men and women classes, appointed a Director of Christian Education and secured a Certificate of Incorporation for a 501C-3 nonprofit foundation.

Rev. Anthony L. Nutt was recommended at a Special Called Meeting on Sunday, March 30, 2014, directly following morning worship service. On May 4, 2014, Pastor-Elect Nutt preached his first sermon. Pastor Nutt was installed Sunday, July 27, 2014, as Senior Pastor. Improvements that have been made during his leadership include renovation of the sanctuary, addition of a conference room, Youth Zone, Kindergarten, Youth Church and state-of-the art media room.

Rev. Dr. Leroy Mashore, Jr. is served as interim pastor from March 31, 2025 to March 31, 2025. He was recommended at a Special Called Meeting to elect him as Senior Pastor. On Sunday, August 31, 2025, Pastor Mashore was installed at the Pastor.

Today, under the leadership of Rev. Dr. Leroy Mashore, Jr., Union Baptist Church remains a vibrant and active congregation. He has consistently stressed the importance of getting back into the community and making Union "THE" place for the local community to come. His theme: **Pastor and People: Serving the Church and Community with Purpose.** Since his installation, Union Baptist Church as increased its membership by fourteen percent, and the number of community events continue to increase. The church continues to uplift the Hopewell community through worship, outreach, youth engagement, prayer support, and a commitment to meeting both spiritual and practical needs.


UNION BAPTIST CHURCH
CHURCH SECRETARY

**REQUEST TO REZONE PARCEL #037-0003, ALSO
IDENTIFIED AS 212 REV. C.W. HARRIS ST., TO
INCLUDE AN INDIVIDUALLY PROTECTED LANDMARK
ZONING OVERLAY**

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 and owner, Union Baptist Church Trustees, requests to rezone Parcel #037-0003 from R-4/M-1 to R-4/Individually Protected Landmark. Staff and Planning Commission recommend approval of this request.

II. TENTATIVE SCHEDULE OF MEETINGS

BODY	TENTATIVE DATE	TYPE	RESULT
Planning Commission	July 2, 2026	Public Hearing	Rec. Approval 3-0
City Council	August 11, 2026	1 st Reading/Public Hearing	Pending
City Council	September 22, 2026	2 nd Reading	Pending

III. BACKGROUND

Existing Zoning District	R-4/M-1
Requested Zoning District	R-4/Individually Protected Landmark
Legal Description	S 37-1/2' OF LOT 3 & 25' STRIP BLK 1
Approval Method	City Council Ordinance
Future Land Use	Economic Development
Can Proffers be Accepted?	Yes
Can Conditions of Approval be Set?	No
Is a resubdivision required?	No

IV. PUBLIC NOTIFICATION

PUBLIC HEARING	NOTIFICATION TYPE	DATE	DATE
Planning Commission	Progress-Index Ad	6/18/2026	6/25/2026
	Letter to Adj. Properties	6/17/2026	
City Council	Progress-Index Ad	7/28/2026	8/4/2026
	Letter to Adj. Properties	7/28/2026	

V. ROLE OF PLANNING COMMISSION AND CITY COUNCIL

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

The Code of Virginia prescribes public notice and hearing requirements for all zoning actions. For a new zoning ordinance or any amendment thereto, the planning commission and the governing body must each hold public hearings before acting on any proposal. Each public hearing must be preceded by notice published in newspapers as well as mailed to all adjacent property owners and, in the case of a text change, to all property owners who would be directly affected.

Unlike subdivision approvals which are ministerial, zoning actions are legislative acts. And because it is a legislative act, approval is discretionary. To be clear, no one is entitled to a rezoning. Action taken by a governing body is final unless parties file an appeal with the local circuit court. Localities enjoy the “presumption of validity” under the law when approving or denying zoning amendments, but the record of facts and findings used by the governing body in deciding to adopt or reject a proposed rezoning action can be crucial if the action is appealed. The legal standard is that the issue was “fairly debatable” which means that there are compelling arguments on both sides that were carefully considered by the governing body before voting. The opposite of “fairly debatable” is “arbitrary and capricious” and the losing side will that the decision made falls into that category. If the record is clear that all sides of the issue were heard and that the governing body considered them, the courts should uphold the decision of the governing body. Thus, for controversial zoning votes, local government attorneys will often assist the government in enunciating statements of fact and findings in the record of the hearings.

VI. APPLICABLE CODE SECTIONS (hyperlinks)

1. [Article VI, Residential Apartment District \(R-4\)](#)
2. [Article XXIII, Historic Preservation](#)
3. [Article XXI, Amendments](#)

VII. EXISTING ORDINANCE

The Union Baptist Church Trustees seek to add the Individually Protected Landmark (IPL) overlay designation to the church property in an effort to better protect the

church and its surroundings for the future. The existing R-4/M-1 zoning classification offers no protection of the historic church building. By rezoning the property to add the ‘individually protected landmark’ overlay, the property will become subject to Architectural Review Board (ARB) oversight, which is the City’s vehicle for protecting historic assets.

For designation as an Individually Protected Landmark, a property must be documented as being at least 50 years old and meet at least one of the following criteria per Article XXIII-Historic Preservation:

- a. Is on the National Register of Historic Places as called for by the United States Congress in the Historic Preservation Act of 1966; **In process**
- b. Is on the state landmarks register pursuant to Code of Virginia, § 10.1-2200 et seq.; **In process**
- c. Exemplifies or reflects the architectural, cultural, political, economic, social, or military history of the nation, state, or community. **Yes**
- d. Is associated with persons of national, state, or local historical significance; **Yes**
- e. Is a good example of local or regional architectural design or exemplifies the local craftsmanship, making it valuable for study of period, style, or method of construction; **Yes**
- f. Is a work of a nationally recognized architect; **Unknown**
- g. Is attributed to an architect or builder of local prominence; or **Unknown**
- h. Fosters civic pride in the City’s past and enhances the City’s attractiveness to visitors. **Yes**

In staff’s opinion, the request substantively meets four of the criteria.

SUBJECT PROPERTIES

The subject parcel is owned by the Union Baptist Church which also owns the surrounding vacant land. The zoning of the church property is split between Residential Apartment District (R-4) and Limited Industrial (M-1). The surrounding vacant land is zoned Limited Industrial (M-1).

VIII. APPLICANT POSITION

The application narrative provides an extensive explanation of why of the church deserves the IPL overlay. Please refer to the narrative for the applicant’s position.

IX. STAFF ANALYSIS

The subject property, currently zoned R-4/M-1, is not protected from alteration or demolition under the existing zoning classifications. The existing zoning only regulates the use of the property. Article XXIII, Historic Preservation (effective June 1, 2024) of the Hopewell Zoning Ordinance allows for individual properties to receive local historic designation by adding an Individually Protected Landmark overlay through the rezoning process. This overlay designation recognizes the historic value of the property and adds ARB oversight of any exterior alterations. The demolition of an IPL property is only an option after certain strict criteria are met and a public hearing is held.

The subject property was constructed in 1947, thereby making it 79 years old. The application narrative provides strong evidence that the property meets several of the criteria required for IPL designation, namely items c, d, e, and h.

X. RELATIONSHIP TO THE COMPREHENSIVE PLAN

First Union Baptist Church is identified as a potential historic resource in Chapter X: Historic Preservation of the Comprehensive Plan (pg. 212). The IPL designation did not exist in the ordinance at the time of adoption of the Comprehensive Plan so the chapter speaks to the importance of submitting potential historic resources to the state federal historic registers.

XI. ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The ARB reviewed the rezoning application at its April 1, 2026 regular meeting. The members determined that the church exceeds the minimum requirements for IPL overlay and supported the rezoning request with a vote of 5-0.

XII. STAFF RECOMMENDATION

Local protection of the Union Baptist Church is consistent with the Comprehensive Plan and the subject property meets several of the eligibility criteria required for IPL designation. Staff recommends approval of the request to rezone the parcels listed below to add the Individually Protected Landmark overlay:

Parcel #	Existing Zoning	Proposed Zoning
037-0003	R-4/M-1	R-4/IPL

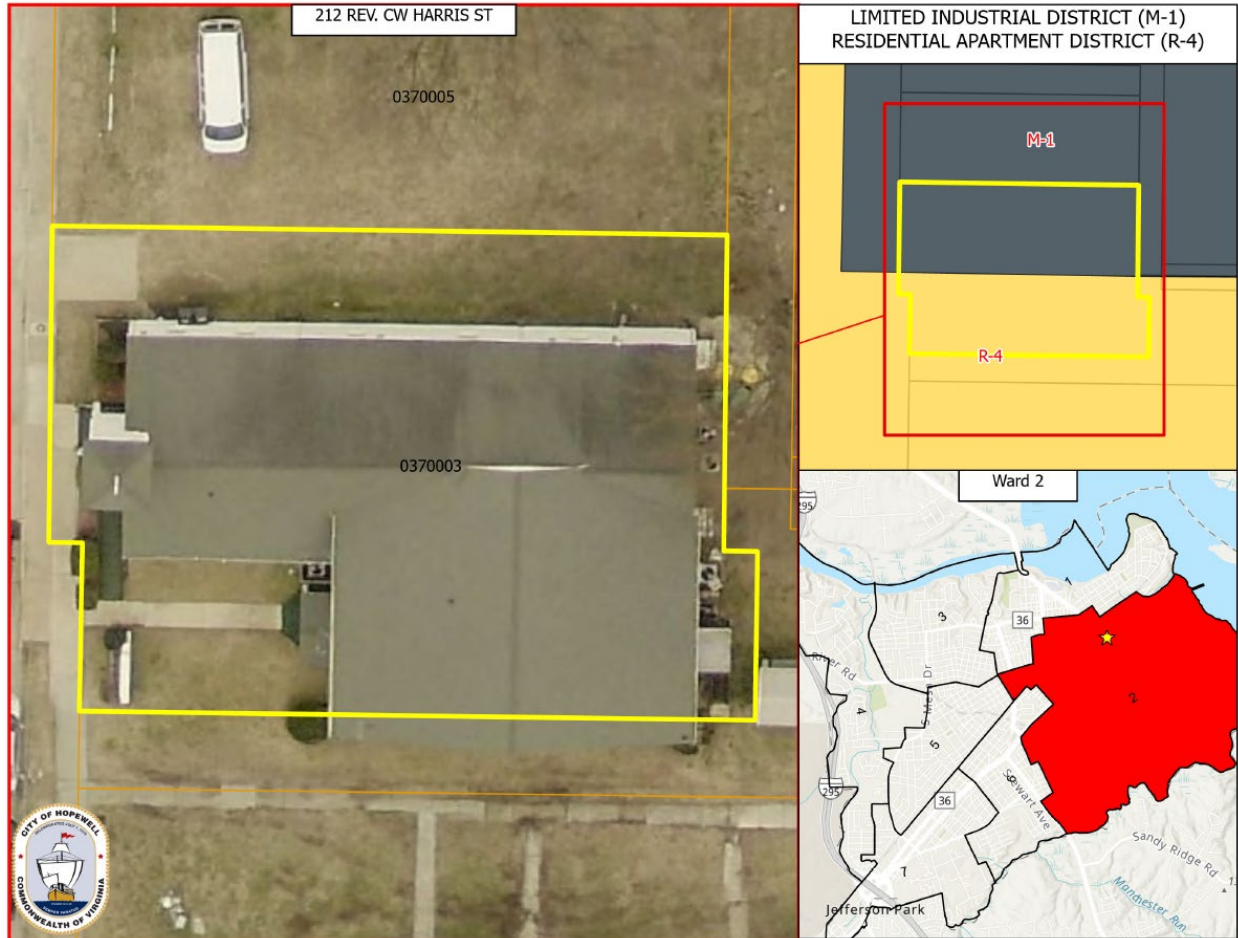
XIII. PUBLIC COMMENT

The Department of Development has not received any public comment.

XIV. PLANNING COMMISSION RECOMMENDATION

The Hopewell Planning Commission recommended 3-0 on July 2, 2026 to approve the request submitted Union Baptist Church Trustees to rezone Parcel #037-0003 from R-4/M-1 to R-4/Individually Protected Landmark.

MAPS



**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF HOPEWELL, VIRGINIA**

WHEREAS, an application has been submitted requesting an amendment to the Official Zoning Map of the City of Hopewell to rezone the property identified as Parcel # 037-0003, commonly known as 212 Rev. C.W. Harris St.

WHEREAS, the requested zoning map amendment would change the zoning classification of the property from R-4 Residential Apartment District/M-1 Limited Industrial District to R-4 Residential Apartment District/Individually Protected Landmark (IPL);

WHEREAS, under Va. Code §§ 15.2-2281 and -2285, the City Council of Hopewell, Virginia is authorized to approve any proposed zoning amendments upon the recommendation of the Planning Commission, which recommendation the Planning Commission made at a meeting on July 2, 2026;

WHEREAS, Council finds that the proposed zoning map amendment is consistent with the goals and policies of the City's Comprehensive Plan, and appropriately protects the historic building;
NOW, THEREFORE,

BE IT ORDAINED by the City Council of Hopewell, Virginia, that the zoning map of the City is hereby amended by changing the zoning classification of, parcel #037-0003, from R-4 Residential Apartment District/M-1 Limited Industrial District to R-4 Residential Apartment District/Individually Protected Landmark (IPL).

Adopted by the City Council of Hopewell, Virginia, on August 11, 2026.

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSENT:

ABSTAINING:

ATTEST: _____
Sade' Allen, City Clerk

R-3



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 Laans and Suzy Hokanson to operate a bed and breakfast on Parcel #027-0005, also identified as 510 Cedar Ln., in the TH-1 Tourist/Historic District.

ISSUE: The TH-1 District requires approval of a conditional use permit prior to the operation of a bed and breakfast.

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 July 2, 2026. Planning Commission recommends approval (3-0) 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	
☐	☐	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

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



City of Hopewell, VA
Permits / Inspect - 20260496ICUP - 2026
03/25/2026 00:00 Lebra, mc 06/08/2026 10:14AM
51290 - PL Laans R & Suzy Hokanson
CONDITIONAL USE PERMIT - REVIEW
Payment Amount: \$650.00
Transaction Application #: 20260496
CHECK: 1801 (Staff Use Only)

CONDITIONAL USE PERMIT APPLICATION

City of Hopewell

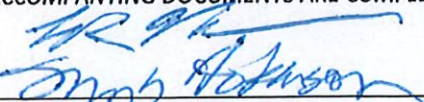
Department of Planning & Development

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: 510 Cedar Lane, Hopewell, VA 23860		
	PARCEL #(s): 0270005	SITE ACREAGE: 0.34	ZONING DISTRICT: TH 1
	PROPOSED USE: Bed and Breakfast		
	AMENDMENT TO EXISTING CUP: ☐		
REAL OWNER	NAME(S): Laans R Hokanson, Suzy Hokanson		
	MAILING ADDRESS: 510 Cedar Lane, Hopewell, VA 23860		
APPLICANT (different than owner)	NAME(S): Laans R Hokanson, Suzy Hokanson		
	MAILING ADDRESS: 510 Cedar Lane, Hopewell, VA 23860		
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.		
	☒ Site Plan ☒ Building Floor Plan	☒ Project Narrative ☒ Exterior Elevations	☒ CUP Checklist ☐ 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

DATE

6/6/2026

Conditional Use Permit — Project Narrative

The Parlor at City Point — 510 Cedar Lane, Hopewell, VA 23860

Submitted to the City of Hopewell Department of Planning & Development

Item	Detail
Applicant / Owners	Laans R. Hokanson & Suzy Hokanson (owners of record and proposed operators)
Property	510 Cedar Lane, Hopewell, VA 23860 — Parcel 0270005, LT 1R SUBDIVISION: CITY POINT
Zoning district	TH-1 Tourist/Historic District (City Point)
Lot	14,968 sq ft (0.3436 ac); 123 ft frontage on Cedar Lane
Proposed use	Bed and Breakfast (owner-occupied), operating as The Parlor at City Point
Pre-application meeting	Held June 4, 2026
Contact	REDACTED

1. Request

The applicant requests a Conditional Use Permit (CUP) to operate a Bed and Breakfast at 510 Cedar Lane. A B&B is an allowed use in the TH-1 Tourist/Historic District subject to CUP approval by City Council following Planning Commission recommendation. A pre-application meeting was held on June 4, 2026.

2. Description of the Proposed Use



510 Cedar Lane — view from Cedar Lane

The applicant is converting 510 Cedar Lane — a 1905 single-family dwelling in City Point — into a small, owner-occupied bed and breakfast, The Parlor at City Point. The owners reside on the property full-time as operators. Meals are served only to registered overnight guests. The two original main-floor parlors serve as guest common rooms for sitting, breakfast, and afternoon tea.

The use opens with 3 upstairs guest rooms and reaches a final configuration of 5 guest rooms (4 upstairs + 1 main floor) through later interior alterations. At every stage it stays within the ordinance limits — not more than 5 guest bedrooms and not more than 10 transient lodgers — with no expansion of the building footprint, no new structure, and no change to the residential exterior of the property.

Occasionally the parlors will host small private daytime gatherings — bridal parties, high tea, and similar occasions — accessory to the lodging use: no more than 6 weekend daytime events per year, with no more than 20 attendees, food catered from licensed outside vendors, no public ticketing, and no amplified sound.



The two main-floor parlors — guest common rooms and venue for breakfast, tea, and small gatherings

3. Compliance with the Zoning Ordinance and TH-1 District Standards

The Hopewell zoning ordinance defines a Bed and Breakfast as:

"An owner-occupied residence resulting from a conversion of a single-family dwelling, used for providing overnight accommodations and a morning meal to not more than 10 (ten) transient lodgers and containing not more than 5 (five) bedrooms for such lodgers."

Ordinance element	Project disposition
Owner-occupied residence	Yes — applicants reside full-time as primary residence
Conversion of single-family dwelling	Yes — an existing single-family dwelling
Overnight accommodations	Yes — reservation-based lodging
Morning meal	Yes — breakfast served daily to overnight guests
Not more than 10 transient lodgers	Yes — maximum 5 rooms × 2 occupants = 10
Not more than 5 bedrooms for lodgers	Yes — 3 at launch, 5 at final configuration

District standards. The lot exceeds the TH-1 minimum lot area (14,968 sq ft vs. 12,000 required) and minimum lot width (123 ft frontage vs. 80 required). The use occupies the existing dwelling with no change to setbacks, height, or building coverage.

Off-street parking. The property provides 8 paved on-property spaces (1 host + 7 guest) — exceeding the common Virginia B&B standard of one space per guest room plus one for the owner. At least 7 more cars fit along the curb in front of 510 Cedar Lane. No expansion of the parking surface and no new curb cuts are proposed. See the companion Parking Analysis and the site plan aerial.

4. Compliance with the Comprehensive Plan

The TH-1 district is intended for low-density residential, historic, and tourist-oriented uses compatible with City Point's historic context. The B&B advances that intent directly: overnight accommodations for visitors to City Point — an eighteenth-century port and General Grant's Civil War headquarters — immediately adjacent to the City Point Unit of Petersburg National Battlefield, and at the termination of the FOLAR Appomattox Trail. The use fills a lodging gap near the Park, generates lodging-tax revenue, and keeps a significant historic property in preservation-minded, owner-occupied use.

5. Operating Model

- **Reservations:** reservation-based lodging only; no walk-in or high-turnover operation
- **Hours:** check-in 2:00-8:00 PM; check-out by 11:00 AM; quiet hours 10:00 PM – 8:00 AM
- **Food service:** meals for registered overnight guests only, under the VDH owner-occupied food-establishment exemption (12VAC5-431)
- **Alcohol:** no on-site sale or service by the operator
- **Staffing:** owner-operated; independent cleaners may be contracted for turnover service
- **Events:** private weekend daytime gatherings only (bridal parties, high tea, and similar), within the caps in Section 2; catered by licensed outside vendors

6. Impact Analysis and Mitigation

Impact area	Analysis and mitigation
Traffic & parking	Normal lodging demand is at most 6 vehicles (5 guest rooms + host) against 8 on-property spaces. Event days (≤ 20 attendees, ≤ 6 days/yr) are mostly covered on-property, with overflow along the curb at 510 Cedar Lane. Daily turnover is within ordinary residential traffic volume.
Noise	Quiet hours 10 PM – 8 AM; no amplified sound; events are indoors, daytime only.

Trash & sanitation	Residential-scale refuse stored in screened containers.
Lighting	Existing residential fixtures; any additions residential in scale and shielded from neighboring windows.
Neighborhood character	The property remains a residence in appearance and function; no exterior alteration is proposed. At most 10 overnight lodgers — an activity level comparable to a large household.
Public welfare	Lodging-tax revenue, support for the National Park visitor economy, and sustainable preservation of a historic property. The applicants will brief adjacent neighbors before the Planning Commission hearing.

7. Ecological, Scenic, and Historic Resources

The proposal involves no land disturbance, no new impervious surface, no tree removal, and no change to the building envelope; the slate roof, original brick, masonry porches, and original windows are preserved without alteration. The B&B provides the revenue base that sustains long-term preservation of the 1905 structure.

8. Operating Commitments

The applicant intends to operate within the limits described in the companion document Operating Commitments — a maximum of 5 guest bedrooms and 10 transient lodgers; continuous owner occupancy; meals to overnight guests only; no more than 6 weekend daytime events per year with no more than 20 attendees; quiet hours; and maintained on-property parking — and offers them for the Commission's and Council's consideration.

9. Conformance with the CUP Approval Criteria

Criterion	Response
1. Zoning compliance	Conforms to the ordinance B&B definition and all TH-1 district standards (Section 3).
2. Public health, safety, welfare	Owner-supervised, reservation-based lodging for at most 10 overnight guests in a residence maintained to current life-safety standards.
3. No injury to nearby property	No exterior change, residential activity level, self-contained parking (Section 6).
4. Neighborhood character	The dwelling remains a residence in form and appearance; impacts are no greater than uses generally permitted in TH-1.

- | | |
|--|--|
| 5. Architectural compatibility | No change to the exterior; the historic structure already defines the neighborhood character. |
| 6. Public interest | Heritage-tourism lodging adjacent to the National Park, tax revenue, and preservation of a historic property outweigh minimal residential-scale impacts. |
| 7. Ecological / scenic / historic features | No destruction, loss, or damage to any significant feature (Section 7). |

Laans R. Hokanson & Suzy Hokanson · 510 Cedar Lane, Hopewell, VA 23860 ·

REDACTED

Operating Commitments

The Parlor at City Point — 510 Cedar Lane, Hopewell, VA 23860

Companion to the Conditional Use Permit application · June 6, 2026

The applicant intends to operate The Parlor at City Point within the limits below, and offers them for the Planning Commission's and City Council's consideration in reviewing this application.

1. **Guest capacity.** Not more than 5 guest bedrooms and not more than 10 transient lodgers at any time, consistent with the zoning ordinance definition.
2. **Owner occupancy.** The property will remain owner-occupied, with the resident owner operating the use.
3. **Food service.** Meals served only to registered overnight guests; no restaurant or public dining.
4. **Private events.** Bridal parties, high tea, and similar occasions only; no more than 6 weekend daytime events per calendar year, no more than 20 attendees, reservation-based with no public ticketing, food catered from licensed outside vendors.
5. **Noise.** No amplified sound; quiet hours 10:00 PM – 8:00 AM.
6. **Parking.** 8 off-street spaces (1 host + 7 guest) maintained on-property; event parking managed per the Parking Analysis.
7. **Refuse.** Residential-scale screened containers between collections.

Laans R. Hokanson & Suzy Hokanson · 510 Cedar Lane, Hopewell, VA 23860 ·

REDACTED

Parking Analysis

The Parlor at City Point — 510 Cedar Lane, Hopewell, VA 23860

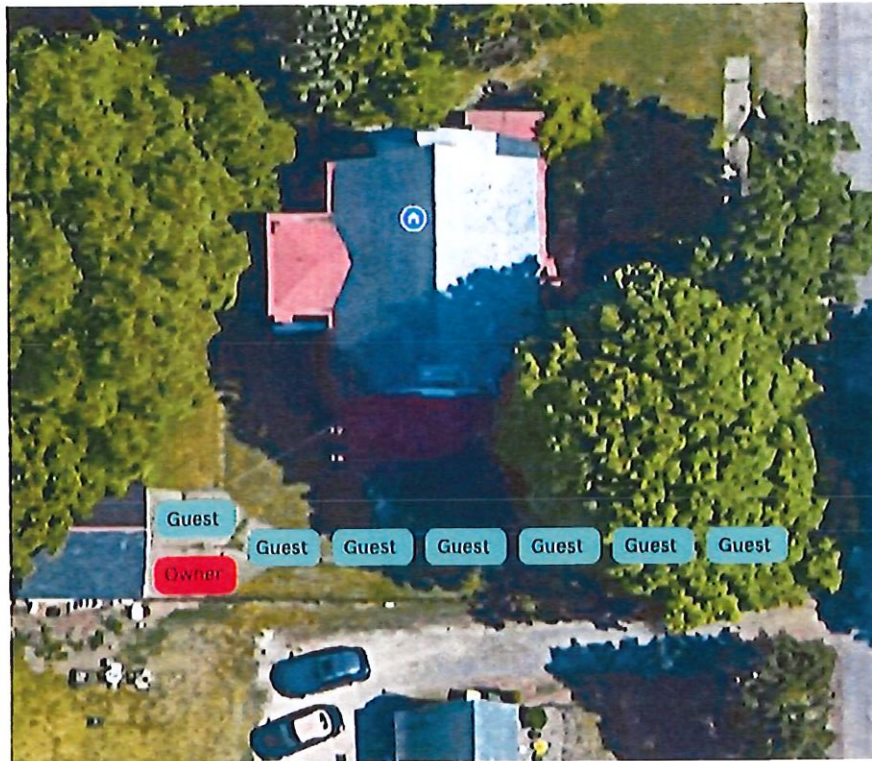
Companion to the Conditional Use Permit application · June 6, 2026

1. Standard applied

This analysis applies Hopewell TH-1 off-street parking requirements for Bed and Breakfast use. The inventory below is sized to satisfy the most common Virginia standards — one space per guest room plus one owner space (6 spaces at the full 5-room configuration).

2. On-property parking

The property provides 8 paved parking spaces on the existing surface between the residence and Cedar Lane: 1 host spot + 7 guest spots. No expansion of the parking surface, no new curb cuts, and no encroachment on lawn, landscape, or historic features. The 7 guest spaces exceed maximum simultaneous guest demand at the full 5-room configuration, leaving headroom for visitors and check-in/out turnover.



On-property parking — aerial showing 1 host + 7 guest spots

3. On-street parking

At least 7 additional cars fit along the curb in front of 510 Cedar Lane, and many more along the curb fronting the adjacent National Park parcel. This curb capacity exceeds any event scenario this application contemplates and would be used before parking reaches blocks fronting other residences.

4. Parking demand

Configuration	Guest rooms	Typical max vehicles	Within on-property capacity?
Opening (3 upstairs rooms)	3	4	Yes — 8 spots, 4 in use
Final (5 rooms)	5	6	Yes — 8 spots, 6 in use
Private events (≤ 20 attendees, ≤ 6 /yr, weekend daytime)	n/a	10	Mostly on-property; overflow along adjacent curb

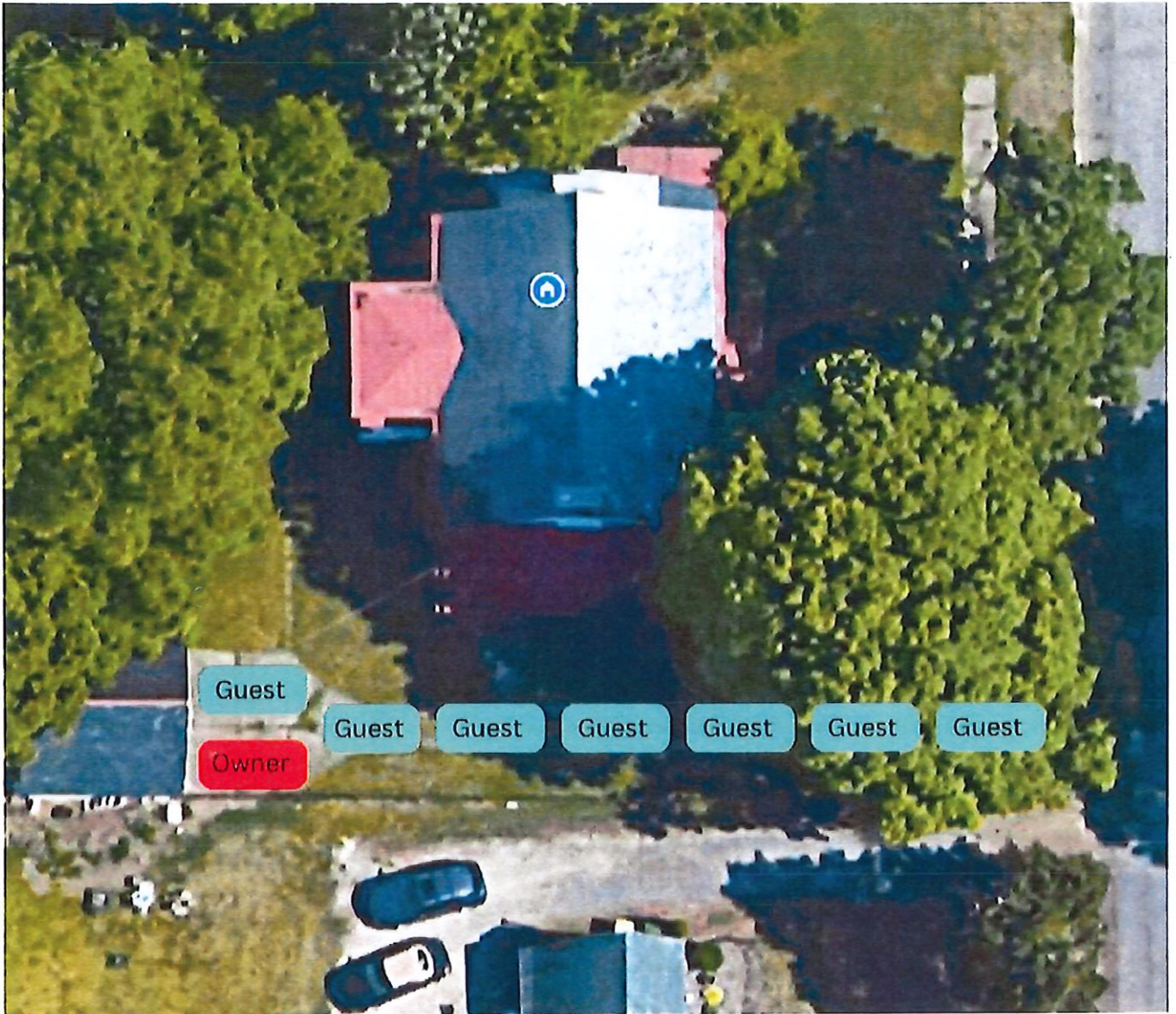
5. Event parking management

1. Parking instructions are sent to attendee prior to the event.
2. Day-of guidance directs attendees first to on-property spaces, then to the curb along 510 Cedar Lane.
3. Attendees are kept clear of adjacent driveways, fire hydrants, and mailboxes.

6. Access

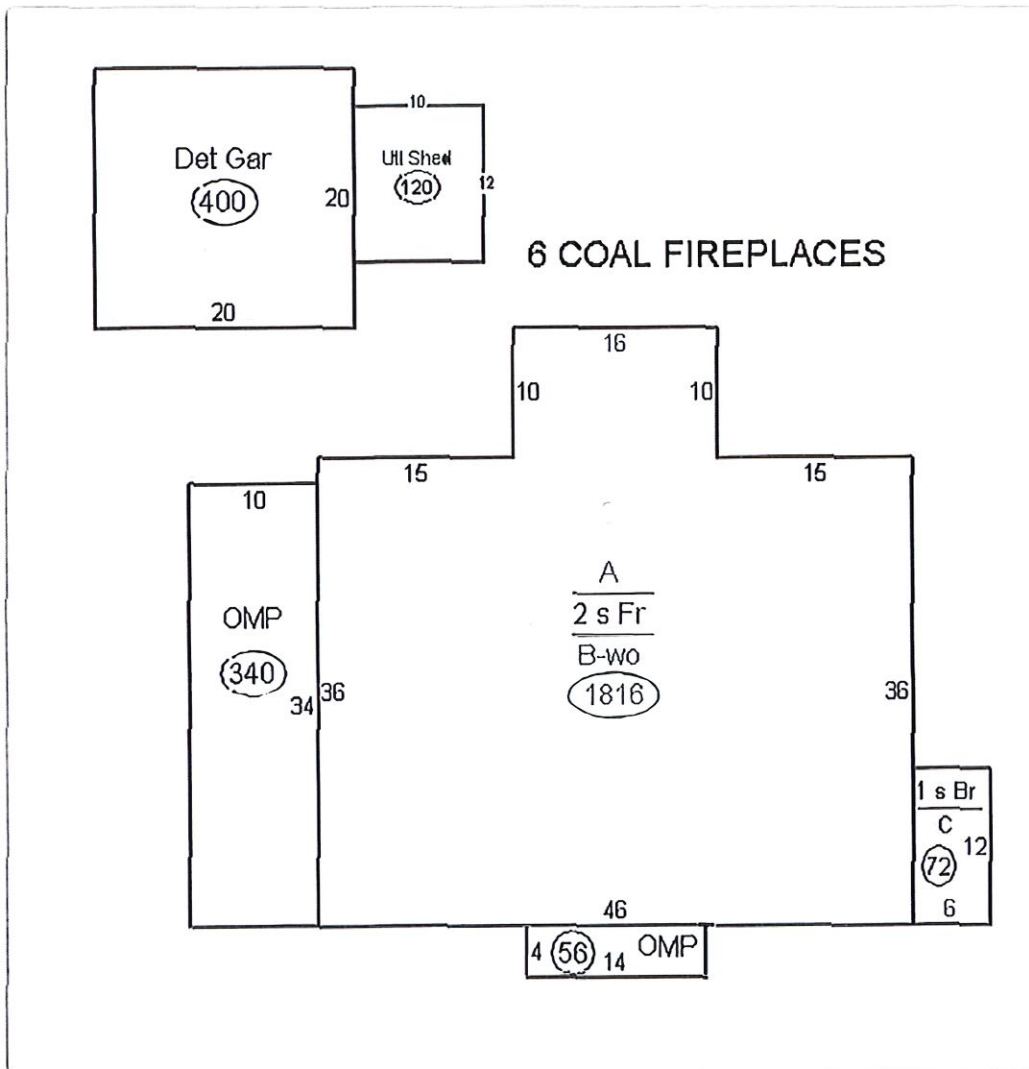
The parking area is accessed directly from Cedar Lane, a two-lane residential street. Daily guest turnover (at most 5 vehicles arriving and departing on different days) is well within typical residential traffic volume.

The Parlor at City Point · 510 Cedar Lane, Hopewell, VA 23860 · Laans R. Hokanson · (804) 890-3333





Sketches

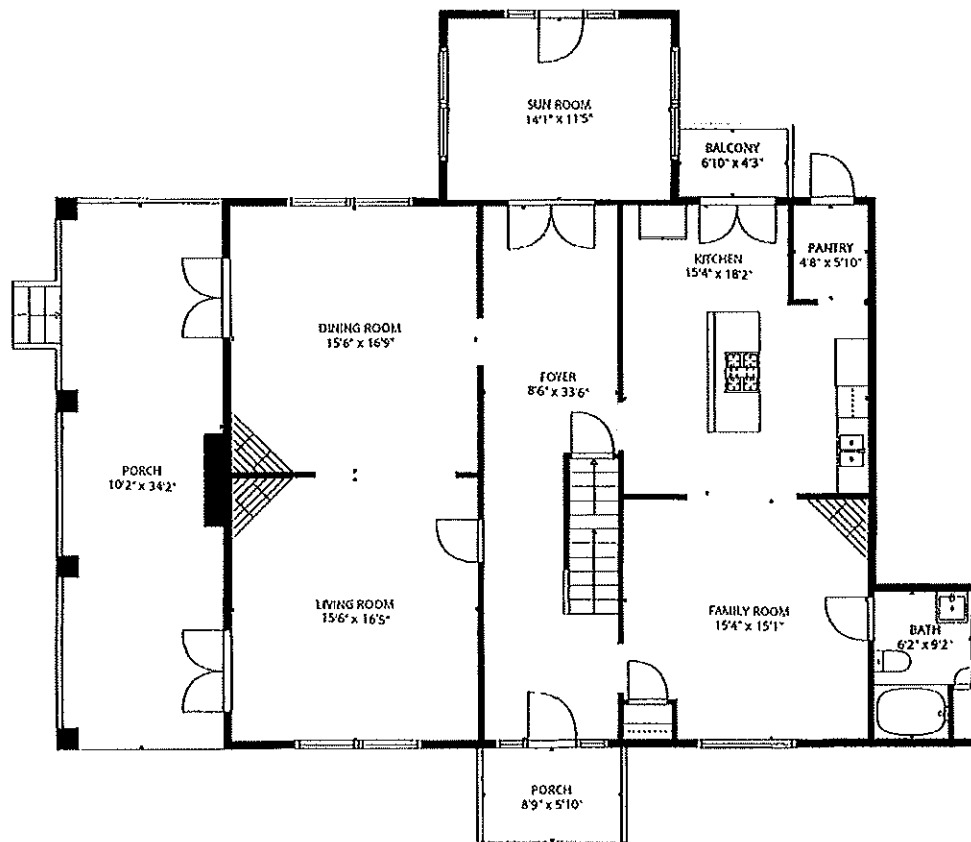


No data available for the following modules: Commercial Buildings.

The City of Hopewell Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 5/17/2026, 5:31:25 AM

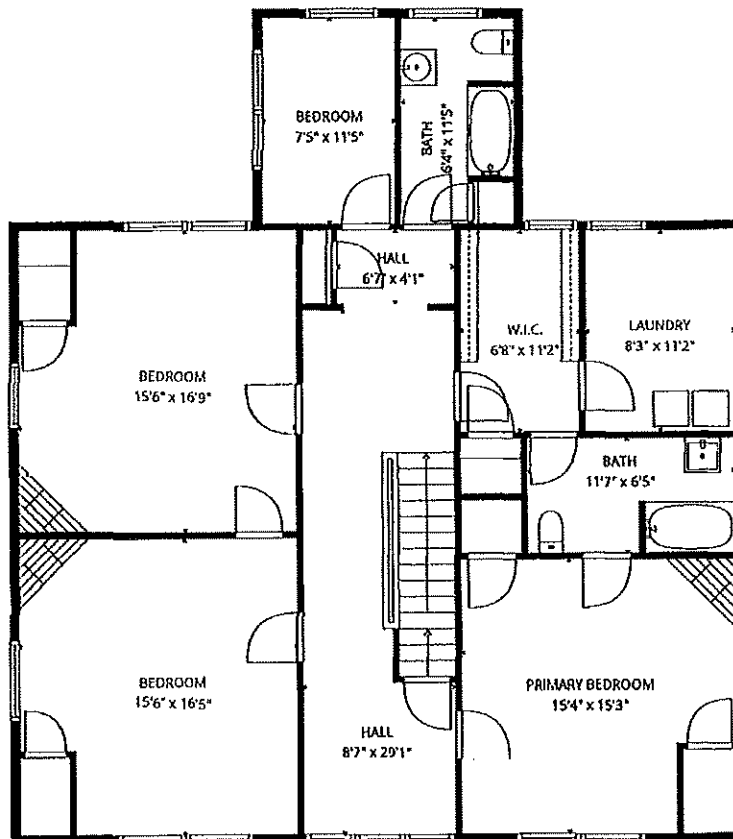
Contact Us

Developed by
SCHNEIDER
 GEO SPATIAL



TOTAL: 3141 sq. ft
 BELOW GRADE: 68 sq. ft, 1st floor: 1566 sq. ft, 2nd floor: 1507 sq. ft, 3rd floor: 0 sq. ft
 EXCLUDED AREAS: LOW CEILING: 485 sq. ft, ROOM: 892 sq. ft, HALL: 21 sq. ft,
 UTILITY: 492 sq. ft, BALCONY: 29 sq. ft, PORCH: 397 sq. ft,
 ATTIC: 916 sq. ft, WALLS: 347 sq. ft

FLOOR PLAN CREATED BY CIVA CASA #177. VIEWS/ALIGNMENTS DELIVERED FROM FIELD BUT NOT GUARANTEED



TOTAL: 3141 sq. ft

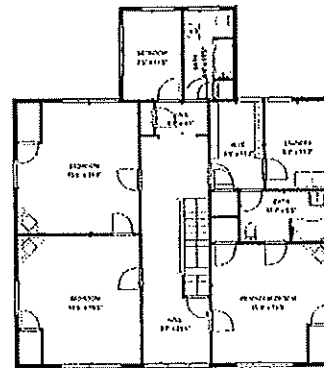
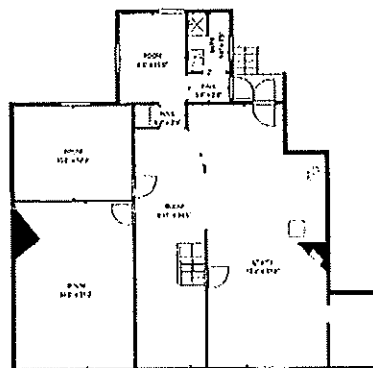
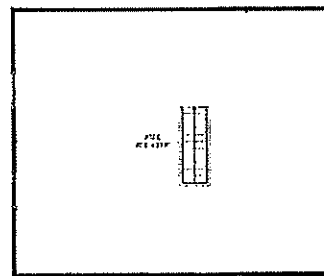
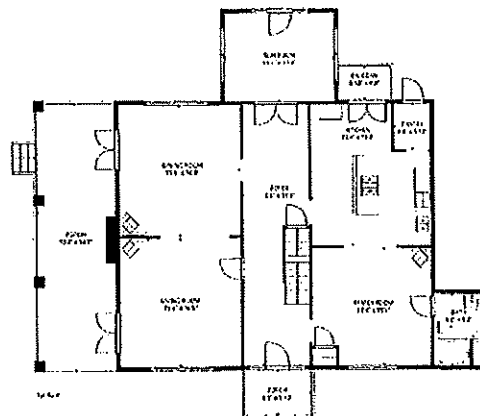
BELOW GRADE: 68 sq. ft, 1st floor: 1566 sq. ft, 2nd floor: 1507 sq. ft, 3rd floor: 0 sq. ft

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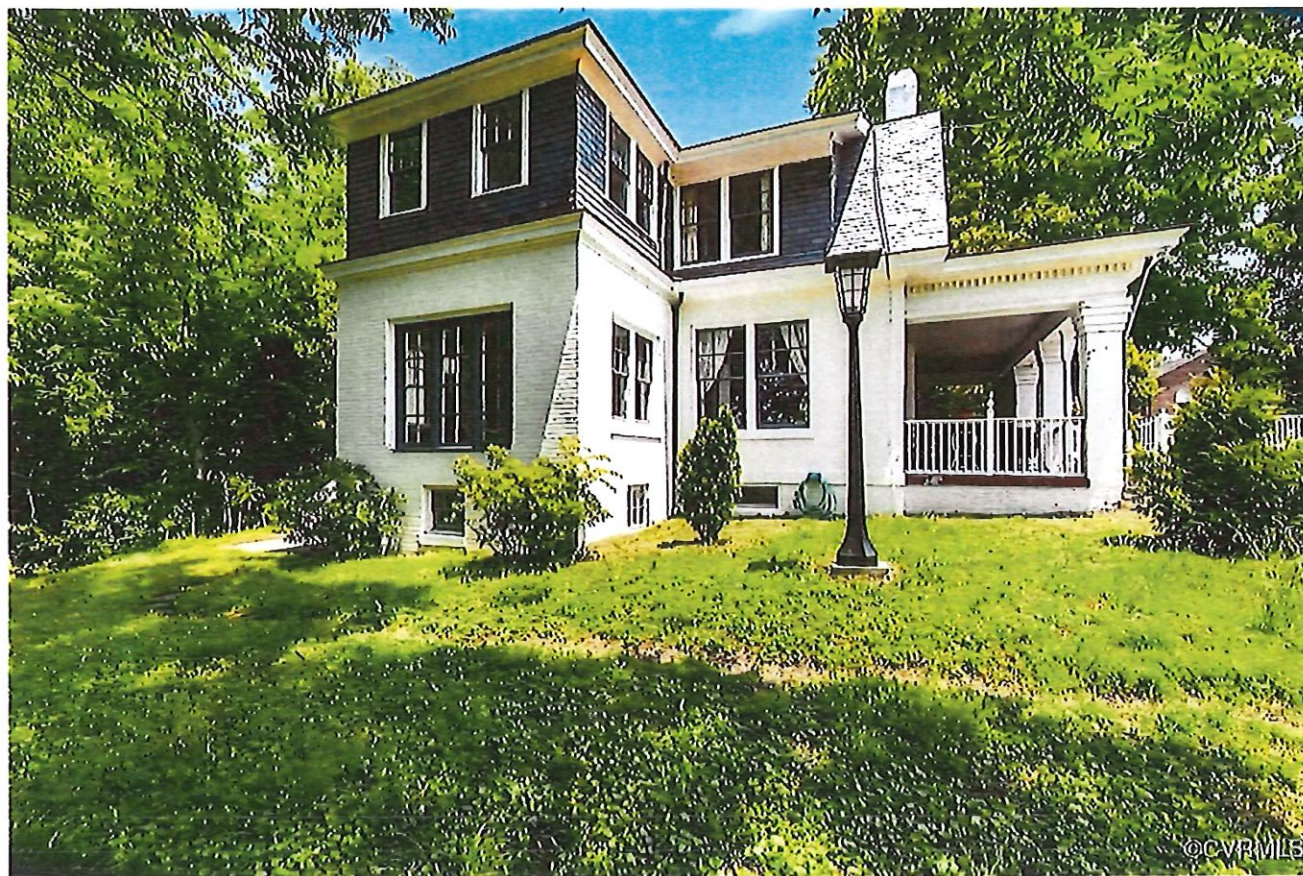
FLOOR PLAN CREATED BY CLE CASH APP. MEASUREMENTS DERIVED FROM FLOOR PLAN. NOT GUARANTEED.



TOTAL: 3141 sq. ft
 BELOW GRADE: 68 sq. ft, 1st floor: 1566 sq. ft, 2nd floor: 1507 sq. ft, 3rd floor: 0 sq. ft
 EXCLUDED AREAS: LOW CEILING: 485 sq. ft, ROOM: 892 sq. ft, HALL: 21 sq. ft,
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FLOOR PLAN CREATED BY OUR CASA APP. MEASUREMENTS DELIVERED FOR YOUR REFERENCE ONLY. NOT GUARANTEED.





©CVRMLB

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			
☒	☐	☐	1. Preapplication Meeting with Staff. <i>Meeting Date:</i> <u>4 June 2026</u>
Application (PDF format and TWO printed copies)			
☒	☐	☐	2. Complete application
☐	☐	☒	3. Owner affidavit (<i>Power of Attorney if applicant is not the property owner</i>)
Fees & Taxes			
☐	☐	☐	4. Application fee paid
☐	☐	☐	5. Taxes and fees current
Site and Building Plans (PDF format and TWO printed copies)			
☒	☐	☐	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.
☒	☐	☐	7. Floor plans of the proposed building
☐	☐	☐	8. Exterior elevations – Four-sided (front, sides, rear) building renderings, full color, and fully dimensioned drawn to scale
☐	☐	☐	9. Exterior finishes and colors and materials list. Architecture and finishes of proposed side elevations should be consistent with front elevation.
Project Narrative			
☒	☐	☐	10. A description of the proposed use, including scope and scale of the project
☒	☐	☐	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.
☒	☐	☐	12. A statement on how the project complies with the Comprehensive Plan.
☒	☐	☐	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.
☒	☐	☐	14. An assessment of how the proposal will impact the public welfare, property, or improvements in the vicinity.
☒	☐	☐	15. An analysis of impacts on significant ecological, scenic or historic importance and how those impacts will be mitigated.
Other Items			
☒	☐	☐	16. A list of applicant-proposed conditions for consideration.
☐	☐	☒	17. Trip generation report or transportation impact analysis (if required at the pre-application meeting or requested by the Department of Public Works)

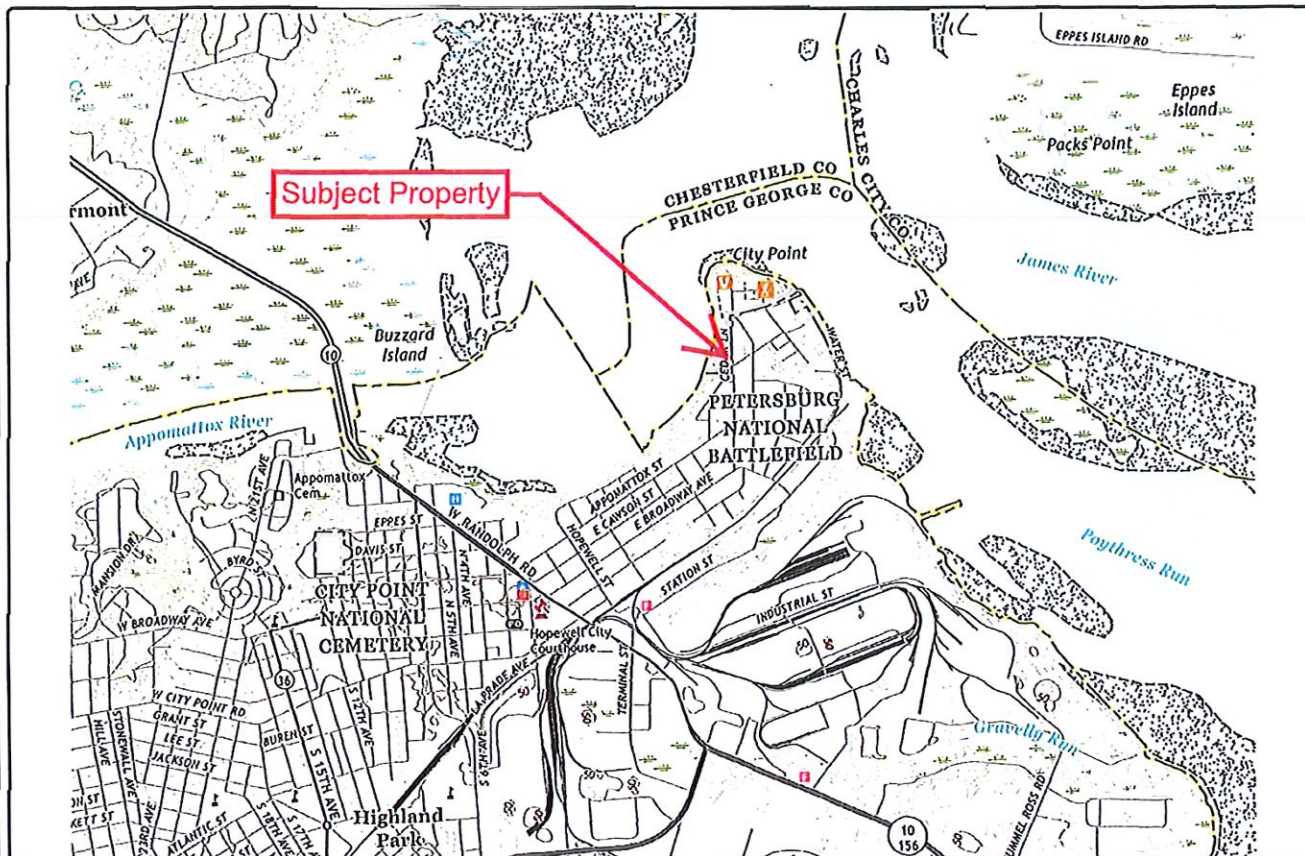
CUP SUBMITTAL CHECKLIST – OPTIONAL ITEMS

Applicant			Recommended items to improve the quality of the application and show consistency with the Comprehensive Plan and Zoning Ordinance Standards
Yes	No	N/A	
New Single-Family Homes			
☐	☐	☒	1. Does the home proposed comply with the zoning district setbacks?
☐	☐	☒	2. Is the gross floor area and height compatible with surrounding homes on the block?
☐	☐	☒	3. Are the architectural styles and materials proposed compatible with surrounding homes in the neighborhood? Consider porches, roof pitch, upgraded window and door trim, brick or stone foundations, etc.
☐	☐	☒	4. Are windows provided on all sides of the home, and appropriately sized and spaced?
☐	☐	☒	5. Does the building plan provide roof eaves with 12" overhang on all sides?
☐	☐	☒	6. Does the plan preserve and/or plant trees to achieve 20% tree canopy at maturity?
☐	☐	☒	7. Does the site plan provide foundation landscaping for building sides facing the street?
☐	☐	☒	8. Does the site plan provide an asphalt or concrete driveway?
Vegetation & Green Infrastructure			
☐	☐	☒	1. Propose tree canopy in excess of minimum zoning requirement. % = _____
☐	☐	☒	2. Minimize land disturbance such that no more land is disturbed than necessary for the use
☐	☐	☒	3. Propose preservation of wetlands, floodplains, stream buffers, and slopes
☐	☐	☒	4. Include native vegetation and plantings that support bee pollination
☐	☐	☒	5. Protect, restore, and connect natural areas and enhance access to natural open space
☐	☐	☒	6. Propose sustainable stormwater drainage, such as pervious pavers, rainwater harvesting, or passive rainwater management (rain garden; dry pond, bioswale)
☐	☐	☒	7. Incorporate stormwater best management practices and low impact development
☐	☐	☒	8. Incorporate turf and landscape management protocols that reduce requirements for chemical treatment and associated pollutant runoff
Mobility			
☐	☐	☒	1. Incorporate Complete Streets principles for any proposed streets
☐	☐	☒	2. Incorporate sidewalks along property lines adjacent to roadways
☐	☐	☒	3. Provide internal pedestrian connections within project
☐	☐	☒	4. Incorporate bicycle facilities (e.g., bike racks, bike storage facilities, showers)
☐	☐	☒	5. Include pedestrian amenities such as trees, shade, benches, garbage and recycling cans.
☐	☐	☒	6. Include preferred parking for carpools and/or green vehicles (e.g., hybrid, electric)
☐	☐	☒	7. Include public transit access (provide information on nearest bus stop)
Energy & Resilience			
☐	☐	☒	1. Propose electric vehicle (EV capable), EV ready or EV supply equipment
☐	☐	☒	2. Propose renewable energy systems (e.g., solar panels) installed on the project
☐	☐	☒	3. Provide list of any proposed green building practices and standards
Health & Welfare			
☐	☐	☒	1. Incorporate noise mitigation appropriate for the project location and/or use
☐	☐	☒	2. Incorporate open space and recreation amenities appropriate for the use
Public Safety & Crime Prevention			
☐	☐	☒	1. Provide fire lanes and access, as appropriate for the use
☐	☐	☒	2. Provide emergency operations plan, as appropriate for the use
☐	☐	☒	3. Provide comprehensive lighting system for buildings, parking lots, and landscaping areas
☐	☐	☒	4. Design building entrances to be visible from adjacent streets or neighboring buildings
☐	☐	☒	5. Install windows on all facades to provide natural site surveillance
☐	☐	☒	6. Design landscape and fencing to create defined perimeters, while not creating hiding places
☐	☐	☒	7. Provide maintenance plan for landscaping pruning and litter prevention
☐	☐	☒	8. Provide site surveillance cameras and license plate readers

USGS TOPOGRAPHIC MAP

SITE: PETE Tracts 06-109A & 06-112

LOCATION: 510 Cedar Ln., Hopewell, VA



USGS IDENTIFICATION

USGS 7.5
MINUTE MAP

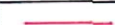
ORIGINAL DATE:

PHOTOREVISION
DATE:

Hopewell, VA

2019

N/A



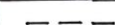
PRIMARY HIGHWAY, HARD SURFACE



SECONDARY HIGHWAY, HARD SURFACE



LIGHT-DUTY ROAD HARD OR
IMPROVED SURFACE



UNIMPROVED ROAD



STATE ROAD

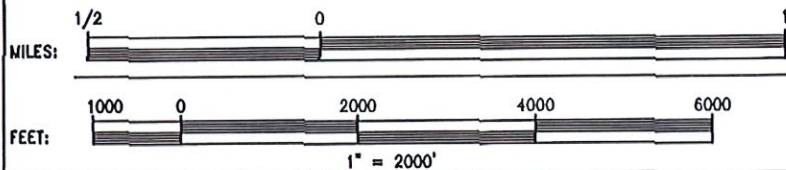


U.S. ROUTE



INTERSTATE ROUTE

SCALES



NOTES: ► TOPOGRAPHICAL CONTOUR INTERVAL = 10 FEET
► PHOTOREVISIONS DENOTED IN PURPLE

MAGNETIC
NORTH



MAP OF
VIRGINIA



City of Hopewell

APPROXIMATE SITE LOCATION

PYRAMID
ENVIRONMENTAL & ENGINEERING, P.C.

CUSTOMER: National Park Service

PROPERTY NAME: 510 Cedar Ln.

CITY: Hopewell

STATE: Virginia

TITLE: Topographic Map

SCALE:

Not to scale

DATE:

5/4/21

OWNER NAME:

USGSTOPO

CREATED BY:

RPK

CHECK BY:

TC

JOB NO:

2021-106

TYPE:

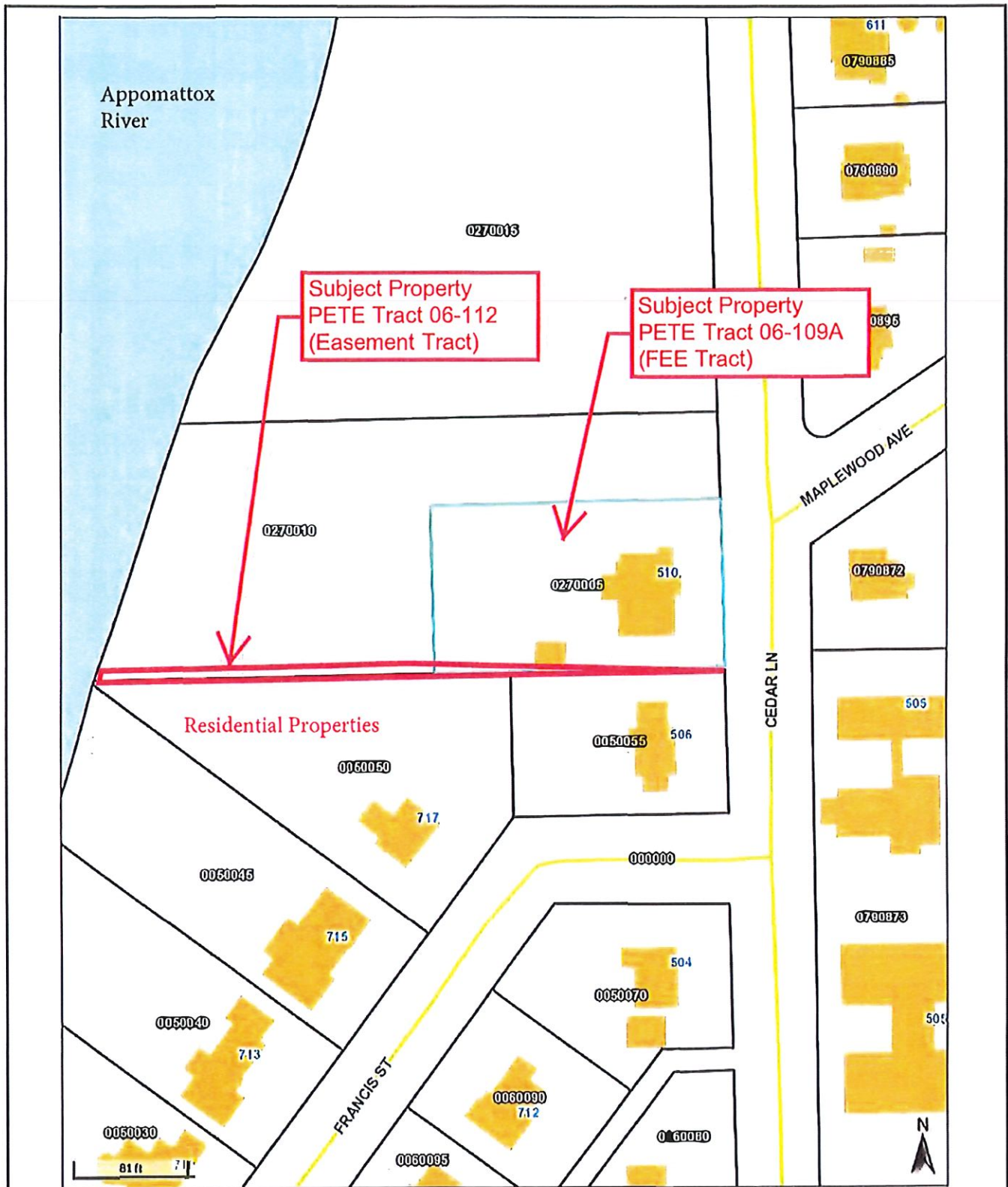
Phase I PSA

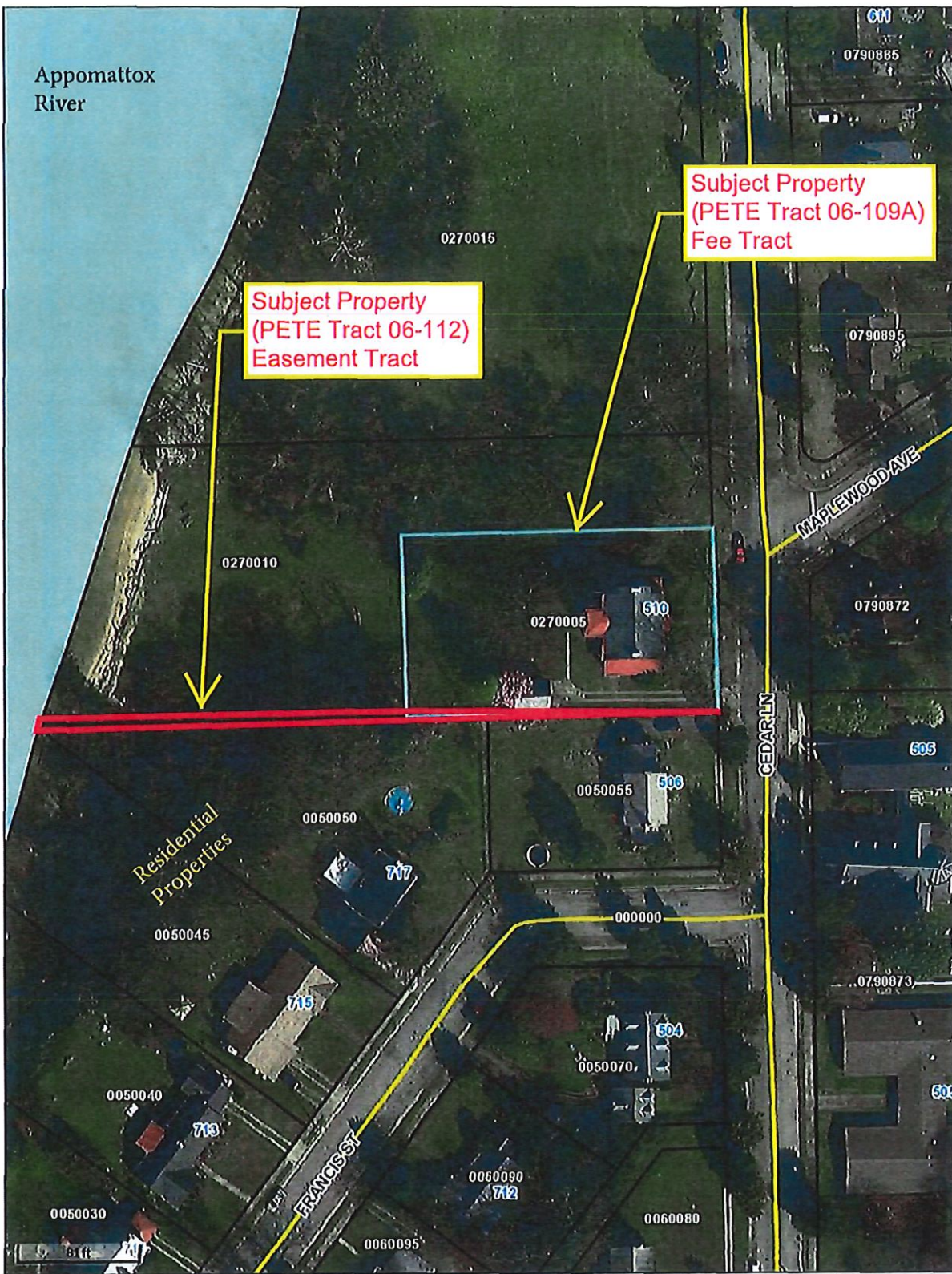
FIGURE NUMBER:

1

NOTES

TOPOGRAPHIC MAP USED IN THIS
GRAPHIC IS MAPPER, EDITED, AND
PUBLISHED BY THE UNITED STATES
GEOLOGICAL SURVEY, DEPARTMENT OF
THE INTERIOR, RESTON VIRGINIA
THIS MAP COMPLIES WITH NATIONAL
MAP ACCURACY STANDARDS.



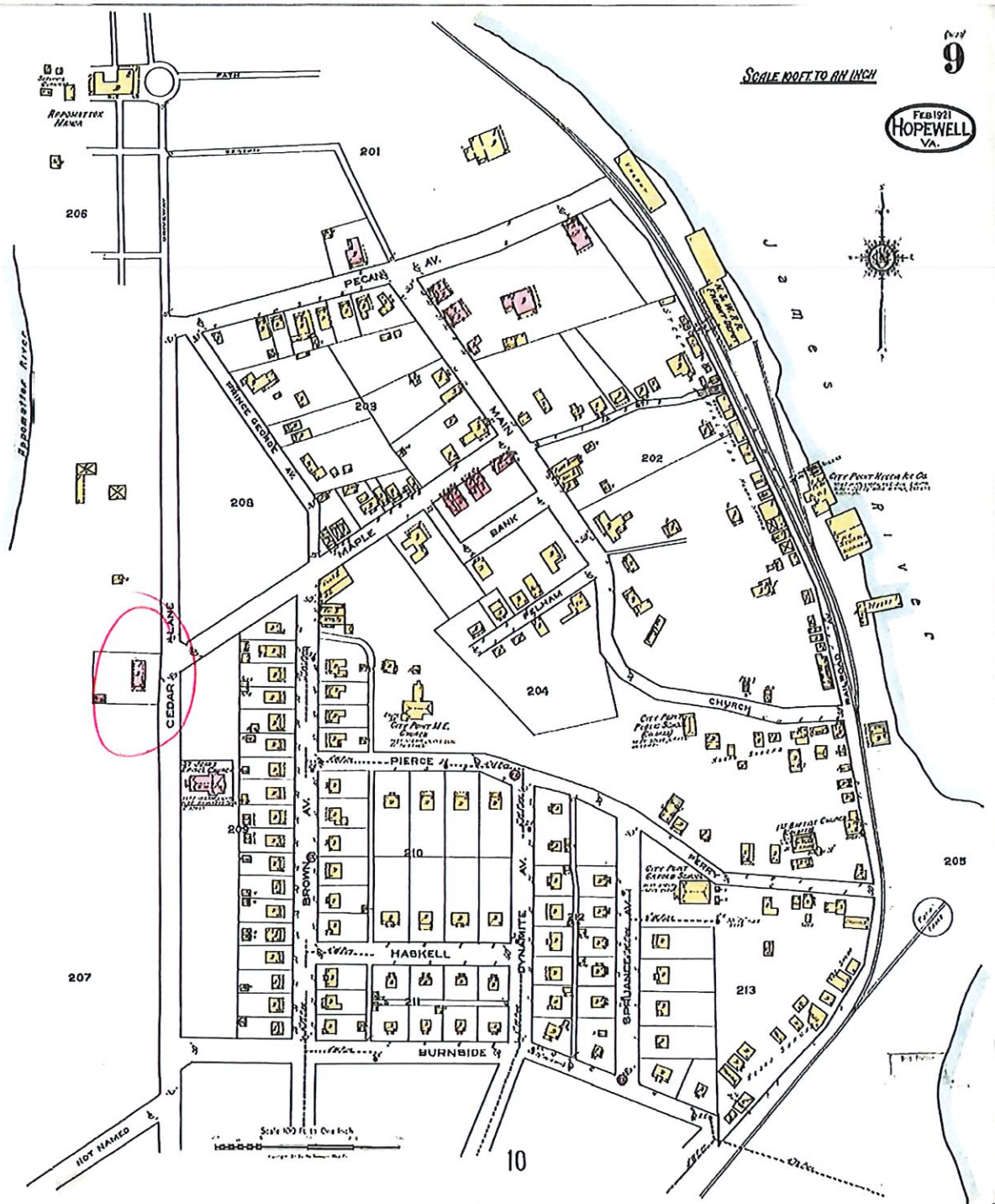


ENVIRONMENTAL & ENGINEERING, P.C.

CLIENT	National Park Service	DATE	Hopewell
SITE	510 Cedar Ln. - Tracts 06-109A & 06-112	DATE	5/4/21
CITY	Hopewell	PROJECT	2021-106
STATE	Virginia	FIGURE	Figure 3
DATE	2017 Aerial Photograph		

GRAPHIC SCALE IN FEET





Map Type: Fire Insurance
 Publisher: Sanborn Map Co.
 Publication Name: Hopewell, VA
 Base Map Date: February 1921
 Revised Date:
 Republished Date:
 Sheet Number: 9

1921

Requested by: Envirosite Corporation

PETE 06-109A & 06-112
 510 Cedar Ln
 Hopewell, VA 23860
 Client Project # 54304
 HIG Project # 2050420 www.historicalinfo.com



**REQUEST FOR A CONDITIONAL USE PERMIT
TO OPERATE A BED & BREAKFAST ON PARCEL
#027-0005 IN THE TH-1 DISTRICT, LOCATED AT
510 CEDAR LN.**

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, Laans and Suzy Hokanson, request a Conditional Use Permit to operate a bed and breakfast on Parcel #027-0005, also identified as 510 Cedar Ln., in the TH-1 Tourist Historic District. Staff and Planning Commission recommend approval of the request with conditions.

II. TENTATIVE SCHEDULE OF MEETINGS

BODY	DATE	TYPE	RESULT
Planning Commission	July 2, 2026	Public Hearing	Rec. Approval 3-0
City Council	August 11, 2026	Public Hearing/1 st Reading	Pending
City Council	September 8, 2026	2 nd Reading	Pending

III. IDENTIFICATION AND LOCATIONAL INFORMATION

Existing Zoning	TH-1 Tourist Historic District
Adjacent Zoning	North TH-1; South TH-1; East TH-1; West TH-1
Parcel size	0.344 acres / 14,968 sf
Legal Description	LOT 1R SUBDIVISION: CITY POINT
Election Ward	1
Future Land Use	Urban Residential
Strategic Plan Goal	Economic Development
Approval Method	City Council Resolution
Can Conditions be Set?	Yes
Map Location	Parcel #027-0005

IV. PUBLIC NOTIFICATION

PUBLIC HEARING	NOTIFICATION TYPE	DATE	DATE
Planning Commission	Progress-Index Ad	6/18/2026	6/25/2026
	Letter to Adj. Properties	6/17/2026	
City Council	Progress-Index Ad	7/28/2026	8/4/2026
	Letter to Adj. Properties	7/28/2026	

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/applicant.

VI. APPLICABLE CODE SECTIONS

1. [Article XIV-B, Tourist Historic District \(TH-1\)](#)
2. [Article XXI, Amendments](#)

VII. SUBJECT PROPERTY

The subject property is located on Cedar Lane in the City Point historic district and directly adjacent to the Petersburg National Battlefield – City Point Annex owned by the National Park Service (NPS). In fact, this property was owned by NPS until 2021 when the federal government sold the property to a private owner who rehabilitated the dwelling. The property has been sold again and the new owners are the applicants for the conditional use permit. Often referred to as the Aderholt-Hunter House, 510

Cedar Lane was constructed in 1905 with Colonial Revival and Dutch Colonial Revival architectural influences.

The dwelling currently contains 3 guest bedrooms, 1 owner-occupied bedroom, two parlors, a dining room, and 3 bathrooms plus other necessities. Paved off-street parking can accommodate 8 vehicles. The applicants' future plans include having a total of 5 guestrooms through the conversion of space within the existing dwelling footprint.

Section A of the TH-1 Tourist Historic District allows for the operation of a bed and breakfast with the approval of a conditional use permit.

VIII. APPLICANT POSITION

Please refer to the narrative provided with the application for the applicant's complete position. The applicants have proffered several operational conditions as detailed in the narrative.

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 property is over 120 years old and is an important structure in the City Point historic district. Private investment in the property after years of NPS deferred maintenance has restored the historical integrity of the dwelling and returned its use to its intended purpose. The dwelling has sufficient square footage to offer private guestrooms and common areas and a long driveway to accommodate off-street guest parking.

For the daytime private events, proposed to be limited to six (6) events per year, on-street parking may be necessary. The subject property adjoins undeveloped NPS property and street parking along the south side of Cedar Lane would not obstruct any other properties in the area.

The applicants have provided comprehensive details of the proposed B&B operation, anticipated any potential impacts on neighbors, and proffered limitations and solutions to mitigate any potential negative impacts.

X. RELATIONSHIP TO THE COMPREHENSIVE PLAN

The City Point Historic District is identified as Priority Planning Area 2 in the Comprehensive Plan (pg. 146). It states:

The success of Hopewell to enhance City Point's attractiveness as a destination to historic tourism and to capitalize on its waterfront recreational opportunities relies heavily on the revitalization and marketing of the City Point planning area.

In 2025, City Council adopted its "Plan for Development" for the historic area. The plan, prepared by Virginia Commonwealth University's Planning Department, states as its aim for the area to "become a premier place to live, visit, and invest by leveraging the many historic and natural attributes of the district."

While the development of bed and breakfast uses is not specifically identified in the Comprehensive Plan as an action item, the encouragement of business opportunities that capitalize on the historic nature of the district is identified.

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 the City Point Historic District as Urban mixed Residential Use with complimentary tourism-related uses. The B&B use is consistent with Priority Plan 2 of the Comprehensive Plan.

XI. COMPLIANCE WITH ARTICLE XXI-AMENDMENTS

The following criteria, set forth in Article XXI-Amendments of the Hopewell Zoning Ordinance, provide the parameters for determining approval or denial of a CUP request:

1. The proposed conditional use is in compliance with all regulations of the applicable zoning district, the provisions of this Article, and any applicable General Provisions as set forth in the Zoning Ordinance.

The TH-1 District allows a Bed & Breakfast with the approval of a CUP.

2. The establishment, maintenance, or operation of the proposed use is not detrimental to, and will not endanger, the public health, safety, morals, comfort, or general welfare.

A Bed & Breakfast operation at this location will not endanger the public health, safety, morals, comfort or general welfare.

3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity.

A Bed & Breakfast operation will be injurious to the neighborhood.

4. The proposed conditional use conforms to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety or comfort of persons living or working in or driving through the neighborhood, and shall be no more injurious to property or improvements in the neighborhood, than would any other use generally permitted in the same district. In making such a determination, consideration shall be given to the location, type, size, and height of buildings or structures, type and extent of landscaping and screening on the site, and whether the proposed use is consistent with any theme, action, policy or map of the Comprehensive Plan.

A Bed & Breakfast operation supports tourism and conforms to the historic nature of the neighborhood.

5. The exterior architectural appeal and function plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable zoning district, and shall enhance the quality of the neighborhood.

The applicants are not proposing any exterior changes to the property. Any future changes must receive Architectural Review Board approval.

6. The public interest and welfare supporting the proposed conditional use is sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

A Bed & Breakfast is a low-impact operation and will have minimal effect on individual interests.

7. The proposed use will not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

A Bed & Breakfast operation at this location will enhance the historic nature of the property and district.

Staff's position is that the application satisfies all criteria set forth in Article XXI.

XII. STAFF RECOMMENDATION

Staff recommends approval of the CUP request from Laans and Suzy Hokanson to operate a bed and breakfast on Parcel #027-0005, also identified as 510 Cedar Ln., with the following conditions:

1. Guest parking will be concentrated in the driveway.
2. Daytime events not associated with overnight guest activities will be limited to six (6) events per year with no more than twenty (20) guests per event. Public ticketing and amplified music will not be permitted.
3. All operations associated with the bed and breakfast will be in substantial conformance with the operations plan submitted with the conditional use permit application.
4. The operation of the bed and breakfast shall conform to the parameters set forth in the Hopewell Zoning Ordinance.

XIII. PLANNING COMMISSION RECOMMENDATION

The Hopewell Planning Commission recommended 3-0 on July 2, 2026 to approve the Conditional Use Permit submitted by Laans and Suzy Hokanson to operate a bed and breakfast on Parcel #027-0005, also identified as 510 Cedar Ln., with staff's recommended conditions.

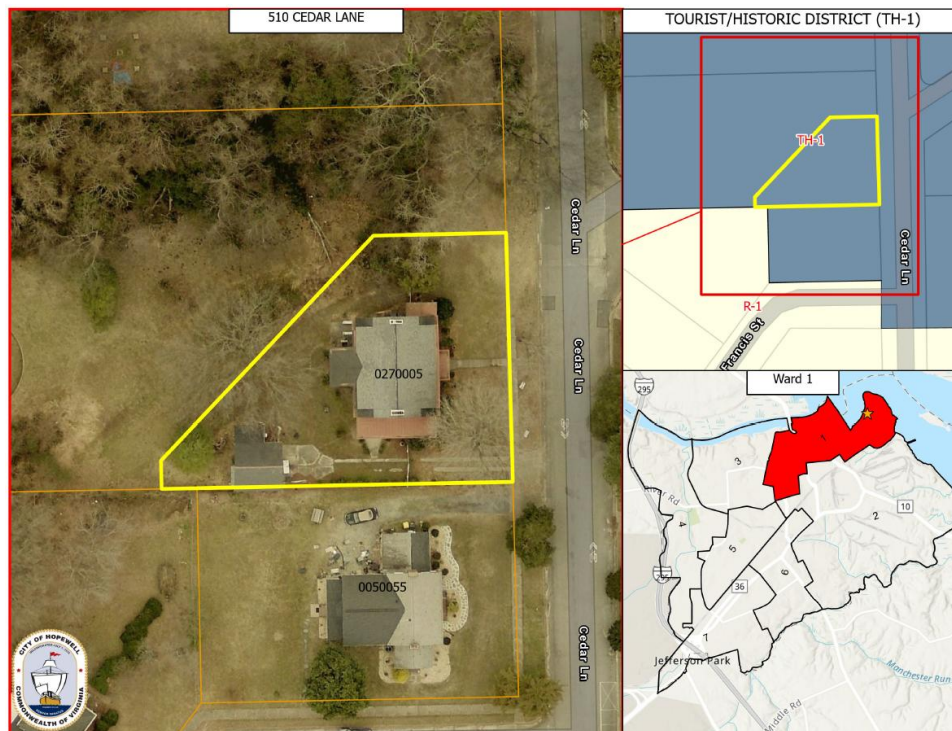
XIV. PUBLIC COMMENT

None received to date.

STREETVIEW



AERIAL & LOCATION MAP



Resolution No: _____

**RESOLUTION FOR CONDITIONAL USE PERMIT FOR
PARCEL #027-0005**

WHEREAS, Va. Code §§ 15.2-2286 and -2303 give localities authority to approve subdivisions, plats, site plans or plans of development along with the authority to permit special exceptions, special uses or conditional uses in its local zoning ordinances;

WHEREAS, the applicant, Laans and Suzy Hokanson, seeks approval for a conditional use permit application to operate a bed and breakfast on the property identified as Parcel #027-0005 located at 510 Cedar Ln., Hopewell, Virginia; and

WHEREAS, pursuant to Article XIV-B.A.2, the applicant's anticipated use of the property requires conditional use permit approval from the City Council of Hopewell, Virginia to ensure that the proposed use is appropriate; NOW THEREFORE,

BE IT RESOLVED, that Council approves the conditional use permit application to operate a bed and breakfast on Parcel #027-0005 with the following conditions:

1. Guest parking will be concentrated in the driveway.
2. Daytime events not associated with overnight guest activities will be limited to 6 events per year with no more than 20 guests per event. Public ticketing and amplified music will not be permitted.
3. All operations associated with the bed and breakfast will be in substantial conformance with the operations plan submitted with the conditional use permit application.
4. The operation of the bed and breakfast shall conform to the parameters set forth in the Hopewell Zoning Ordinance.

ADOPTED BY THE CITY COUNCIL OF HOPEWELL, VIRGINIA on August 11, 2026

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSENT:

ABSTAINING:

ATTEST: _____
Sade' Allen, City Clerk

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: CSA Budget Adjustment for Other Purchased Services

ISSUE: : The FY26 amended budget amount of \$3.7M for “Direct Services” in Fund 015 has been expended with one month of payments to foster parents in the City remaining. The June payment is \$1M to close out the FY26. An increase in authorized spending for this fund will allow for on-time payments to the CSA vendors.

The State reimburses approximately 76 percent of these costs to the City. Therefore, the \$1M in additional budget authority will be reimbursed by the State and the City’s actual additional cost will be roughly \$227K. This amount will be funded by an increase allocation to Fund 015 from the General Fund.

RECOMMENDATION: Approve an increase in budget appropriation for FY26 for the Children’s Services Act Fund-015 from \$3,700,000 to \$4,700,000.

TIMING: Timing is of the essence to pay vendors in a timely manner for June prior to the City’s August 31, 2026 year-end closeout. The City budget ordinance requires Council approval if a department’s appropriation limit is exceeded.

BACKGROUND:**ENCLOSED DOCUMENTS:**

- CSA CPMT Close-out Report

STAFF: Wanda Williams DSS Director, Stacey Jordan DCM/CFO

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

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 |

CSA Disbursement Comparison

FY24		FY25		FY26		Variance FY25/FY26	Percentage Increase
24/ 1 Total	8,645.74	25/ 1 Total	2,057.00	26/ 1 Total	-	(2,057.00)	-100.00%
24/ 2 Total	2,172.00	25/ 2 Total	85,136.71	26/ 2 Total	8,437.24	(76,699.47)	-90.09%
24/ 3 Total	145,664.28	25/ 3 Total	127,539.12	26/ 3 Total	385,796.96	258,257.84	202.49%
24/ 4 Total	260,172.04	25/ 4 Total	331,511.62	26/ 4 Total	377,819.55	46,307.93	13.97%
24/ 5 Total	281,055.95	25/ 5 Total	366,887.60	26/ 5 Total	445,287.29	78,399.69	21.37%
24/ 6 Total	680,265.94	25/ 6 Total	571,159.08	26/ 6 Total	239,343.95	(331,815.13)	-58.10%
24/ 7 Total	324,640.88	25/ 7 Total	311,328.07	26/ 7 Total	160,872.35	(150,455.72)	-48.33%
24/ 8 Total	536,913.02	25/ 8 Total	648,241.33	26/ 8 Total	553,511.01	(94,730.32)	-14.61%
24/ 9 Total	304,486.72	25/ 9 Total	130,523.32	26/ 9 Total	576,848.95	446,325.63	341.95%
24/10 Total	496,352.27	25/10 Total	510,918.40	26/10 Total	837,663.29	326,744.89	63.95%
24/11 Total	503,946.86	25/11 Total	236,499.43	26/11 Total	688,408.18	451,908.75	191.08%
24/12 Total	1,160,886.64	25/12 Total	1,536,304.02	26/12 Estimate	1,586,228.77	49,924.75	3.25%
4,705,202.34		4,858,105.70		5,860,217.54		1,002,111.84	21%
3.25%		% increase		Estimated FY26 Spending			
From FY24 to FY25				Amount increased by 3.25%			

Revenue Under budget by: (\$238,056.19) May 2026 LEDRS report completed on July 1, 2026;June 2026 LEDRS report has not been submitted- will be after July 20, 2026 CPMT Meeting
Expenditures Over budget by: (\$1,188,107.98) Agency has until September 2026 to processing all remaining FY26 invoices
As of 7/7/26- over budget by: (\$1,426,164.17)

Current Expenditures as of 6/30/26: \$4,915,542.98
Estimated Expenditures for FY26: \$5,860,217.54 Increase expenditures by 3.25% based off of prior years trend
Estimated Additional Cost: \$944,674.56
Stae 76% \$717,952.67
City 24% \$226,721.89
\$0.00 variance

Resolution No: _____

**RESOLUTION AMENDING THE HOPEWELL CHILDREN'S SERVICES ACT (CSA)
FY2026 BUDGET TO REFLECT SERVICE EXPENDITURE**

WHEREAS, the City Council of Hopewell, Virginia approved the City's FY2026 budget on May 27, 2025;

WHEREAS, CSA had \$3,700,000 appropriated to their Direct Services Fund for vendor payments;

WHEREAS, there is an additional \$1,000,000 needed to pay for services rendered to CSA;

WHEREAS, the Virginia Office of Children's Services reimburses the City for 76% of these costs, which causes the City's own expenditure for such services to be roughly \$227,000;

WHEREAS, there is a surplus in the City's General Fund that would cover these expenditures; and

WHEREAS, the City Council of Hopewell, Virginia acknowledges the need for necessary operational services; Now Therefore,

BE IT RESOLVED that Council hereby authorizes the transfer of \$1,000,000 from the FY2026 General Fund surplus to the CSA Direct Services fund to allow for payment for services rendered during FY2026. This will result in a total appropriation to that fund for FY2026 of \$4,700,000.

Adopted by the City Council of Hopewell, Virginia on August 11, 2026.

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST:

Sade' Allen, City Clerk

R-5

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE CITY MANAGER TO RECEIVE AND
APPROPRIATE DONATIONS ON BEHALF OF THE CITY**

WHEREAS, Va. Code § 15.2-1108 authorizes the City of Hopewell to accept gifts, bequests, and donations for public and municipal purposes;

WHEREAS, accepting smaller monetary contributions improves operational efficiency for community programs, parks, and other public purposes without requiring separate approval from the City Council of Hopewell, Virginia; and

WHEREAS, Council desires to set a specific monetary limit and clear procedural rules for the receipt and deposition of such funds; **NOW THEREFORE**,

BE IT RESOLVED, that the City Council of Hopewell, Virginia hereby grants the City Manager the authority to accept, receive, and deposit donations made to the City valued at or below \$50,000.00, for any purpose that the City is permitted to pursue.

BE IT FURTHER RESOLVED, that the City Manager must provide a quarterly report to Council listing all accepted donations, identifying the donor (when known), the amount given, and the specific program, project, or public purpose benefitted.

Adopted by the City Council of Hopewell, Virginia on August 11, 2026.

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST: _____
Sade' Allen, City Clerk

R-6



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: Reallocation of CIP Riverwalk Funding from FY24 to Recreation and Parks GO Bond Renovations.

ISSUE: The FY24 Riverwalk Capital Improvement Program (CIP) project has an unutilized balance of \$57,000. Staff seeks authorization to reallocate these funds to support Recreation and Parks renovation projects eligible for GO Bond funding. Additionally, the remaining work for the Riverwalk Phase III project will be fully covered by GO Bonds and Community Development Block Grant (CDBG) funds, ensuring no negative impact from reallocating the FY24 Riverwalk allocation.

RECOMMENDATION: Staff recommends that City Council approve the reallocation of \$57,000 from the FY24 Riverwalk CIP project to the GO Bonds funding category for Recreation and Parks renovations.

TIMING: Action is requested at the August 11, 2026, City Council meeting.

BACKGROUND: The FY24 CIP included an allocation for Riverwalk improvements totaling \$57,000. The project's financial needs have changed, and the funds are no longer required for the Riverwalk initiative. Phase III of the Riverwalk will be funded through GO Bonds and CDBG dollars, ensuring continuity of planned improvements. Meanwhile, Recreation and Parks has identified renovation needs that qualify for GO Bond funding. Reallocating unused CIP dollars will ensure efficient use of resources and allow improvements to proceed without delay.

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

ENCLOSED DOCUMENTS:

- Resolution Reallocating FY24 Riverwalk CIP Funds
- Recreation and Parks Renovation Project List (GO Bond-eligible)

STAFF: Tabitha Martinez, Recreation and Parks Director

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 |

2025 GO Bond Expenditures

<u>Project</u>	<u>Description</u>	<u>Cost</u>
Hopewell Community Center (to include Pump Room, Pool, HVAC & Locker Rooms)	The Hopewell Community Center serves as a vital community resource, offering recreational opportunities and promoting health and wellness among residents of all ages. To ensure the continued safe and efficient operation of the facility, a comprehensive upgrade is necessary. This project will focus on essential improvements to the pump room, pool compliance, HVAC system, and locker rooms, facilitating a better user experience while adhering to safety regulations	\$ 2,600,000
Riverside Park	Riverside Park serves as a vital recreational space within the community, providing residents with opportunities for outdoor activities and social engagement. To enhance safety and accessibility, several crucial improvements are planned, focusing on resurfacing areas, repairing erosion, and upgrading security measures.	\$ 260,000
Atwater Park	Atwater Park is a critical hub for community interaction, offering recreational facilities for families and individuals. This project aims to enhance park infrastructure, improve accessibility, and create a more enjoyable experience for all visitors.	\$ 304,070
City Point Playground	City Point Playground is a cherished neighborhood space that provides children with an opportunity for play and socialization. To maintain its relevance and safety, this project will focus on necessary renovations to enhance the facility's usability.	\$ 322,570
		<u><u>\$ 3,486,640</u></u>

RESOLUTION NO. _____

RESOLUTION TO REALLOCATE CIP FUNDS

WHEREAS, Va. Code §15.2-2507 provides the City the authority to reallocate Capital Improvement Program (CIP) funds;

WHEREAS, the City received CIP funds in FY24 that included an allocation for the Riverwalk project in the amount of \$56,000.00;

WHEREAS, it has been determined that the funds appropriated for the FY24 Riverwalk Project are no longer needed for that purpose, and the Recreation and Parks Department has previously identified immediate capital improvement projects that qualify for funding; and

WHEREAS, reallocating these available Capital Improvement Program (CIP) funds will facilitate needed improvements to City recreational facilities while promoting the efficient and effective use of available financial resources; NOW THEREFORE,

BE IT RESOLVED, by the City Council of Hopewell, Virginia, that \$56,000.00 from the FY24 Riverwalk Capital Improvement Program (CIP) Project is reallocated to the Recreation and Parks Repair Infrastructure fund (RC068) is hereby approved.

BE IT FURTHER RESOLVED that the City Manager, Director of Finance, and other appropriate City officials are authorized and directed to take all actions necessary to implement this reallocation, including updating the City's Capital Improvement Program and all related financial and budgetary records to reflect the approved transfer.

Adopted by the City Council of Hopewell, Virginia on _____.

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST: _____
Sade' Allen, City Clerk

R-7



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
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- ☒ Regular Business
- ☐ Reports of Council Committees

Action:

- Fire 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: SAFER Grant Application Approval

ISSUE: Finalize financing for \$3,753,896 for two engines and two ambulances being replaced in accordance with apparatus replacement plan.

RECOMMENDATION: Staff recommends approval of the lease purchase agreement provided by NCL Government Capital.

TIMING: Staff requests action be taken on 8/11/2026 to maximize savings for the City.

BACKGROUND: In order to maximize savings to the City, financing of the two new engines and ambulances was delayed until all the City's financial reports were up to date. Since that was completed, staff have worked with several vendors to acquire lease purchase financing for the new apparatus. NCL Government Capital has provided the most aggressive proposal that would be the most economical through an interest-bearing escrow account.

ENCLOSED DOCUMENTS:

- **Financing Proposal overview**

STAFF: Benjmain Ruppert, Fire Chief

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 Yolanda W. Stokes, Ward #6
- ☐ ☐ Councilor Dominic Holloway, Sr., Ward #7

FINANCING PROPOSAL OVERVIEW

Emergency Vehicle Acquisition

Two Seagrave Pumper Trucks and Two Horton Ambulances | City of Hopewell, Virginia

PURPOSE OF REVIEW | Confirm the City’s authority and approvals to proceed with the proposed tax-exempt municipal lease and an interest-bearing escrow structure, subject to final financing and escrow documents.

Finance Proposal Highlights

AMOUNT FINANCED	\$3,753,896	INTEREST RATE	4.75% fixed
TERM	7 years	ANNUAL PAYMENT	\$642,882.27
FIRST PAYMENT	August 31, 2027		

\$0 down payment | \$500 documentation fee | City retains title; NCL receives a perfected security interest | Proposal includes a non-appropriation provision | Tax-exempt status required under Section 103.

Financial Comparison: Interest-Bearing Escrow vs. Manufacturer Prepayment

Assumptions: August 31, 2026 funding; 3.03% nominal annual yield compounded monthly; \$2,811,066 held for the pumpers until approximately mid-November 2029 (38.5 months); \$942,830 held for the ambulances for 12 months.

MEASURE	PREPAYMENT OPTION	ESCROW OPTION
Pumper economics	\$258,579 manufacturer discount	\$286,615 projected earnings through mid-November 2029
Ambulance earnings	\$0	\$28,968 projected earnings for 12 months
Total estimated benefit	\$258,579	\$315,583
Incremental escrow value	—	\$57,004 more than prepayment option
ESCROW OUTCOME Projected escrow value at the assumed release dates: \$4,069,479. After paying the full equipment cost of \$3,753,896, approximately \$315,583 would remain in escrow.		

For discussion purposes only. This summary does not replace the financing proposal or final legal, tax, escrow, and transaction documents and is not municipal-advisory, legal, tax, accounting, or investment advice.

Resolution No: _____

**RESOLUTION APPROVING THE FINANCING AGREEMENT FOR
APPARATUS REPLACEMENT**

WHEREAS, the Hopewell Fire Department is responsible for providing fire suppression, emergency medical services, rescue operations, and related emergency response services to the residents and visitors of the City of Hopewell;

WHEREAS, the continued reliability and readiness of the Fire Department's apparatus fleet is essential to protecting the public health, safety, and welfare of the community;

WHEREAS, the replacement and acquisition of 2 fire engines and 2 ambulances will improve the department's operational capabilities, enhance response reliability, reduce maintenance costs associated with aging equipment, and ensure the City maintains an effective emergency response fleet;

WHEREAS, a leased purchase agreement with NCL Government Capital is the most feasible and fiscally responsible option to acquire this equipment;

WHEREAS, funding for the purchase has been identified to be budgeted in the department's apparatus fund in the yearly amount of \$598,678.03 for the next 7 years with the first payment beginning in FY28; and

WHEREAS, the City Council of Hopewell, Virginia finds that authorizing the purchase of these emergency response vehicles is in the best interest of the City and its citizens; NOW, THEREFORE

BE IT RESOLVED by the City Council of Hopewell, Virginia authorizes the acquisition of 2 fire engines and 2 ambulances for the Hopewell Fire Department through the leased purchase agreement attached hereto with NCL Government Capital.

BE IT FURTHER RESOLVED that Council authorizes the City Manger to execute all contracts, purchase orders, financing documents, and other documents necessary to effectuate the purchase.

Adopted by the City Council of Hopewell, Virginia, on August 11, 2026.

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

Resolution No: _____

ABSTAINING:

ABSENT:

ATTEST: _____
Sade' Allen, City Clerk

R-8

SUPPORT AGREEMENT

101 CITY POINT ROAD REDEVELOPMENT PROJECT

This Support Agreement (this "Agreement") is effective as of the date of execution by the last signatory hereto (the "Effective Date"), and is by and between the CITY OF HOPEWELL, VIRGINIA, a political subdivision of the Commonwealth of Virginia (the "City"), and the ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF HOPEWELL, VIRGINIA, a political subdivision of the Commonwealth of Virginia (the "EDA").

WITNESSETH:

WHEREAS, the City owns certain real property and improvements commonly known as 101 E. City Point Road, Hopewell, Virginia, together with all rights and appurtenances thereto, as more particularly described in Exhibit A attached hereto (the "Property");

WHEREAS, the City has negotiated a proposed disposition and redevelopment of the Property for occupancy and operation by a medical supply & office company (the "Project"), subject to approval and execution of definitive transaction documents;

WHEREAS, the Project is expected to place the Property into productive commercial use, support private investment, create or retain employment, expand access to medical-related goods and services, and advance the City's economic development objectives;

WHEREAS, the City desires to convey the Property to the EDA so that the EDA may sell the Property to the approved purchaser (the "Purchaser") for Five Hundred Thousand Dollars (\$500,000.00) and provide owner financing for the acquisition in accordance with the terms approved by City Council and the EDA;

WHEREAS, the proposed owner financing will have a down payment of Fifty Thousand Dollars (\$50,000.00), an original principal amount of Six Hundred Twenty-Five Thousand Dollars (\$625,000.00), bearing interest at a fixed annual rate of five percent (5.00%), and be evidenced and secured by such promissory note, deed of trust, loan agreement, guaranties, assignments, and other instruments as the EDA and its counsel deem necessary or appropriate (collectively, the "Owner-Financing Documents");

WHEREAS, the City will also provide the EDA with One Hundred Seventy-Five Thousand Dollars (\$175,000.00) inclusive with the Six Hundred Twenty-Five Thousand Dollars (\$625,000.00) to be administered by the EDA as a construction loan for eligible real property improvements and tenant upfit associated with the Project (the "Construction Loan Funds");

WHEREAS, City Council has directed that all principal amounts paid by the Purchaser under the owner-financing transaction, up to the original principal amount of Six Hundred Twenty-Five Thousand Dollars (\$625,000.00), shall be returned by the EDA to the City, while the EDA shall retain all interest received under the Owner-Financing Documents;

WHEREAS, the parties desire to set forth their respective obligations concerning the transfer and sale of the Property, administration of the Construction Loan Funds, servicing of the owner-financed loan, allocation of principal and interest, reporting, and related matters; and

WHEREAS, the EDA is authorized to undertake the activities contemplated by this Agreement pursuant to applicable law, including the Virginia Industrial Development and Revenue Bond Act, Virginia Code § 15.2-4900 et seq.;

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual benefits, promises, and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties covenant and agree as follows:

1. Incorporation of Recitals.

1.1 The foregoing recitals are incorporated into this Agreement by reference and constitute material understandings and agreements of the parties.

2. Conveyance of the Property.

- 2.1** Subject to all approvals required by law, the City shall convey the Property to the EDA by deed in a form approved by the City Attorney and counsel to the EDA. The conveyance may be made for nominal consideration or such other consideration as City Council may authorize.
- 2.2** The EDA shall accept the conveyance solely for the purposes described in this Agreement and shall not convey, encumber, or otherwise dispose of the Property except in furtherance of the approved transaction or with the prior written approval of the City.
- 2.3** The legal description, parcel identification number, title exceptions, and other property-specific information shall be confirmed in the deed and title documents. Exhibit A may be replaced or supplemented at closing with the final legal description or approved survey.

3. Sale and Owner Financing.

- 3.1** The EDA is authorized to enter into a purchase and sale agreement with the Purchaser and to convey the Property to the Purchaser on terms approved by the EDA and consistent with the direction of City Council.
- 3.2** The EDA shall provide owner financing in the original principal amount of Six Hundred Twenty-Five Thousand Dollars (\$625,000.00) at a fixed annual interest rate of 5.00%, amortized over twenty (20) years, subject to EDA's final approved documents.
- 3.3** The obligation shall be secured by a first-priority deed of trust against the Property, subject only to exceptions approved by the EDA and its counsel. The Owner-Financing Documents may include customary provisions governing payment, insurance, taxes, maintenance, casualty, condemnation, transfer, additional liens, financial reporting, default, acceleration, foreclosure, and other lender protections.
- 3.4** The EDA may execute and deliver all documents and take all actions reasonably necessary to consummate and administer the transaction, provided that no material change to the principal amount, interest rate, amortization period, or allocation of principal and interest may be made without prior City approval.

4. Construction Loan Funds.

- 4.1** The City shall transfer \$175,000.00 to the EDA for use solely as a construction loan supporting the Project. The City has identified the funding sources listed in Exhibit B.
- 4.2** The EDA shall enter into a construction loan agreement and such related security, assignment, guaranty, escrow, and disbursement documents as the EDA and its counsel determine appropriate.
- 4.3** Eligible uses may include building rehabilitation, structural work, roof work, mechanical, electrical and plumbing systems, fire and life-safety improvements, accessibility improvements, code compliance, façade and site improvements, interior tenant upfit, fixtures that become part of the real property, professional design and permitting costs, and other improvements approved in writing by the EDA.
- 4.4** Construction Loan Funds shall be disbursed only upon submission of invoices, draw requests, lien waivers, inspections, certifications, or other documentation reasonably required by the EDA. The EDA may establish a retainage and may withhold or deny disbursement for work that is incomplete, defective, ineligible, or inconsistent with approved plans.
- 4.5** Any Construction Loan Funds not disbursed or legally committed following completion or termination of the Project shall be returned promptly to the City, unless City Council authorizes another use in writing.
- 4.6** Repayment terms, collateral, priority, and application of payments for the construction loan shall be established in separate loan documents. Unless otherwise directed by City Council, repayments of the Construction Loan Funds shall be retained by the EDA for economic development purposes and shall not reduce the EDA's obligation to return the Fifty Thousand Dollar (\$50,000.00) down payment and the Six Hundred Twenty-Five Thousand Dollar (\$625,000.00) owner-financing principal described in Section 5.

5. Allocation and Remittance of Owner-Financing Payments.

- 5.1 Principal.** One hundred percent (100%) of all principal payments received by the EDA under the Owner-Financing Documents, up to an aggregate amount of Six Hundred Seventy-Five Thousand Dollars (\$675,000.00), shall be remitted to the City. The EDA shall have no beneficial ownership interest in such principal, except the temporary right to hold and administer the funds pending remittance under this Agreement.
- 5.2 Interest.** The EDA shall retain one hundred percent (100%) of all interest received under the Owner-Financing Documents. Interest retained by the EDA may be used for administration of the transaction and other lawful economic development purposes.
- 5.3 Annual Remittance.** Principal received during each City fiscal year ending June 30 may be accumulated by the EDA and shall be remitted to the City in a single annual payment no later than July 31 immediately following the end of that fiscal year. Each remittance shall be accompanied by an accounting showing payments received, allocation between principal and interest, late fees or other charges, and the remaining outstanding principal balance.
- 5.4 Prepayment.** If the Purchaser makes a partial or full prepayment of principal, whether voluntarily, through refinancing, sale, insurance or condemnation proceeds, acceleration, foreclosure, settlement, or otherwise, the EDA shall remit the principal portion of such prepayment to the City within thirty (30) calendar days after receipt. Interest, prepayment charges, late fees, default interest, and other non-principal amounts shall be retained or applied as provided in the Owner-Financing Documents, subject to applicable law and any written direction of the City.
- 5.5 Application of Recoveries.** In the event of default, foreclosure, deed in lieu of foreclosure, settlement, or other recovery, amounts received shall first be applied to reasonable third-party costs of collection, protection, enforcement, foreclosure, sale, and disposition; thereafter, the remaining proceeds shall be allocated between principal and interest in accordance with the Owner-Financing Documents. The principal portion shall be remitted to the City and the interest portion may be retained by the EDA.
- 5.6 No Waiver or Modification.** The EDA shall not forgive, compromise, subordinate, assign, sell, or materially modify the owner-financed obligation, or release material collateral, without prior written approval of the City, except for routine servicing decisions expressly authorized in the Owner-Financing Documents.

6. Loan Servicing and Administration.

- 6.1** The EDA shall service or arrange for servicing of the owner-financed loan, maintain complete payment and accounting records, monitor insurance and tax obligations, and take reasonable actions to protect the collateral and enforce the Owner-Financing Documents.
- 6.2** The EDA may pay reasonable and necessary third-party servicing, legal, accounting, inspection, recording, collection, foreclosure, and property-protection expenses from interest retained by the EDA or other EDA funds. The EDA may not deduct ordinary administrative expenses from principal otherwise due to the City without the City's prior written approval.
- 6.3** The EDA shall provide the City Manager and Director of Finance with an annual report no later than July 31 showing the opening principal balance, payments received, amounts applied to principal and interest, remittances to the City, construction loan activity, delinquencies, defaults, and ending balances. The EDA shall provide additional information reasonably requested by the City.

7. Project Performance and Protective Covenants.

- 7.1** The definitive transaction documents may require the Purchaser to commence and complete approved improvements within specified time periods, maintain the Property, operate the approved use, comply with law, and satisfy job, investment, occupancy, or other performance obligations approved by the parties.
- 7.2** The EDA may include reversionary rights, repurchase rights, liquidated damages, acceleration, clawback, or other remedies reasonably designed to protect the public investment, provided such remedies are approved as to form by counsel.

7.3 Nothing in this Agreement obligates the City or EDA to approve any land use, building, zoning, permitting, licensing, or regulatory matter. All such approvals remain subject to applicable law and the ordinary exercise of governmental authority.

8. Conditions Precedent and Termination.

8.1 The obligations contemplated by this Agreement are conditioned upon approval of all necessary resolutions, deeds, loan documents, appropriations, public hearings, and other actions required by law; satisfactory title and due diligence; and approval of final documents by counsel to the parties.

8.2 If the sale to the Purchaser is not consummated by the deadline established in the definitive transaction documents, either party may request termination or modification of this Agreement. Upon termination, the EDA shall reconvey the Property to the City by a deed acceptable to the City Attorney and return all uncommitted City funds, subject to payment or reimbursement of authorized third-party expenses.

8.3 If the EDA acquires contractual rights or incurs obligations in reliance on this Agreement, the City shall cooperate in an orderly termination and, to the extent lawfully appropriated and authorized, reimburse the EDA for approved unreimbursed third-party costs.

9. Notices.

9.1 Any notice required or permitted under this Agreement shall be in writing and shall be deemed received upon personal delivery, confirmed electronic delivery, or delivery by nationally recognized overnight courier or certified mail, return receipt requested, to the addresses below, or to any replacement address designated by written notice.

9.2 Notices to the City shall be directed to: City Manager, City of Hopewell, 300 North Main Street, Hopewell, Virginia 23860, with copies to the City Attorney, Director of Finance, and Director of Economic Development & Tourism.

9.3 Notices to the EDA shall be directed to: Chair, Hopewell Economic Development Authority, P.O. Box 1222, Hopewell, Virginia 23860, with a copy to counsel for the EDA.

10. Miscellaneous.

10.1 Entire Agreement; Amendments. This Agreement constitutes the entire agreement between the parties concerning its subject matter and may be amended only by a written instrument executed by both parties after all required approvals.

10.2 No Assignment. Neither party may assign its rights or obligations under this Agreement without the prior written consent of the other party, except that the EDA may assign or delegate routine loan servicing functions while remaining responsible for performance under this Agreement.

10.3 Governing Law; Venue. This Agreement shall be governed by the laws of the Commonwealth of Virginia. Exclusive venue for any litigation arising from this Agreement shall lie in the Circuit Court of the City of Hopewell, Virginia.

10.4 Counterparts; Electronic Signatures. This Agreement may be executed in counterparts, including electronic counterparts, each of which shall be deemed an original and all of which together constitute one instrument.

10.5 Severability. If any provision is determined to be invalid or unenforceable, the remaining provisions shall remain effective and shall be construed to best carry out the parties' intent.

10.6 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the City and EDA and creates no rights in the Purchaser or any other third party.

10.7 Future Appropriations. Any obligation requiring expenditure of public funds is subject to lawful appropriation by City Council. Nothing herein shall constitute a debt of the City in violation of applicable law.

10.8 Further Assurances. Each party shall execute such additional documents and take such further actions as may be reasonably necessary to implement this Agreement.

10.9 Effective Date. This Agreement shall become effective upon execution by the last signatory after approval by the governing bodies of both parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Support Agreement.

CITY OF HOPEWELL, VIRGINIA

By: _____

Name: _____

Title: _____

Date: _____

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF HOPEWELL, VIRGINIA

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

PROPERTY DESCRIPTION

Common Address: 101 E. City Point Road, Hopewell, Virginia 23860

Parcel/Tax ID: 0800060

Legal Description:

All that certain tract, piece or parcel of land lying and being in the City of Hopewell, Virginia at the northeast intersection of Main Street and East City Point Road and being more particularly bounded and described in accordance with plat of survey by Pritchard and Altman, Engineers and Surveyors, dated March 29, 1977, revised April 12, 1977, and entitled, "Map Showing Property of Hopewell Redevelopment and Housing Authority to be conveyed to First and Merchants Corp. Being Part of Block 1, West City Point Subdivision and Part of Block 1, West City Point Annex, Hopewell, Virginia," a copy of which is attached to that Deed dated July 29, 1977, by and between Hopewell Redevelopment and Housing Authority and First Merchants National Bank, and recorded September 30, 1977 in Book 154 at Page 150 of the Clerk's Office of the Circuit Court of the City of Hopewell, Virginia, described as follows:

Beginning at the point of curve of the east right-of-way line of Main Street, being approximately 120 feet wide from the center of East City Point Road; thence N. 5° 18' 53" W. a distance of 100.00 feet along the east right-of-way line of Main Street to a point; thence along the center line of a 20 foot drainage easement N. 84° 41' 07" E. 177.45 feet to a point in the easterly line of a 10 foot utility easement; thence with said easement; S. 55° 34' 24" E. 75.36 feet to a point in the north right-of-way line of East City Point Road 160 .00 feet to a point of curvature of a curve connecting East City Point Road with Main Street; thence in a curve to the right having a radius of 50.00 feet and a delta angle of 119° 06' 43", a distance of 103.94 feet to the point and place of beginning.

Being parts of Lots 22 and 27 and all of Lots 23 through 26, Block 1, West City Point Annex, and parts of Lots 16 through 21 and parts of Lots 1, 2 and 3, being Part 1 of a resubdivision of a part of Lot 21, Block 1, West City Point Subdivision, and that part of a ten foot alley lying between the lots in West City Point Annex and the lots in West City Point Subdivision vacated by an ordinance adopted by the City Council on March 26, 1974, a copy of which is entered in Council Minute Book 18, page 123.

Address 101 E. City Point Rd., Hopewell, VA 23860

City of Hopewell Tax Parcel No.: 0800060

Existing Improvements: Former bank branch building and associated site improvements.

A final legal description, plat, or survey may be attached to and incorporated into the deed conveying the Property to the EDA and shall control in the event of any inconsistency.

EXHIBIT B

CITY FUNDING SOURCES FOR \$175,000 CONSTRUCTION LOAN

GL Account	Object Code	Amount
11121004	502300	\$20,000.00
11321060	502300	\$50,000.00
11441073	502300	\$60,000.00
11441075	502300	\$45,000.00
	TOTAL	\$175,000.00

The accounts listed above are the funding sources identified by the City Director of Finance for the City's transfer of Construction Loan Funds to the EDA. Final accounting entries remain subject to the City's adopted budget, appropriations, and any resolution approved by City Council.

EXHIBIT C

SUMMARY OF APPROVED OWNER-FINANCING TERMS

Property	101 E. City Point Road, Hopewell, Virginia
Approved Use	Medical supply & office company
Owner-Financed Principal	\$625,000.00
Interest Rate	5.00% fixed per annum
Amortization	20 years
Security	First-priority deed of trust, subject to approved exceptions
Principal Allocation	100% remitted to the City
Interest Allocation	100% retained by the EDA
Annual Principal Remittance	No later than July 31 following each fiscal year
Prepaid Principal	Remitted to the City within 30 calendar days after receipt
Construction Loan	\$175,000.00 administered by the EDA

This Exhibit is a summary only. In the event of a conflict, the body of this Agreement and the definitive transaction documents shall control.

RESOLUTION APPROVING SUPPORT AGREEMENT

WHEREAS, the City of Hopewell, Virginia (“City”) owns certain real property and improvements known as 101 E. City Point Road, Hopewell, Virginia (“Property”);

WHEREAS, the City desires to convey this property to the Economic Development Authority (“EDA”) so that the EDA may sell the Property to an approved purchaser in the amount of \$500,000;

WHEREAS, the EDA is seeking authorization from the City Council of Hopewell, Virginia to enter into a support agreement attached hereto in order to provide owner financing for the acquisition;

WHEREAS, Va. Code §15.2-4900 authorizes the EDA to undertake the activities contemplated by the Support Agreement;

WHEREAS, Council is committed to the economic development of the City and supports investment that would expand access to medical related goods and services to the citizens of Hopewell; NOW THEREFORE,

BE IT RESOLVED, that the City Council of Hopewell, Virginia, hereby approves the attached Support Agreement to convey said Property to the Economic Development Authority in accordance with the terms and conditions stated therein.

Adopted by the City Council of Hopewell, Virginia on August 11, 2026.

Witness this signature and seal

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST: _____
Sadé Allen, City Clerk

ADJOURNMENT