

# AGENDA



# CITY OF HOPEWELL

## AGENDA

(804) 541-2408

[www.hopewellva.gov](http://www.hopewellva.gov)  
[cityclerk@hopewellva.gov](mailto: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

June 23, 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)(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).

**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

**May Financials'** – Stacey Jordan, Deputy City Manager

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

### ACTIONS RESULTING FROM CLOSED MEETING

### PRAYER AND PLEDGE OF ALLEGIANCE

Prayer by Pastor Collier, 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 Resolution to Approve the City’s Community Development Block Grant (CDBG) Proposed 2026-2027 Annual Action Plan and Funding Priorities – Chris Ward, Director of Planning and Development**
- C-2 Ordinance Amending Hopewell City Code Chapter 33 (Traffic Calming Devices) – Anthony Bessette, City Attorney**
- C-3 Resolution Adopting updates for Rules of City Council – Anthony Bessette, City Attorney**
- C-4 Minutes: April 28, 2026 – Sade’ Allen, City Clerk**

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

## ADJOURNMENT

**CLOSED  
MEETING**

REPORTS OF  
THE CITY  
MANAGER



# Finance Committee Meeting

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CITY MANAGER: VINCENT JONES

PRESENTED BY: STACEY JORDAN, CFO

# AGENDA

Minutes from last meeting

FY26 Budget to Actuals - May

- Citywide
- General Fund
- Enterprise
- Schools

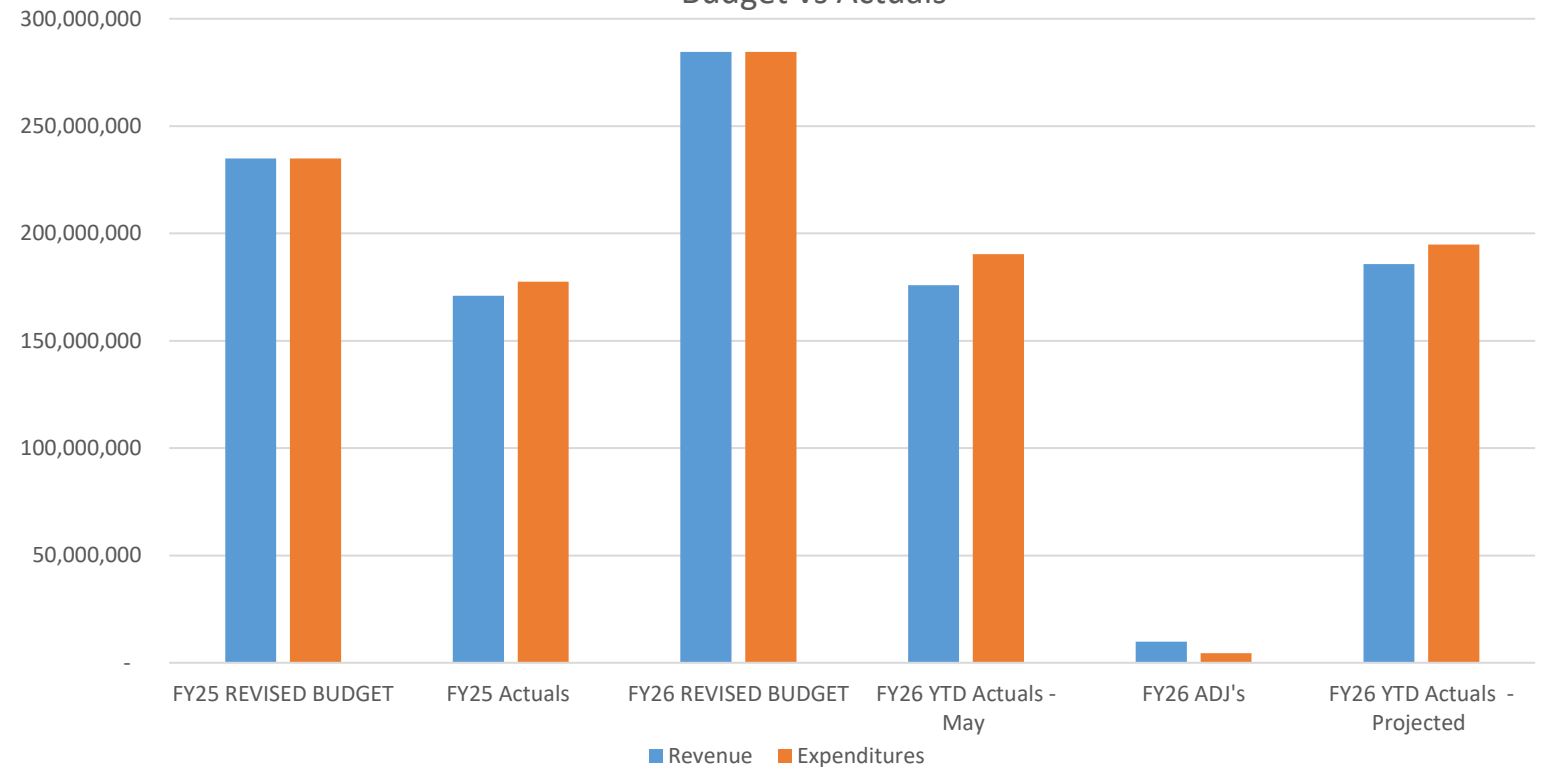
Accounts Payable/Debt Service

May committee items

# Citywide FY26 Budget to Actuals – May

- City-wide for May revenues are trending 7.54% or \$14.7M higher for FY26 vs FY25.
- Expenses for May are trending 7.15% or \$17.2M higher for FY26 vs FY25.
- Increase in revenues stem from State Revenues, increase in HWR capital billing and collections from Minol.
- Increase in expenses stem from Annual Increases and class and comp study increases, as well as increases in school and enterprise capital expenses.

FY26 Citywide Revenues and Expenditures - Budget vs Actuals



# Citywide FY26 Budget to Actuals – May

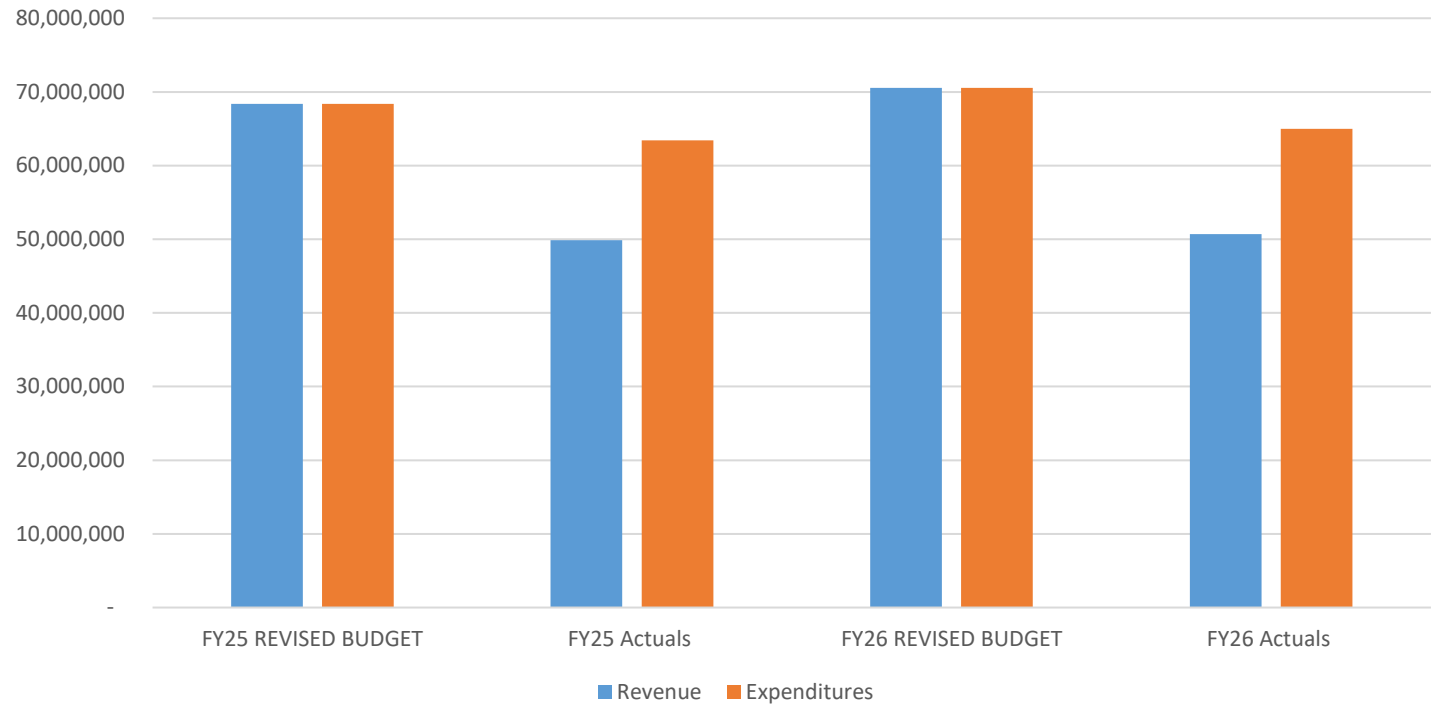
## CITY-WIDE

REVENUES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 YTD Actuals - May	FY26 ADJ's	FY26 YTD Actuals - Projected	FY26 YE Projection	FY26 % Rec'd Budget	Comments
REAL ESTATE TAXES	21,928,970	12,108,418	55.2%	24,030,746	12,832,406		12,832,406	23,934,623	53.4%	2ND half Due in June
PUBLIC SERVICE CORP TAX	5,100,000	5,229,555	102.5%	4,900,000	5,554,365		5,554,365	5,554,365	113.4%	Due in February
PERSONAL PROPERTY TAX	7,056,000	5,544,472	78.6%	6,597,440	5,171,682		5,171,682	5,641,835	78.4%	Due in February
MACH & TOOL TAX	9,586,049	3,528,863	36.8%	9,384,549	3,036,762		3,036,762	9,290,704	32.4%	Due in Dec & June
PPTRA STATE REIMBURSEMENT	1,618,030	1,618,030	100.0%	1,618,030	1,537,128		1,537,128	1,537,128	95.0%	Consistent, final payment in June
OTHER TAXES	10,840,000	10,666,287	98.4%	11,545,280	10,464,048	105,500	10,569,548	11,530,416	91.5%	\$80K Consumption & Utility Tax; \$25.500 reclass needed from Permits, Fees & Licenses
USE OF MONEY & PROPERTY	530,200	793,398	149.6%	14,930,901	610,420		610,420	665,913	4.1%	Decrease in Interest Income
CHARGES FOR SERVICES	50,920,020	31,445,657	61.8%	72,147,146	37,912,035	8,434,000	46,346,035	62,768,017	64.2%	Increase from Sewer & Trash Revenue (Minol), \$7M HWR monthly & Capital billing (\$4M.1) , \$159K EMS Receipts
PENALTIES & INTEREST	586,000	558,482	95.3%	596,000	865,417		865,417	944,091	145.2%	Slight increase stems from Collections
PERMITS, FEES AND LICENSES	470,450	404,268	85.9%	470,751	1,165,413	(25,500)	1,139,913	1,243,541	242.1%	Increase in permit fees & Stormwater fees (\$469K) new in FY26
FINES & FORFEITURES	1,624,463	1,123,584	69.2%	1,322,921	1,157,384		1,157,384	1,262,600	87.5%	\$68K in addtl' School Zone fines revenue
GRANTS	469,964	419,961	89.4%	190,118	116,639		116,639	127,243	61.4%	\$270K reduction in Stormwater (\$255K) & Recreation Grants (\$15K)
STATE REVENUES	62,625,006	54,468,870	87.0%	68,451,716	59,518,766	(222,400)	59,296,366	66,398,165	86.6%	Schools funding; \$250K Accrual for CSA FY26 Reimbursements: 472K reclass to Federal from State
FEDERAL REVENUES	16,971,382	14,681,143	86.5%	15,038,874	9,515,309	1,472,400	10,987,709	12,482,265	73.1%	\$1M Schools Head Start; Decrease in ARPA funding
MISCELLANEOUS REVENUE	7,603,628	1,669,651	22.0%	9,716,863	1,483,925		1,483,925	1,618,827	15.3%	\$450K Increase in insurance claims, \$300K decrease in Cost Recovery
IN LIEU OF TAXES	1,591,511	1,563,677	98.3%	1,591,511	1,535,843	27,834	1,563,677	1,591,511	98.3%	Consistent
DEBT SERVICE	947,617	873,356	92.2%	1,042,739	832,702	105,018	937,720	1,042,739	89.9%	Consistent
TRANSFERS IN	34,376,815	24,299,891	70.7%	40,987,305	22,539,787		22,539,787	22,539,787	55.0%	
<b>TOTAL REVENUES</b>	<b>234,846,105</b>	<b>170,997,561</b>	<b>72.81%</b>	<b>284,562,890</b>	<b>175,850,031</b>	<b>9,896,852</b>	<b>185,746,883</b>	<b>230,173,771</b>	<b>65.3%</b>	
EXPENDITURES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 YTD Actuals - May	FY26 ADJ's	FY26 YTD Actuals - Projected	FY26 YE Projection	FY26 % Rec'd Budget	Comments
SALARIES & WAGES	29,684,304	26,100,728	87.9%	31,687,387	28,407,476		28,407,476	30,989,973	89.6%	3% Annual Salary Increase; 6% HWR & SWR
HEALTH BENEFITS	5,387,853	4,526,936	84.0%	6,151,744	5,106,525		5,106,525	5,570,755	83.0%	3% Annual Salary Increase; 6% HWR & SWR
EMPLOYEE BENEFITS	437,484	277,507	63.4%	439,678	244,281		244,281	266,488	55.6%	3% Annual Salary Increase; 6% HWR & SWR
RETIREMENT	4,321,239	3,555,009	82.3%	4,762,133	3,926,331		3,926,331	4,283,270	82.4%	3% Annual Salary Increase; 6% HWR & SWR
OTHER PERSONNEL	2,475,224	2,161,051	87.3%	2,663,125	2,372,745		2,372,745	2,588,449	89.1%	
PROFESSIONAL SERVICES	17,694,653	13,800,521	78.0%	17,917,390	14,652,559		14,652,559	15,984,610	81.8%	
WORKERS COMPENSATION	513,869	467,106	90.9%	548,839	551,498		551,498	601,635	100.5%	
SERVICE & SUPPLIES	40,467,849	26,095,585	64.5%	57,955,918	27,859,412		27,859,412	30,392,085	48.1%	
OUTSIDE AGENCIES	5,761,012	4,961,177	86.1%	6,311,709	5,390,881		5,390,881	5,880,961	85.4%	
NON-DEPARTMENTAL	1,262,574	1,257,500	99.6%	1,522,358	1,257,500		1,257,500	1,371,818	82.6%	
OTHER	75,882,413	60,673,607	80.0%	79,004,330	63,028,915	4,527,563	67,556,478	73,697,976	85.5%	\$4.5M in SBO estimated unposted expenditures
CAPITAL	10,171,366	2,664,344	26.2%	34,874,232	8,687,927		8,687,927	9,477,738	24.9%	
DEBT	7,418,450	7,753,490	104.5%	7,488,854	7,278,836		7,278,836	7,940,548	97.2%	
SUPPORT OF SCHOOLS	13,865,900	13,865,900	100.0%	13,580,000	13,580,000		13,580,000	13,580,000	100.0%	
TRANSFERS OUT	19,501,915	9,424,991	48.3%	19,655,193	7,950,787		7,950,787	7,950,787	40.5%	
<b>TOTAL EXPENDITURES</b>	<b>234,846,105</b>	<b>177,585,452</b>	<b>75.62%</b>	<b>284,562,890</b>	<b>190,295,673</b>	<b>4,527,563</b>	<b>194,823,236</b>	<b>210,577,095</b>	<b>68.46%</b>	
<b>NET INCOME</b>		<b>(6,587,891)</b>	<b>-2.81%</b>		<b>(14,445,642)</b>	<b>5,369,290</b>	<b>(9,076,353)</b>	<b>19,596,676</b>	<b>-3.19%</b>	

# General Fund FY26 Budget to Actuals – May

- General fund for May is trending **1.09%** or **\$1.07M** higher in Revenues for FY26 vs FY25.
- Expenses for FY26 are trending **0.61%** or **\$1.5M** higher than FY25.
- Increase in expenses stem from Annual Increases and class and comp study increases.

### FY26 General Fund Revenue and Expenditures



# General Fund FY26 Budget to Actuals – May

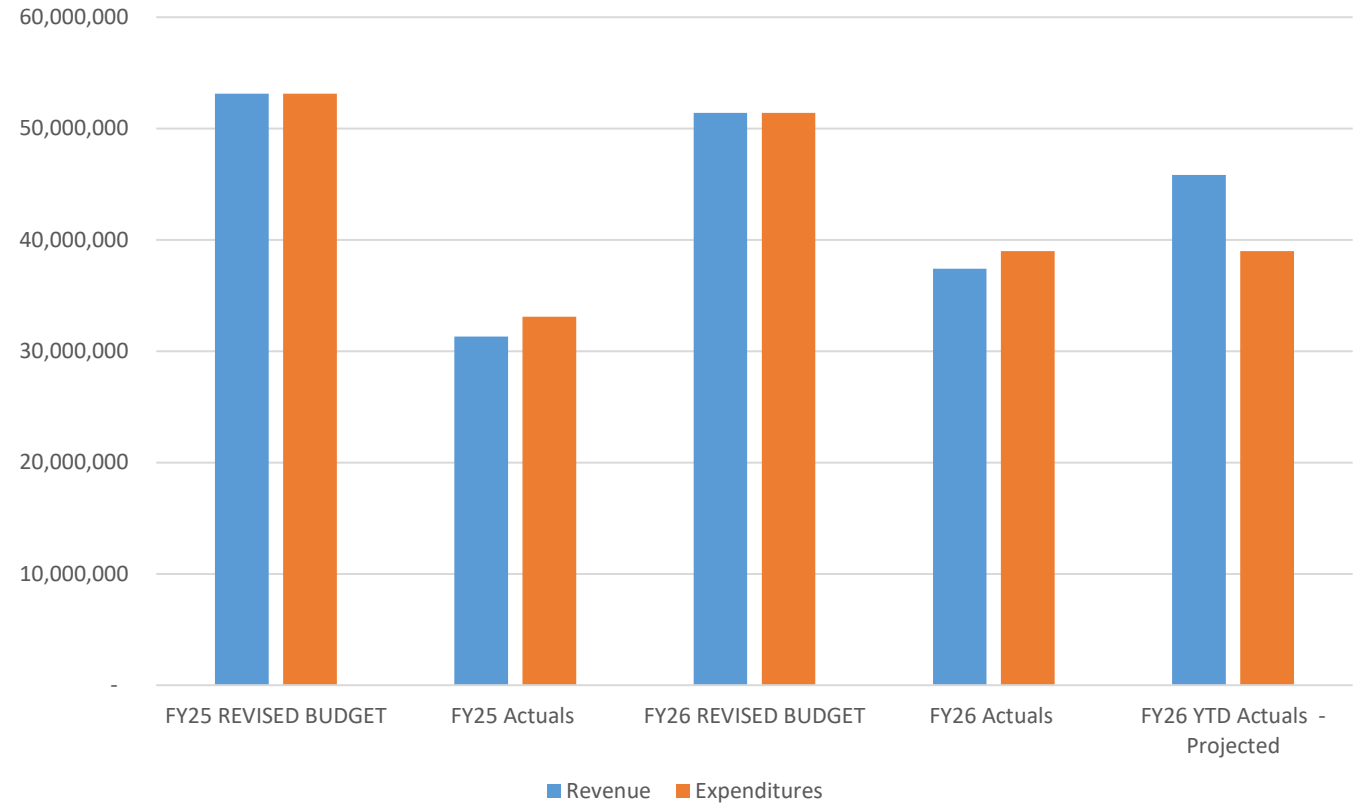
REVENUES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 Actuals	FY26 % Rec'd Projected	FY26 YTD - Projected	FY26 YE Projection	FY25 vs FY26 Variance	Comments
REAL ESTATE TAXES	21,928,970	12,108,133	55.2%	24,030,746	12,831,954	53.4%	\$ 12,831,954	\$ 23,550,131	\$ 723,821.24	2ND half Due June
PUBLIC SERVICE CORP TAX	5,100,000	5,229,555	102.5%	4,900,000	5,554,365	113.4%	\$ 5,554,365	\$ 5,554,365	\$ 324,810.69	Due in February
PERSONAL PROPERTY TAX	7,056,000	5,523,252	78.3%	6,597,440	5,171,123	78.4%	\$ 5,171,123	\$ 5,641,225	\$ (352,129.86)	Due in February
MACH & TOOL TAX	9,586,049	3,528,863	36.8%	9,384,549	3,036,762	32.4%	\$ 3,036,762	\$ 9,384,549	\$ (492,101.08)	Due in June
PPTRA STATE REIMBURSEMENT	1,618,030	1,618,030	100.0%	1,618,030	1,537,128	95.0%	\$ 1,537,128	\$ 1,537,128	\$ (80,901.48)	Consistent
OTHER TAXES	7,240,000	6,808,238	94.0%	7,745,280	6,621,523	85.5%	\$ 6,721,523	\$ 7,714,299	\$ (86,714.56)	\$75K Consumption/Utility Tax & \$25K Utility Tax- Water
USE OF MONEY & PROPERTY	90,000	86,066	95.6%	60,000	42,989	71.6%	\$ 42,989	\$ 46,897	\$ (43,076.94)	
CHARGES FOR SERVICES	847,000	1,388,187	163.9%	1,247,000	1,155,775	92.7%	\$ 1,305,775	\$ 1,424,481	\$ (82,412.83)	\$150K in unrecorded EMS receipts
PENALTIES & INTEREST	581,000	552,625	95.1%	591,000	852,353	144.2%	\$ 852,353	\$ 929,839	\$ 299,727.46	Penalties and Interest
PERMITS, FEES AND LICENSES	470,450	402,318	85.5%	470,751	748,724	159.0%	\$ 748,724	\$ 816,790	\$ 346,406.24	Increase in Sewer/Bldg Permits & \$320K in Stormwater fees new in FY26
FINES & FORFEITURES	1,298,440	1,116,285	86.0%	1,002,536	1,151,306	114.8%	\$ 1,151,306	\$ 1,255,971	\$ 35,021.44	Increase in fines
GRANTS	4,200	16,875	401.8%	4,200	24,258	577.6%	\$ 24,258	\$ 26,463	\$ 7,383.00	
STATE REVENUES	9,183,676	8,109,633	88.3%	9,530,420	8,631,751	90.6%	\$ 8,631,751	\$ 9,416,455	\$ 522,117.59	Slight increase in state revenues received for Constitucionals
FEDERAL REVENUES	350,000	158,947	45.4%	458,403	318,882	69.6%	\$ 318,882	\$ 347,872	\$ 159,935.70	
MISCELLANEOUS REVENUE	749,092	972,254	129.8%	638,551	759,491	118.9%	\$ 759,491	\$ 828,536	\$ (212,762.47)	
IN LIEU OF TAXES	1,257,500	1,257,500	100.0%	1,257,500	1,257,500	100.0%	\$ 1,257,500	\$ 1,257,500	\$ -	Consistent
TRANSFERS IN	1,009,000	1,009,000	100.0%	1,009,000	1,009,000	100.0%	\$ 1,009,000	\$ 1,009,000	\$ -	Consistent
<b>TOTAL REVENUES</b>	<b>68,369,407</b>	<b>49,885,760</b>	<b>72.97%</b>	<b>70,545,406</b>	<b>50,704,884</b>	<b>71.88%</b>	<b>\$ 50,954,884</b>	<b>\$ 70,741,500</b>	<b>\$ 1,069,124.14</b>	
EXPENDITURES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 Actuals	FY26 % Rec'd Projected	FY26 YTD Actuals - Projected	FY26 YE Projection	FY25 vs FY26 Variance	Comments
SALARIES & WAGES	20,765,620	18,086,548	87.1%	22,760,849	20,185,551	88.7%	\$ 20,185,551	\$ 22,020,602	\$ 2,099,002.94	3% Annual Salary Increase
HEALTH BENEFITS	3,781,212	3,246,638	85.9%	4,315,241	3,727,706	86.4%	\$ 3,727,706	\$ 4,066,589	\$ 481,068.39	3% Annual Salary Increase
EMPLOYEE BENEFITS	303,142	195,818	64.6%	306,874	166,198	54.2%	\$ 166,198	\$ 181,307	\$ (29,620.07)	3% Annual Salary Increase
RETIREMENT	2,940,040	2,421,715	82.4%	3,239,449	2,738,748	84.5%	\$ 2,738,748	\$ 2,987,725	\$ 317,032.59	3% Annual Salary Increase
OTHER PERSONNEL	1,676,384	1,500,829	89.5%	1,806,483	1,666,373	92.2%	\$ 1,666,373	\$ 1,817,862	\$ 165,544.39	3% Annual Salary Increase
PROFESSIONAL SERVICES	4,836,663	4,698,000	97.1%	4,789,804	4,636,876	96.8%	\$ 4,636,876	\$ 5,058,410	\$ (61,124.52)	
WORKERS COMPENSATION	430,823	396,880	92.1%	466,336	480,234	103.0%	\$ 480,234	\$ 523,891	\$ 83,353.69	
SERVICE & SUPPLIES	5,607,550	4,143,126	73.9%	5,849,367	4,048,324	69.2%	\$ 4,048,324	\$ 4,416,354	\$ (94,801.56)	
OUTSIDE AGENCIES	4,979,625	4,769,906	95.8%	5,249,330	5,141,983	98.0%	\$ 5,141,983	\$ 5,609,436	\$ 372,076.96	
NON-DEPARTMENTAL	24,491	-	0.0%	265,864	-	0.0%	\$ -	\$ -	\$ -	
OTHER	425,928	333,821	78.4%	394,979	386,687	97.9%	\$ 386,687	\$ 421,841	\$ 52,866.16	
CAPITAL	342,950	334,402	97.5%	216,084	295,342	136.7%	\$ 295,342	\$ 322,191	\$ (39,060.42)	
SUPPORT OF SCHOOLS	13,710,000	13,865,900	101.1%	13,580,000	13,580,000	100.0%	\$ 13,580,000	\$ 13,580,000	\$ (285,900.00)	
TRANSFERS OUT	8,544,979	9,424,991	110.3%	7,304,746	7,950,787	108.8%	\$ 7,950,787	\$ 7,950,787	\$ (1,474,203.78)	
<b>TOTAL EXPENDITURES</b>	<b>68,369,407</b>	<b>63,418,575</b>	<b>92.8%</b>	<b>70,545,406</b>	<b>65,004,810</b>	<b>92.15%</b>	<b>\$ 65,004,810</b>	<b>\$ 68,956,994</b>	<b>\$ 1,586,234.77</b>	
<b>NET INCOME</b>	<b>-</b>	<b>(13,532,815)</b>	<b>-19.79%</b>	<b>-</b>	<b>(14,299,926)</b>	<b>-20.27%</b>	<b>\$ (14,049,926)</b>	<b>\$ 1,784,507</b>	<b>\$ (517,111)</b>	

# Enterprise Fund FY26 Budget to Actuals – May

*Regional Water, Sewer, Solid Waste, and Storm Water*

- Enterprise fund for May is trending 30.2% or \$14.5M higher in Revenues for FY26 vs FY25.
- Expense for FY26 are trending 13.5% or \$5.9M higher the expense in FY25.
- Increase in revenues stem from on time billing and capital billing for FY26.
- Increase in expenses stem from working through capital projects and DEQ NOV. Compared to last year HRW has spent \$7.3M YTD vs \$1.6M in FY25.

### FY26 Enterprise Funds Revenue and Expenditures



# Enterprise Fund FY26 Budget to Actual – May

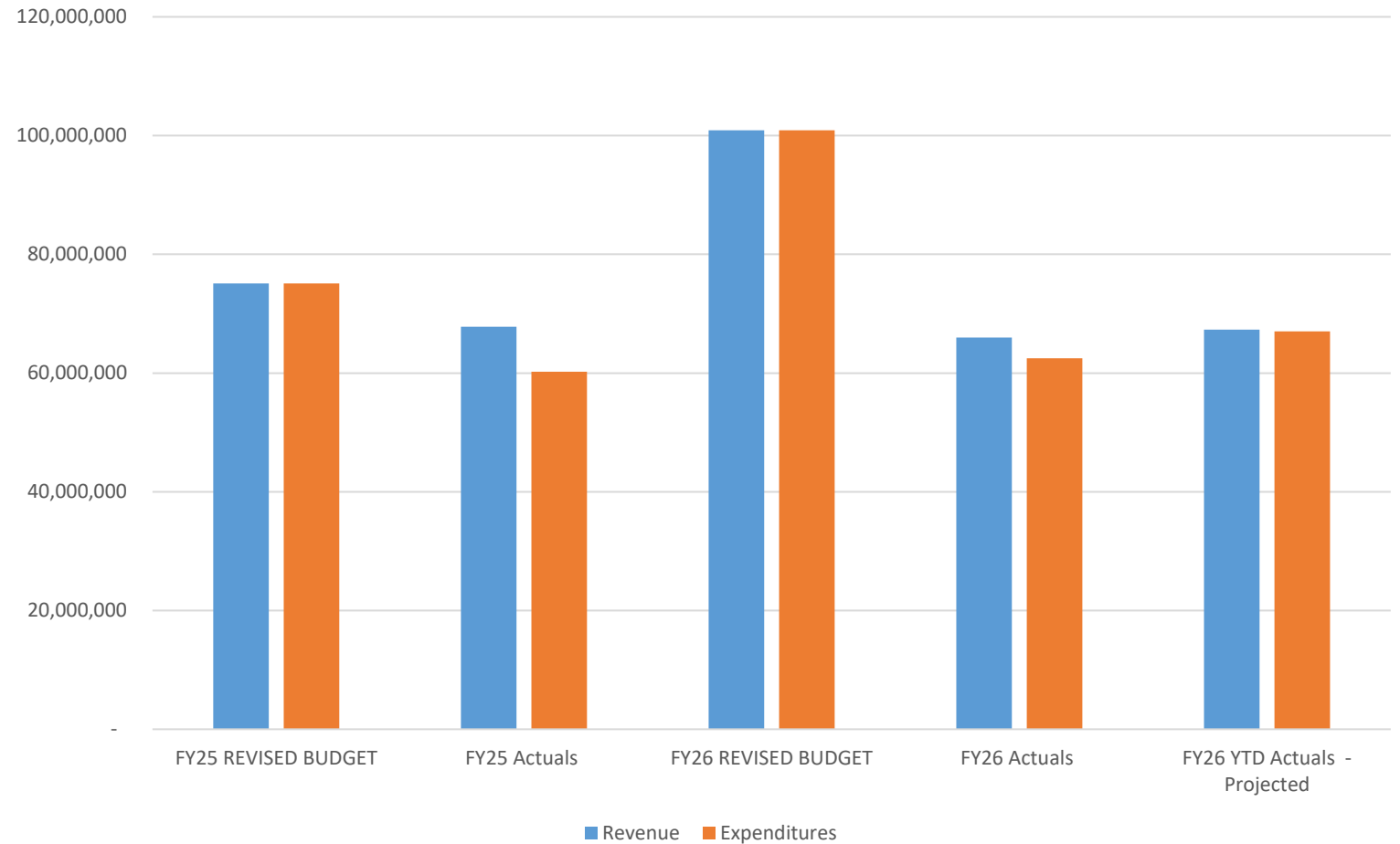
## ENTERPRISE FUNDS

REVENUES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 Actuals	FY26 YTD Actuals - Projected	FY26 YE Projection	FY26 % Rec'd	Comments
USE OF MONEY & PROPERTY	300,000	502,423	167.5%	114,901	397,695	397,695	433,849	346.1%	
CHARGES FOR SERVICES	42,367,151	28,860,821	68.1%	40,399,616	35,356,713	43,631,713	43,631,713	108.0%	\$7M Accrued for May Billing & Capital & \$1.2M for DI/Minol
MISCELLANEOUS REVENUE	13,450	519,518	3862.6%	12,000	557,929	557,929	608,650	4649.4%	
GRANTS	-	254,771	---	-	-	-	-	---	
IN LIEU OF TAXES	334,011	306,177	91.7%	334,011	278,343	306,177	334,011	91.7%	
DEBT SERVICE	947,617	873,356	92.2%	1,042,739	832,702	937,720	1,022,967	89.9%	
TRANSFERS IN	9,172,924	-	0.0%	9,490,359	-	-	11,704,406	0.0%	
TOTAL REVENUES	53,135,153	31,317,065	58.94%	51,393,626	37,423,382	45,831,234	57,735,596	89.18%	
EXPENDITURES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 Actuals	FY26 YTD Actuals - Projected	FY26 YE Projection	FY26 % Rec'd	Comments
SALARIES & WAGES	4,731,824	3,878,930	82.0%	4,852,230	3,768,844	3,768,844	4,111,466	77.7%	
HEALTH BENEFITS	713,300	580,369	81.4%	811,727	574,931	574,931	627,198	70.8%	
EMPLOYEE BENEFITS	70,758	31,092	43.9%	34,052	16,183	16,183	17,654	47.5%	
RETIREMENT	642,777	532,515	82.8%	727,132	519,660	519,660	566,901	71.5%	
OTHER PERSONNEL	364,449	320,679	88.0%	375,015	334,950	334,950	365,400	89.3%	
PROFESSIONAL SERVICES	10,280,469	8,723,193	84.9%	10,147,154	9,710,702	9,710,702	10,593,493	95.7%	
WORKERS COMPENSATION	53,697	49,674	92.5%	51,947	48,477	48,477	52,884	93.3%	
SERVICE & SUPPLIES	13,894,269	13,651,758	98.3%	12,953,968	13,436,327	13,436,327	14,657,811	103.7%	
OUTSIDE AGENCIES	5,000	2,408	48.2%	2,300	210	210	230	9.1%	
NON-DEPARTMENTAL	1,257,500	1,257,500	100.0%	1,257,500	1,257,500	1,257,500	1,371,818	100.0%	
OTHER	61,900	25,490	41.2%	76,400	46,997	46,997	51,270	61.5%	
CAPITAL	8,898,299	1,682,746	18.9%	7,934,733	7,315,859	7,315,859	7,980,937	92.2%	Increase in delayed and planned capital spending
DEBT	2,583,988	2,373,402	91.9%	2,679,109	1,951,475	1,951,475	2,679,109	72.8%	2015D last payment in Oct25
TRANSFERS OUT	9,576,924	-	0.0%	9,490,359	-	-	9,490,359	0.0%	
TOTAL EXPENDITURES	53,135,154	33,109,756	62.3%	51,393,626	38,982,116	38,982,116	52,566,531	75.9%	
NET INCOME	(1)	(1,792,691)	-3.37%	-	(1,558,734)	6,849,118	5,169,065	13.33%	

# Schools FY26 Budget to Actual – May

- Schools is trending 23.56% or \$496K less in revenues for FY26 vs FY25.
- Expenses are trending 13.75% or \$6.8M higher in FY26 vs FY25.
- Decrease in federal revenues for ESSER
- Increase in operational expenses for FY26

FY26 Schools Revenue and Expenditures



# Schools FY26 Budget to Actuals – May

REVENUES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 Actuals	FY26 YTD Actuals - Projected	FY26 YE Projection	FY26 % Rec'd	Comments
CHARGES FOR SERVICES	5,538,232	907,755	16.4%	27,520,010	778,395	778,395	909,953	2.8%	
STATE REVENUES	46,100,993	41,922,715	90.9%	49,469,417	45,479,583	45,135,583	49,238,818	91.2%	\$344K to Federal
FEDERAL REVENUES	9,751,588	11,092,492	113.8%	10,318,029	6,154,889	7,798,889	10,375,850	75.6%	\$1.3M in Head Start Funds Projected
TRANSFERS IN	13,710,000	13,865,900	101.1%	13,580,000	13,580,000	13,580,000	13,580,000	100.0%	
<b>TOTAL REVENUES</b>	<b>75,100,813</b>	<b>67,788,862</b>	<b>90.26%</b>	<b>100,887,456</b>	<b>65,992,867</b>	<b>67,292,867</b>	<b>74,104,621</b>	<b>66.70%</b>	
EXPENDITURES	FY25 REVISED BUDGET	FY25 Actuals	FY25 % of Budget Rec'd	FY26 REVISED BUDGET	FY26 Actuals	FY26 YTD Actuals - Projected	FY26 YE Projection	FY26 % Rec'd	Comments
SERVICE & SUPPLIES	3,716,420	-	0.0%	3,723,220	-	-	-	0.0%	
OTHER	71,337,213	60,228,505	84.4%	77,905,814	62,506,315	67,033,878	73,127,867	86.0%	\$4.5M Accrued for May
CAPITAL	47,180	-	0.0%	19,258,422	-	-	-	0.0%	
<b>TOTAL EXPENDITURES</b>	<b>75,100,813</b>	<b>60,228,505</b>	<b>80.2%</b>	<b>100,887,456</b>	<b>62,506,315</b>	<b>67,033,878</b>	<b>73,127,867</b>	<b>66.44%</b>	
<b>NET INCOME</b>	-	<b>7,560,356</b>	<b>10.07%</b>	-	<b>3,486,552</b>	<b>258,989</b>	<b>976,754</b>	<b>0.26%</b>	

# FY26 Accounts Payable/Debt Service – May

---

## **Accounts Payable May**

<b><u>Invoices Received</u></b>	
# of invoices processed	1,468
\$ amount processed	\$8,281,394

## **Debt Service Payments May**

<b><u>FY26 Budget</u></b>	<b><u>YTD Actuals</u></b>	<b><u>Remaining Budget</u></b>	<b><u>% of Budget YTD</u></b>
\$7,488,854	\$7,111,344	\$377,511	95%

# May Items

---

1. FY26 Year-End – June 30, 2026
2. Weekly meetings to begin for FY27 ACFR June 22, 2026 with schools, city and RFC
3. All items are due to David by August 31, 2026

# Hooray for Hopewell History Celebration

Saturday, June 27, 2026

Downtown Hopewell • Appomattox Manor • Hopewell Waterfront

Celebrate America's 250th Anniversary in one of Virginia's most historic communities! Join us for a full day of live music, family activities, historical exhibits, guided tours, local food, and patriotic festivities culminating with Fireworks on the Appomattox.

**Admission is Free**

---

## What You'll Experience

### Historic Downtown Hopewell

The heart of the celebration takes place in Downtown Hopewell, where visitors can enjoy:

- Live music throughout the day
  - Historical exhibits and displays
  - Family-friendly activities
  - Children's crafts
  - Face painting and balloon art
  - Community organization exhibits
  - Food vendors
  - Local merchants and businesses
  - Patriotic displays and decorations
- 

### Explore Historic Appomattox Manor

Take advantage of complimentary shuttle service operating every 15 minutes between Downtown Hopewell and Appomattox Manor.

Visitors can enjoy:

- Guided tours of Appomattox Manor and grounds
- Petersburg National Battlefield Civil War Education Trailer
- Fort Gregg-Adams Museum exhibits
- Historic Hopewell Foundation exhibits

- Petersburg Battlefield Foundation exhibits
  - Historical interpretation and educational programming
- 

## Live Entertainment

### Mike Lucci Band

**1:00 PM – 4:00 PM** Main Stage – Downtown Hopewell

### Danjo Band

**5:00 PM – 6:45 PM** Main Stage – Downtown Hopewell

### Chesterfield Concert Band

**7:00 PM – 8:00 PM** Appomattox Manor

---

## Event Schedule

### 12:00 PM | Opening Ceremony

Kick off the celebration with:

- Welcome from City officials
  - Sponsor recognition
  - Patriotic opening music
  - Opening of exhibits and information booths
  - Family activity area opens
- 

### 12:30 PM – 1:00 PM | VA250 Salutations

Special greetings from community leaders commemorating America's 250th Anniversary and Hopewell's important place in our nation's story.

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### 12:30 PM – 6:30 PM | Historic Downtown Activities

Activities available throughout the afternoon:

- Historical exhibits and displays
- Children's activities and crafts

- Community and nonprofit booths
  - Food vendors
  - Downtown merchant participation
  - Appomattox Manor shuttle service
  - Historical tours and educational exhibits
- 

## 1:00 PM – 4:00 PM | Afternoon Entertainment

Enjoy live music from the Mike Lucci Band while exploring downtown activities.

Family Area Attractions:

- Face Painting
  - Balloon Art
  - Interactive family activities
- 

## 4:00 PM | VA250 Recognition Program

Join us at the main stage for:

- Special VA250 recognition ceremony
  - Sponsor acknowledgements
  - Community celebration of Hopewell's heritage
  - Greetings from elected officials
- 

## 5:00 PM – 6:45 PM | Evening Music Downtown

The Danjo Band takes the stage as the celebration transitions into the evening.

Please note:

- Historic Hopewell Artifact Exhibit closes at 5:00 PM
  - Face Painting and Balloon Art conclude at 5:00 PM
- 

## 6:00 PM | Dinner & Downtown Exploration

Enjoy dinner at one of Hopewell's local restaurants, visit participating businesses, and continue enjoying live entertainment downtown.

---

## 7:00 PM – 8:00 PM | Appomattox Manor Evening Experience

Spend the evening at one of Virginia's most historic riverfront locations.

Featuring:

- Chesterfield Concert Band
  - Acoustic and historical music
  - Scenic river views
  - Relaxed evening atmosphere overlooking the Appomattox and James Rivers
- 

## Stay for Fireworks on the Appomattox

The celebration continues after sunset with one of Hopewell's most anticipated annual traditions.

Following the concert at Appomattox Manor, visitors are encouraged to make their way to one of Hopewell's waterfront viewing locations and enjoy the spectacular Fireworks on the Appomattox.

The fireworks are launched from a barge on the Appomattox River, creating a breathtaking display visible from many locations throughout the city.

### Recommended Viewing Locations

- Hopewell Riverwalk
- Hopewell City Marina
- City Park
- Downtown Hopewell Waterfront
- TriCities Hospital Area

Bring lawn chairs, blankets, family, and friends and enjoy a memorable evening along Hopewell's waterfront.

---

## 9:30 PM | Fireworks on the Appomattox

The grand finale to a day of history, music, and community celebration.

Watch as the night sky above the Appomattox River comes alive with a spectacular fireworks display celebrating America's 250th Anniversary and Hopewell's enduring role in our nation's history.

---

## Plan Your Visit

- ✓ Free Admission
- ✓ Free Shuttle Service
- ✓ Family-Friendly Activities
- ✓ Historical Exhibits & Tours
- ✓ Food Vendors & Local Dining
- ✓ Live Music Throughout the Day
- ✓ Waterfront Fireworks Finale

Spend the day exploring Hopewell's past, celebrating America's future, and creating memories with family and friends.

For more information contact:

Charles J Bennett, Director of Economic Development  
and Tourism

City of Hopewell

300 N. Main Street, Suite 214

Hopewell, VA 23860

Office [804.541.2270](tel:804.541.2270)

**Cell Phone 804.640.3482**

[cbennett@hopewellva.gov](mailto:cbennett@hopewellva.gov)

Visit us on the web at [www.hopewellva.gov](http://www.hopewellva.gov)

**CONSENT  
AGENDA**

C-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 1<sup>st</sup> Reading
- Approve Ordinance 2<sup>nd</sup> Reading
- Set a Public Hearing
- Approve on Emergency Measure

**COUNCIL AGENDA ITEM TITLE:** Resolution to approve City’s Community Development Block Grant (CDBG) proposed 2026-2027 Annual Action Plan and funding priorities.

**ISSUE:** The PY2026-2027 CDBG budget resolution requires City Council approval before August 16, 2026.

**RECOMMENDATION:** Staff recommends approval of the proposed Annual Action Plan.

**TIMING:** The City is required to submit its Annual Action Plan to HUD by August 16<sup>th</sup>.

**BACKGROUND:** The CDBG Committee met on May 13, 2026 and voted 4-0 to recommend the Annual Action Plan and related funding to the full the City Council. Public hearings were held on May 12 and June 9, 2026.

**ENCLOSED DOCUMENTS:** Presentation

**STAFF:** Christopher Ward, Director of Development

**FOR IN MEETING USE ONLY**

**MOTION:** \_\_\_\_\_

**Roll Call****SUMMARY:**

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



# COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Program Year 2026-2027

## MISSION OF HUD & PURPOSE OF CDBG PROGRAM

- The City of Hopewell is a Community Development Block Grant (CDBG) Entitlement community.
- HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.
- CDBG fund expenditures must meet at least one of three national objectives:
  - 1) Benefit to Low-to-Moderate Income persons
  - 2) Prevention or elimination of slums and blight
  - 3) Urgent Need

# PAST AND CURRENT CDBG FUNDING

Year	Allocation
2020	\$210,670
2021	\$225,151
2022	\$225,305
2023	\$236,121
2024	\$242,417
2025	\$239,391
2026	\$263,796
<b>Total PY20 - PY26</b>	<b>\$1,642,851</b>

## HUD CAPS

20% - ADMINISTRATION  
 15% - PUBLIC SERVICE  
 65% - HOUSING  
 INFRASTRUCTURE  
 UTILITIES  
 PUBLIC FACILITIES  
 PARKS

### PY2026-2027

**\$52,759** – ADMINISTRATION  
**\$39,569** – PUBLIC SERVICE  
**\$171,467** – NON-PUBLIC SERVICE

## 2025-2030 DRAFT CONSOLIDATED PLAN GOALS

PRIORITY NEEDS	GOALS / PROJECT TYPES
Affordable Housing	Owner-Occupied Rehab Assistance
Reduce Poverty	Neighborhood Cleanups
Homelessness	Public Infrastructure Improvements
Owner-Occupied Housing Rehab	Ending Homelessness
Food Security	Employment Training
Child and Youth Services	Senior Services
Domestic/Sexual Victim Services	Youth Services
Safe and Efficient Infrastructure	Domestic Violence Victim Services
General Administration/Planning	Child Care Services
	Food Banks
	Recreational Facilities

# FY2026-2027 ANNUAL ALLOCATION

## GENERAL ADMINISTRATION (20% CAP)

Recommended Amount	Project	Organization	Description	Goal
20% of allocation \$52,759	General Administration	City of Hopewell- Department of Development	Provides funds to manage all aspects of grants management for HUD funds including budgeting, written agreements, reporting, compliance management and monitoring, advertising and fair housing.	Maintain effective government with optimal management and service practices, fully compliant with federal programs

# FY2026-2027 ANNUAL ALLOCATION

## PUBLIC SERVICE (15% CAP)

Recommended Amount	Project	Organization	Description	Goal	Beneficiaries
\$5,000	Entrepreneurship Development	Hebron	After-school educational program	Youth Services	10
\$10,000	Child Abuse Prevention	Healthy Families	Provides counseling to at-risk families	Youth Services	85
\$12,569	Domestic Violence Intervention	The James House	Provides case management support for victims and families of domestic/sexual/dating violence.	Family Services	200
\$5,000	Hope Connect	Crater Community Hospice	Hospice and supportive care to LMI residents	Senior Services	15

**\$39,569 total**

# FY2026-2027 ANNUAL ALLOCATION

## HOUSING REHABILITATION

Recommended Amount	Project	Organization	Description	Goal	Beneficiaries
\$171,468	Housing Rehabilitation	Project Homes	Rehabilitates homes owned by income eligible homeowner households	City Beautification; Neighborhood Revitalization	8

**\$171,468 total**

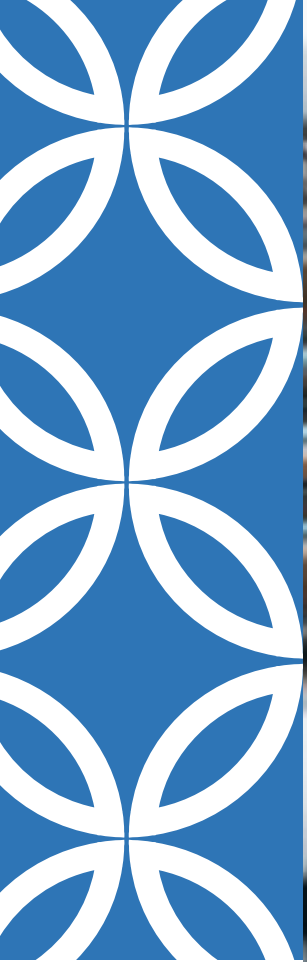
# 2026-2027 DRAFT CDBG BUDGET

FY2026-2027 Annual Allocation		
<b>Public Service</b>	<b>Project Type</b>	<b>Amount</b>
The James House	Domestic Violence Services	\$12,569
Healthy Families	Prevention of Child Abuse	\$10,000
Hebron	Youth Services	\$5,000
Crater Community Hospice	Senior Services	\$12,000
<b>Housing</b>	<b>Project Type</b>	<b>Amount</b>
Project Homes	Critical Home Repair	\$171,468
<b>Administration</b>		\$52,759

**\$263,796 total**

## PUBLIC COMMENT PERIOD

- ❖ Starts June 10, 2026 for 30 days
- ❖ Information available at:
  - ❖ Website: [www.hopewellva.gov/cdbg](http://www.hopewellva.gov/cdbg)
  - ❖ Email: [devdept@hopewellva.gov](mailto:devdept@hopewellva.gov)
  - ❖ Department of Development  
300 N. Main St.  
Hopewell, VA 23860  
(804) 541-2220
- ❖ Paper copies available at:
  - Appomattox Regional Library
  - Hopewell Community Center
  - HRHA Main office
  - Department of Development lobby



QUESTIONS?

Resolution No: \_\_\_\_\_

**CDBG BUDGET RESOLUTION FOR  
FISCAL YEAR 2026-2027**

WHEREAS, the City of Hopewell is an entitlement community under the Community Development Block Grant (CDBG) Program and receives an annual allocation of federal funds from the United States Department of Housing and Urban Development (HUD);

WHEREAS, CDBG funds are intended to benefit low- and moderate-income persons, aid in the prevention or elimination of slums and blight, or address urgent community needs resulting from conditions that pose a serious and immediate threat to the health and welfare of residents;

WHEREAS, federal regulations require the City Council to conduct a public hearing and approve the allocation of CDBG funds for eligible activities and programs; and

WHEREAS, the City continues to identify and address community development, housing, public service, and infrastructure needs that are eligible for funding under the CDBG Program; Now, Therefore,

BE IT RESOLVED by the City Council of Hopewell, Virginia, that the Community Development Block Grant (CDBG) Program Budget for Fiscal Year 2026–2027, as presented herein, is hereby approved and adopted, and that City staff are authorized to administer the program and expend funds in accordance with applicable federal, state, and local requirements.

**Community Development Block Grant Fund -052**

**Estimated Revenues:**

From Federal Sources FY2026-2027 \$263,796.00

**Appropriations:**

Grants Administration	\$52,759.00
Hebron Rocks and Rulers	\$5,000.00
The James House	\$12,569.00
Hopewell/Prince George Healthy Families	\$10,000.00
Crater Community Hospice	\$12,000.00
Project Homes	\$171,468.00

Adopted by the City Council of Hopewell, Virginia at a meeting held on \_\_\_\_\_.

Witness this signature and seal

\_\_\_\_\_  
Mayor Johnny Partin, Ward 3

Resolution No: \_\_\_\_\_

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST: \_\_\_\_\_  
Sade' Allen, City Clerk

C-2

# Traffic Calming Measures

Joshua Sementelli

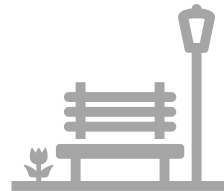
June 9<sup>th</sup>, 2026



# Background



**Traffic calming measures are safety devices designed to reduce vehicle speeds, alleviate cut-through traffic, and improve pedestrian and bicycle safety**



**These devices are commonly used in:**

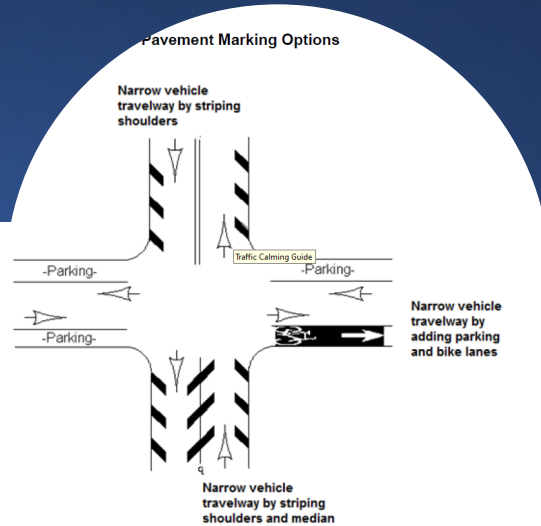
Residential areas  
Near schools & parks  
Areas where cut-through traffic is common



**Steps taken to implement traffic calming measures**

Conduct engineering study & review  
Design a conceptual plan  
Garner community/neighborhood support  
Approval from local officials  
Implementation

# Types of Traffic Calming Measures



- Non-Intrusive Devices:
  - Community gateways signs, narrowing pavement markings, pole mounted speed display signs, or signage denoting additional fines for speeding
- Vertical Devices:
  - Speed humps, speed lumps, speed tables, or raised intersections/crosswalks
- Horizontal Devices:
  - Raised medians, curb extensions/chokers

# Considerations to Take Into Account



- Emergency vehicle response time
- Noise increase in neighborhoods
- Snow plow removal
- Damage to low-clearance vehicles
- Increased maintenance costs due to additional wear & tear

QUESTIONS?

**AN ORDINANCE AMENDING HOPEWELL CITY CODE  
CHAPTER 33 (STREETS AND SIDEWALKS)**

WHEREAS, Va. Code §§ 15.2-1427 and 15.2-1433 enable a local governing body to adopt, amend, and codify ordinances or portions thereof;

WHEREAS, the City Council of Hopewell, Virginia has given notice of its intention to amend this ordinance and conducted a public hearing in accordance with Va. Code § 15.2-1427; and

WHEREAS, the full text of this proposed ordinance amendment was available for the public and was adopted by Council at public hearing held on June 09, 2026; Now Therefore

BE IT ORDAINED, by the City Council of Hopewell, Virginia that Hopewell City Code §33.10 and §33.14 are hereby amended as set forth below:

**CHAPTER 33- STREETS AND SIDEWALKS**

**Article I – In General**

**Sec. 33-10. - Obstructions generally.**

- (a) No person ~~shall~~ *may* obstruct a street, sidewalk or the space vertically above ~~it the same~~ by placing therein anything ~~whatsoever which~~ *that* will hinder or obstruct the passage of persons or vehicles in any manner ~~whatsoever~~. ~~Any person violating~~ *A violation of this section shall be guilty of* is a Class 4 misdemeanor, and every hour ~~that~~ the violation continues may, ~~in the discretion of the general district court,~~ be held to be a separate offense.
- (b) *No person may construct, place, or maintain any bump, fence, gate, chain, bar, sawhorse, or any other obstruction on a street. The word "street", as used in this section, means any roadway accessible to the public for vehicular traffic, including private streets or access lanes, as well as all public streets and highways.*
- (c) This section ~~shall~~ *does* not apply to ~~any an~~ *an* obstruction ~~or activity~~ specifically authorized by other provisions of this ~~chapter~~ Code.

State law ref.: Va. Code §§ 15.2-2001 and -2028.

(Code 1963, § 35-36)

**Sec. 33-14. - ~~Obstructing street with gates, chains, etc.~~ *Traffic calming measures.***

- (a) ~~No person shall erect, construct, place or maintain any bumps, fences, gates, chains, bars, pipes, wood or metal horses or any other similar type of obstruction in or on any street within the city. The word "street", as used in this section, shall mean any roadway accessible to the public for vehicular traffic, including, but not limited to, private streets or access lanes, as well as all public streets and highways within the city.~~
- (b) ~~The council may authorize speed bumps in parks, playgrounds, and other recreational areas.~~

Ordinance No: \_\_\_\_\_

*In this section, "traffic calm measures" means any equipment, whether permanently affixed or moveable, and any activity, whose purpose is to lower vehicle speeds on a street without restricting access, or to alleviate other issues such as motorists using neighborhood streets to bypass other nearby roads. It includes, without limitation, speed bumps, signage, barriers, planters.*

*The Chief of Police, the Fire Chief, and the Director of Public Works will meet regularly, but at least once per year, to determine whether and where to set up traffic calming measures. Traffic calming measures may be set up on a street or elsewhere, as necessary. A decision to set up traffic calming measures must be unanimous. Where the decision is not unanimous, two of those officials may seek a resolution from City Council to set up the traffic calming measures.*

State law ref.: Va. Code §§ 15.2-2001 and -2028.

(Ord. No. 79-17, 5-22-79; Ord. No. 87-1, 2-10-87)

DONE this \_\_\_\_\_ day of \_\_\_\_\_

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

---

Mayor Johnny Partin, Ward 3

Witness this signature and seal

ATTEST:

---

Sade' Allen, City Clerk

C-3

**Resolution No. \_\_\_\_\_**

**A Resolution Approving Revised City Council Rules**

**WHEREAS**, the City Council of Hopewell, Virginia is empowered by Chapter IV of the Hopewell City Charter to adopt its own rules of procedure; and

**WHEREAS**, Council previously adopted such Rules on September 23, 2025; NOW, THEREFORE,

**BE IT RESOLVED** by Council that the attached revised City Council Rules are adopted, effective July 1, 2026.

Adopted by the City Council of Hopewell, Virginia at a regular meeting held on June 23, 2026.

Witness this signature and seal.

---

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST:

---

Sade' Allen, City Clerk

C-4

**MINUTES OF THE APRIL 28, 2026 CITY COUNCIL REGULAR MEETING**

A REGULAR meeting of the Hopewell Council was held on Tuesday, April 28, 2026, at 5:00 p.m.

**PRESENT:**

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

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

<b>ROLL CALL</b>	Councilor Wheat-	Yes
	Vice Mayor Joyner-	Yes
	Councilor Harris -	Abstain
	Mayor Partin-	Yes
	Councilor Rapole-	Yes
	Councilor Daye-	Yes

**Motion Passes 5-0**

Vice Mayor Joyner makes a motion to amends the agenda to include a R-6 item for recognition of City employees. Councilor Wheat seconds the motion.

<b>ROLL CALL</b>	Councilor Wheat-	Yes
	Vice Mayor Joyner-	Yes
	Councilor Harris -	Yes
	Mayor Partin-	Yes
	Councilor Rapole-	Yes
	Councilor Daye-	Yes

**Motion Passes 6-0**

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 (real estate contract discussions); § 2.2-3711(A)(1) and (8), to discuss personnel matters (Beacon Theater Board, Library Board, Wetlands Board, Brightpoint Community College, Salary

Supplements). Councilor Daye seconds the motion.

<b>ROLL CALL</b>	Councilor Wheat-	Yes
	Vice Mayor Joyner-	Yes
	Councilor Harris -	Absent
	Mayor Partin-	Yes
	Councilor Rapole-	Yes
	Councilor Daye-	Yes

**Motion Passes 5-0**

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

<b>ROLL CALL</b>	Councilor Wheat-	Yes
	Vice Mayor Joyner-	Yes
	Councilor Harris -	Absent
	Mayor Partin-	Yes
	Councilor Rapole-	Yes
	Councilor Daye-	Yes

**Motion Passes 5-0**

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

**PRESENT:** John B. Partin, Mayor  
Rita Joyner, Vice Mayor  
Susan Daye, Councilor  
Malik Wheat, Councilor  
Lovena Rapole, Councilor

**REPORT OF THE CITY MANAGER**

**Actions taken to address employee surveys** – Michael Rogers, Interim City Manager and Ben Ruppert, Fire Chief

Fire Chief Ben Ruppert presented a summary of a departmental action plan developed in response to the employee survey results. He explained that the survey identified three primary areas of concern: workplace environment, relationships with upper management, and employee pay. Several secondary concerns were also highlighted, including training and development, communication within the City, employee relations, and workforce quality. At the direction of the City Manager, department directors reviewed the survey findings and developed

recommendations that could serve as options for the incoming City Manager to address these concerns.

Regarding employee compensation, Chief Ruppert noted that pay was a significant concern among employees. One recommendation was to create a performance incentive program to reward exceptional employees who consistently demonstrate high levels of effort, efficiency, and capability. The proposal would provide additional compensation to top-performing employees, with approximately 10 percent of the workforce eligible for recognition. He explained that flexibility would be needed depending on department size, but every department should have at least one employee who could qualify. He stated that such a program would encourage continued excellence and recognize employees who make outstanding contributions to City operations. He also recommended revising the methodology used in future compensation studies. Rather than comparing positions solely based on broad salary ranges, he suggested examining actual employee pay levels in relation to years of experience and comparing those figures to similarly experienced employees in neighboring jurisdictions. This more detailed approach, he said, would provide a more accurate “apples-to-apples” comparison and help identify employees who may still be undercompensated despite recent pay studies.

Addressing workplace environment concerns, Chief Ruppert explained that directors sought more detailed data from the survey vendor because the issue varied significantly across departments. He noted that solutions such as expanded remote work opportunities may be appropriate for some departments but would not be feasible for operational divisions such as Fire or Public Works. Although the requested departmental breakdown of survey responses was eventually provided, it was received after the committee had completed its recommendations. As a result, he stated that further review would be necessary. In the meantime, the group identified several preliminary improvements, including increasing schedule flexibility where operationally feasible, expanding employee recognition programs, and potentially providing employees with additional leave on birthdays or work anniversaries. He also emphasized continuing and strengthening the efforts of the City’s Wellness Committee and Vision Committee, which he described as already performing valuable work to improve employee morale and engagement.

Chief Ruppert next discussed strengthening relationships between employees and upper management. He explained that survey feedback suggested employees desired a stronger connection with leadership. One recommendation was to distribute the City Manager’s report, which is currently provided to Council members, to all City employees. Doing so would keep employees informed about City initiatives and accomplishments across departments and help them feel more connected to organizational progress. He also suggested that the City Manager provide semi-annual updates directly to employees, either through presentations at employee luncheons or through regular communications. Additionally, he advocated for “leadership by presence,” encouraging managers, directors, and the City Manager to spend more time engaging directly with employees in the workplace. He stated that increased visibility and interaction would improve communication and strengthen relationships throughout the organization.

To encourage greater dialogue between leadership and staff, Chief Ruppert recommended regular departmental town hall meetings where employees could speak directly with department

directors, ask questions, provide feedback, and discuss operational concerns. He indicated that these forums would create more opportunities for two-way communication and help leadership better understand employee perspectives.

In discussing communication across the organization, Chief Ruppert emphasized the importance of increasing both the frequency and variety of communications with employees. He recommended improvements to the City's intranet to make information more accessible and useful. He also suggested expanding the use of Hopewell Alerts to communicate important employee-related information such as weather-related office closures and other operational notices. Another recommendation involved creating formal channels through which employees could submit suggestions for improving City operations. Under this concept, employees whose ideas were adopted and implemented would receive some form of recognition or award.

Finally, Chief Ruppert addressed training and professional development opportunities. He stressed that employees are the City's most valuable asset and that continued investment in their development benefits both employees and the organization. Recommendations included expanding internal training opportunities, particularly for onboarding and specialized systems such as Munis software. He also suggested quarterly "Lunch and Learn" programs covering topics beneficial both professionally and personally, such as CPR training. Additionally, he recommended increasing employee access to professional development and technical training opportunities offered through professional associations and external organizations. While noting that the City already offers a college tuition reimbursement program, he encouraged exploring partnerships and additional resources that would make specialized training more accessible. He concluded that expanded development opportunities would not only improve employee skills and knowledge but also help employees feel valued, appreciated, and invested in by the City.

After completing his presentation, Chief Ruppert asked if Council members had any questions. Seeing no requests to speak, he concluded his remarks and thanked the Council for the opportunity to present the recommendations.

### **Why Localities Borrow Money – Anthony Bessette, City Attorney**

City Attorney Anthony Bessette addressed questions that had been raised regarding the City's recent issuance of bonds. He explained that he had prepared remarks to help Council and the public better understand why local governments often finance projects through bonds rather than spending available cash reserves or liquidating investments. Speaking in an educational capacity, Bessette emphasized that municipal finance differs significantly from personal finance and that several important considerations influence the decision to issue debt.

Bessette began by explaining that many City funds are legally restricted and cannot be used for purposes outside of their designated uses, even when they show positive balances. He addressed concerns that Hopewell had previously been "broke," stating that this characterization was inaccurate. He noted that the City had remained cash-flow positive, even during financially challenging periods. Instead, he explained that Hopewell's historical financial difficulties stemmed more from mismanagement, including inadequate transparency regarding fund balances, improper use of funds committed to specific purposes, and insufficient oversight of

financial resources. These issues, he said, created challenges but did not mean the City lacked cash entirely.

He next discussed the importance of maintaining financial stability and reserve funds. Bessette explained that local governments must maintain adequate reserves to respond to emergencies such as storms, infrastructure failures, economic downturns, and other unforeseen events without resorting to sudden tax increases or service reductions. According to financial advisors, cities similar to Hopewell should maintain between two and six months of operating expenses in readily available cash reserves. He stated that Hopewell currently maintains approximately two months of annual operating expenditures as liquid cash and emphasized that these funds are reserved strictly for emergencies and are not intended for routine spending.

Bessette also described the City's investment holdings as an extension of its financial reserves. Unlike liquid cash, invested funds may take time to access and can fluctuate in value based on market conditions. Financial advisors recommend that the City maintain investments equal to approximately ten percent of its annual budget. He reported that Hopewell currently maintains investments at roughly that level and has historically earned an average annual return of approximately 6.72 percent after accounting for inflation. Because these investments generate returns over time, he noted that preserving them can often be financially advantageous.

Turning to the rationale for issuing bonds, Bessette explained that long-term capital projects such as road paving, school renovations, and wastewater infrastructure improvements are expected to provide benefits for decades. Financing such projects through bonds spreads the cost across both current and future residents who will benefit from the infrastructure. By contrast, paying entirely with cash reserves or investment funds would require current taxpayers to bear the full cost of assets that future generations will also use and enjoy. He stated that bond financing creates a more equitable distribution of costs over time.

Bessette further explained that issuing bonds can be financially preferable when the City's investment earnings exceed the interest costs associated with borrowing. He illustrated this concept by noting that if the City can earn approximately seven percent on its investments while borrowing through bonds at five percent, maintaining the investments and issuing bonds results in a stronger overall financial position. In such circumstances, liquidating investments to avoid borrowing would actually reduce the City's long-term financial benefits.

Addressing suggestions that the City could instead sell property to fund projects, Bessette acknowledged that property sales can sometimes be appropriate but cautioned that real estate, like financial investments, should be evaluated strategically. He noted that market conditions may not always make property sales advisable and that disposing of assets solely to avoid borrowing may not be in the City's long-term interest.

In concluding his remarks, Bessette summarized that maintaining reserves and investments while issuing bonds helps protect the City's financial stability, preserves its creditworthiness, and ensures preparedness for emergencies. He stressed that all municipalities eventually rely on bond financing for major capital projects. He also warned that depleting reserves can signal financial weakness to credit rating agencies and lenders, resulting in higher borrowing costs when bonds

must ultimately be issued. He stated that Hopewell's current borrowing challenges reflect financial decisions made in previous years and underscored the importance of rebuilding and maintaining strong reserves moving forward. Overall, he emphasized that bond financing allows the City to share infrastructure costs fairly across generations while safeguarding its financial position.

Following the presentation, Mayor Partin commented that municipal finance can be difficult for the public to understand because it differs from personal financial practices, where paying cash is often viewed as preferable. He noted that local government must operate on a much larger scale, serving over 23,000 residents as well as regional wastewater customers, correctional facilities, and military installations. He expressed appreciation for the explanation and highlighted the City's progress in restoring investment reserves to approximately ten percent of the annual budget. Mayor Partin also noted the Council's ongoing discussions about further increasing reserve levels to strengthen the City's financial standing and improve its attractiveness to credit rating agencies, which could lead to more favorable borrowing terms in the future.

Mayor Partin added that Bessette's written statement would be posted on the City's website because questions about bonds and municipal finance had arisen repeatedly during recent Council meetings. The official explained that making the information publicly available would help residents better understand the fundamentals of municipal finance and the reasoning behind the City's financial decisions.

### **Governmental Financial Overview – Stacey Jordan, Deputy City Manager**

Deputy City Manager Stacey Jordan delivered a financial overview presentation intended to help Council and the public better understand the City's finances, budgeting process, fund balances, audit results, and efforts to improve its financial standing. She noted that the presentation had previously been presented in greater detail during the City's first budget town hall meeting and stated that both the presentation and City Attorney Anthony Bessette's bond financing explanation would be posted on the City's website for public review.

Jordan began by discussing the City's financial policies, explaining that Hopewell formally adopted financial policies after her arrival in 2024 and that these policies are available on the City's website under the Finance Department section. She then reviewed the City's major revenue sources, outlining the broad range of taxes, fees, grants, and other revenues that support municipal operations. These include real estate taxes, public service corporation taxes, penalties and interest, local sales taxes, utility taxes, business license taxes, lodging taxes, telecommunications taxes, rental taxes, permit and licensing fees, EMS and Freedom of Information Act fees, court fines, parking fines, DMV-related revenues, marina revenues, rental income, bond proceeds, insurance taxes, surplus property sales, grants from the Commonwealth of Virginia, federal grants, and various reimbursements and miscellaneous revenues. She emphasized that the City relies on a diverse revenue structure to fund services and operations.

Turning to the budget process, Jordan explained that Virginia law requires the City to adopt a balanced budget each fiscal year. The budget serves as both a financial plan and a policy document that outlines the City's priorities, anticipated revenues, expenditures, and any

significant policy changes from the prior year. She described the budget as an estimate of what is necessary for the City to operate successfully and stressed the importance of distinguishing between organizational needs and wants. Department heads, she noted, are responsible for managing operations within their approved budgets and ensuring that expenditures remain aligned with available resources.

Jordan next discussed financial stability, cash reserves, and investments. Referencing guidance from the Government Finance Officers Association, she explained that a financially sustainable community provides services within its available means while simultaneously preserving its ability to continue delivering those services in the future. She described financial health as a “three-legged stool” consisting of sound financial positions and parameters, effective budget practices, responsible management of liabilities, and awareness of political and economic conditions that may affect the City’s finances. Maintaining stability across these areas, she said, is essential for long-term fiscal sustainability.

A significant portion of Jordan’s presentation focused on fund balance classifications. She explained that governmental fund balances are divided into five categories, each with distinct restrictions and purposes. Nonspendable fund balance includes assets that cannot legally be spent or must remain intact. Restricted fund balance consists of resources dedicated to specific purposes by outside parties. Committed fund balance includes resources designated for particular uses by formal Council action. Assigned fund balance reflects resources intended for specific purposes through Council direction or delegated authority. Finally, unassigned fund balance represents the portion available for general purposes. Jordan emphasized that fund balance should not be confused with cash because it includes non-cash assets such as receivables and represents a financial snapshot at a specific point in time. She noted that the figures contained in the City’s Annual Comprehensive Financial Report (ACFR) reflect conditions as of the close of the fiscal year on June 30, 2025. She also announced plans to provide a more detailed review of the ACFR during a future Council meeting so residents could better understand the various financial statements and exhibits contained within the report.

Jordan then reviewed the City’s basic financial statements. She explained that the ACFR contains multiple types of financial reports designed to provide different perspectives on the City’s financial condition. The government-wide statement of net position provides a snapshot of overall financial health. The statement of activities functions similarly to an income statement by showing revenues, expenses, and changes in assets over time. Fund financial statements provide detailed information regarding assets, liabilities, equity, revenues, expenditures, and changes in fund balances. She also referenced fiduciary fund statements, which account for assets held on behalf of others, such as pension funds. These reports collectively provide a comprehensive view of the City’s financial position and operations.

Discussing audits, Jordan explained that the City’s external auditing firm, Robinson, Farmer, Cox Associates, issues an opinion regarding whether the City’s financial statements fairly present its financial condition. She outlined the four possible audit opinions: unmodified (the highest and cleanest level of assurance), qualified, adverse, and disclaimer. She reminded Council that Hopewell received a disclaimer opinion in prior years due to deficiencies in financial reporting and recordkeeping. The latter three opinions are considered modified opinions

and indicate varying degrees of concern regarding the reliability of financial statements. She noted that restoring the City's financial reporting credibility has been a major focus of recent efforts.

Jordan then addressed the City's bond rating efforts. She explained that Hopewell has not maintained an official bond rating since 2018 but now has an opportunity to pursue one because its financial statements and audits have been brought current. She stated that the City has been working with its financial advisors to conduct diagnostic bond rating reviews following completion of each ACFR and indicated that Hopewell could potentially achieve a Moody's rating equivalent to approximately Aa3, which she described as a strong rating. She explained that obtaining a bond rating would improve the City's access to capital markets and potentially lower borrowing costs.

Jordan outlined several factors that rating agencies consider when evaluating a municipality. These include maintaining adequate fund balances and liquidity, managing long-term liabilities responsibly, demonstrating strong financial management practices, and sustaining economic stability. She explained that the City's strategy for issuing new general obligation bonds is structured so that debt payments align with the retirement of existing obligations. For example, as older debt is paid off, budget capacity becomes available to absorb payments on newly issued debt without requiring tax increases. She emphasized that this approach benefits residents by allowing the City to address infrastructure needs while maintaining financial stability. Jordan also noted that refinancing existing debt could create additional savings for the City in the future.

The presentation also reviewed factors that can positively or negatively affect bond ratings. Jordan explained that rating agencies such as Moody's, Standard & Poor's, and Fitch closely examine reserve levels, liquidity, tax base strength, economic growth, debt levels, household income trends, population growth, budget forecasting accuracy, long-term planning, debt management policies, and reserve policies. She noted that declining reserves, increasing debt burdens, or deterioration in the tax base can negatively affect ratings, while strong reserves, stable finances, population growth, and effective financial management can strengthen ratings. She highlighted that many of these best practices have already been incorporated into the City's adopted financial policies.

In closing, Jordan stated that Hopewell is moving in the right direction financially. She noted that the City had completed its Fiscal Year 2025 ACFR, was working to remain on schedule for Fiscal Year 2026 reporting, and had successfully eliminated some prior audit findings. Although additional work remains, she expressed confidence that the City is continuing to make meaningful progress toward stronger financial management, improved transparency, and long-term fiscal stability.

### **March Financials 3rd Quarter – Stacey Jordan, Deputy City Manager**

Deputy City Manager Stacey Jordan presented the City's Third Quarter Financial Report, providing Council with an overview of revenue trends, expenditures, departmental budget performance, overtime usage, salary savings, accounts payable activity, and debt payments for Fiscal Year 2026 compared to Fiscal Year 2025. She explained that the report represented a

budget-to-actual trend analysis intended to show how the City was performing financially at the end of the third quarter relative to the same period in the prior fiscal year.

Jordan reported that, citywide, third quarter revenues were trending 1.38 percent, or approximately \$12.5 million, higher in Fiscal Year 2026 compared to Fiscal Year 2025. Expenses were also trending higher by 1.63 percent, or approximately \$12.1 million. She explained that the increase in expenses was primarily due to annual salary and fringe benefit increases, along with increased school-related expenses. Revenue growth was attributed to increased collections from Data Integrators, the City's previous utility billing vendor, and improved utility billing collections. She also reminded Council that the City's key revenue due dates occur in December, February, May, and June, with real estate taxes and machinery and tools taxes due on June 15.

For the General Fund, Jordan stated that third quarter revenues were trending 7.44 percent, or approximately \$6.9 million, higher in Fiscal Year 2026 than in Fiscal Year 2025. General Fund expenses were trending 0.98 percent, or approximately \$916,000, higher than the previous year. She explained that the increase in expenses was mainly tied to the three percent annual salary increase, while the revenue increase was due in part to transfers and rollovers from purchase orders from the prior year.

Jordan then reviewed the Enterprise Fund, reporting that third quarter revenues were trending 7.78 percent, or approximately \$4.9 million, higher in Fiscal Year 2026 compared to Fiscal Year 2025. Expenses were also trending higher by 9.9 percent, or approximately \$4.5 million. She explained that revenue improvements resulted from on-time billing, collection of money owed from Data Integrators, stronger collections through the City's new vendor, Manno, correct billing from Manno, and monthly capital billing to industrial partners rather than annual billing. The increase in expenses was attributed to capital projects and higher maintenance and operations costs.

Regarding the school system, Jordan stated that school revenues were trending 4.38 percent, or approximately \$1.6 million, higher in Fiscal Year 2026 than in Fiscal Year 2025. School expenses were also trending higher, by approximately 1.31 percent, or about \$500,000. She indicated that the slight revenue increase stemmed from state revenues, while the spending increase was related to maintenance and other necessary work within the school system.

Jordan also reviewed departmental budget-to-actual performance for the third quarter. She noted that, because the City was approximately 75 percent through the fiscal year, departments should generally be around 75 percent of their budgets. Overall, the City was at approximately 71 percent, which she described as on trend. A few departments were above the expected level, but she explained that those variances were tied to identifiable one-time or lump-sum costs that should balance out by the end of the fiscal year. These included Finance, which was slightly high due to multiple audits occurring in the same year; the City Clerk's Office, which had increased advertising costs; Community Services Act (CSA), which had increased service costs; Economic Development, which had incentive payments; Human Resources, which had consultant costs for updating the HR manual; Information Technology, which had contract-related expenses; the Marina, which had roof repair costs; Police, which had software service contract payments; the

Treasurer's Office, which had delinquency process costs; and Victim Witness, which had service-related expenses. Jordan emphasized that these expenditures were generally timing issues rather than indications of budget overruns and were expected to normalize by the end of the fiscal year.

Jordan then discussed overtime expenditures by department. She explained that several departments had overtime pressures related to staffing vacancies, emergency response requirements, or special circumstances. Public Works garage overtime was largely driven by vacancies within the department, while Police overtime was also elevated. Refuse operations required a budget transfer related to Emergency Operations Center activity during a storm event. The Sheriff's Department experienced overtime costs associated with staffing vacancies and would require a budget transfer to address those expenses. Additional overtime was connected to storm response activities, twenty-four-hour on-call coverage requirements, and staffing needs in various departments. The Treasurer's Office required a budget transfer related to delinquency collection efforts, while Voter Registration incurred additional overtime and part-time assistance costs due to an increased number of elections during the year.

Jordan reported that the City had identified approximately \$649,102 in salary savings through the third quarter. She outlined how those savings would be reallocated to address operational and capital needs. Approximately \$400,000 would be used to complete the remainder of the City's audit work for the fiscal year. Additional allocations included \$25,000 for Commissioner of the Revenue security upgrades and office-related expenses, \$50,000 for a sewer line repair at Fire Station No. 2, \$105,000 for a water leak repair at Fire Station No. 1, and \$80,000 for the Sheriff's Office radio system. She noted that the radio system expense was not covered by Compensation Board or ICE funding and therefore would be funded through available salary savings. Jordan advised Council that no formal reappropriation was necessary because the expenditures could be handled through budget transfers.

Finally, Jordan reviewed accounts payable and debt payment activity. She reported that during the third quarter the City processed 4,029 invoices totaling approximately \$20 million. She further stated that the City had paid 73 percent of its debt obligations for the fiscal year and that all debt payments had been made on time. Jordan concluded by noting that the City's finances remained on track overall, with revenues and expenditures generally trending as expected and departments operating within acceptable budget parameters as the City moved toward the close of the fiscal year.

### **Fiscal Year 2025 ACFR – Stace Jordan, Deputy City Manager**

David Foley, a partner with Robinson, Farmer, Cox Associates and the City's external auditor, presented the results of the Fiscal Year 2025 Annual Comprehensive Financial Report audit. He stated that the audit had been completed and that the final report would be uploaded to the State and the Federal Clearinghouse by Thursday, prior to the required deadline. Foley explained that the audit included three primary components: an audit of the City's financial statements to determine whether they were prepared in accordance with generally accepted accounting principles; a review of internal controls over financial reporting in accordance with government

auditing standards; and a federal compliance review, also known as a single audit, which is required when a locality expends more than \$750,000 in federal grant funds.

Foley explained that the audited financial statements include three separate reports from the audit firm. The first is the independent auditor's report, which contains the firm's opinion on the City's financial statements. He reported that the City received an unmodified opinion, also known as a clean opinion, meaning the financial statements were prepared in accordance with generally accepted accounting principles.

Foley then reviewed the report on internal controls over financial reporting. He stated that the City showed improvement in Fiscal Year 2025 compared to prior audits and noted that the number of findings had been reduced by more than half. He specifically cited improvements in bank reconciliations, explaining that the City is now completing reconciliations monthly, using Munis to perform them, and staying current with those reconciliations. Foley said these improvements demonstrated that the City is moving in the right direction with its financial reporting controls.

Although progress had been made, Foley noted that some repeat findings remained. He stated that the remaining concerns primarily involved the need for timely monthly reconciliations of subsidiary ledgers, including property tax balances and utility fund balances, to the general ledger. He also noted that some material audit adjustments were required during the audit process. Foley explained that if the City continues strengthening monthly reconciliation procedures and completes them consistently and timely throughout the year, those remaining findings could likely be eliminated.

Foley next discussed the audit firm's report on compliance with major federal grant programs under Uniform Guidance. He reported that this portion of the audit was clean, with no significant deficiencies, no material weaknesses, and no instances of noncompliance identified. He stated that the City received a clean opinion on the Uniform Guidance audit as well.

Foley concluded by noting that the audit process had been a long journey and that it was encouraging to see the City's audits finally caught up. He offered to answer questions from Council.

Vice Mayor Joyner asked about the remaining material weaknesses and whether, based on Foley's experience and the City's progress, he believed the City could achieve an on-time, clean Fiscal Year 2026 audit with no material weaknesses. Foley responded that the audit firm could work with management during Fiscal Year 2026 to monitor progress. He stated that if the City completes the necessary monthly reconciliations timely throughout the year, he believed the City could reach that point. However, he cautioned that the outcome would depend on whether those procedures are fully implemented and maintained.

Councilor Johnny Wheat asked for clarification regarding the timeline for completing the Fiscal Year 2026 audit. Specifically, he inquired when the audit would be finished now that the City's financial reporting and audit schedule had been brought current.

In response, external auditor David Foley explained that the goal is to complete the Fiscal Year 2026 audit by December 15, 2026. He noted that now that the City is caught up on its audits, the audit process can begin much earlier than in previous years. Foley explained that many audit procedures, including internal control testing and compliance testing, can be performed before the close of the fiscal year and before the final financial figures are available. As a result, audit work typically begins during the spring and summer months, allowing auditors to evaluate systems, controls, and compliance requirements in advance.

Foley further explained that the final phase of audit fieldwork generally occurs during September and October, after City staff have completed year-end financial adjustments and prepared the financial statements for review. At that stage, auditors conduct their final testing and verification of financial information. He stated that this streamlined process should position the City to meet its objective of completing the Fiscal Year 2026 audit by mid-December, significantly improving timeliness compared to previous years.

Following Foley's explanation, Councilor Wheat thanked him for the information. No further questions were raised on the audit timeline.

Mayor Johnny Partin delivered remarks celebrating the completion of the Fiscal Year 2025 audit and the City's progress in overcoming years of financial challenges. He described the occasion as a historic and exciting moment for Hopewell, noting that while the final audit report still needed to be submitted to state and federal agencies, the City had effectively closed a difficult chapter in its history and was entering a new era of financial accountability, professionalism, and stability. He stated that the achievement was the result of years of effort by numerous individuals and organizations and took the opportunity to publicly recognize those who played significant roles in helping the City recover from more than a decade of financial difficulties.

Mayor Partin began by recognizing former Mayor Jackie Hornik and former Vice Mayor Wayne Walton. He recalled watching them from the audience more than eleven years earlier as they sounded the alarm when the City's audits first became delayed. He specifically referenced the late Fiscal Year 2015 audit and the subsequent overdue Fiscal Year 2016 audit, noting that they worked diligently to hold the administration accountable and bring attention to the growing financial issues. While acknowledging that the City did not fully understand at the time the severity of the problems it faced, Partin thanked them for raising awareness and initiating conversations that ultimately led to corrective action.

He next recognized former Virginia Secretary of Finance Steve Cummings and former Deputy Secretary of Finance John Markowitz, who were not present but whom he believed were following the meeting. Partin praised both men for their genuine concern for Hopewell and their willingness to assist the City during its financial struggles. He explained that they worked extensively with state leadership and budget committees to secure the services of Alvarez & Marsal, which conducted an operational audit and developed a remediation plan at no cost to the City. He also noted that they offered to fund an experienced interim city manager to assist the City while a permanent search was conducted, though that offer was ultimately declined by City Council. Despite that decision, he stated that both officials continued supporting Hopewell through advice, guidance, and assistance in identifying grant and funding opportunities.

Mayor Partin then recognized Nancy Zuk and the Alvarez & Marsal team. He credited them with entering a difficult financial situation and developing a comprehensive turnaround and stabilization plan that continues to guide the City's recovery efforts. He noted that despite not having access to every report they requested, they still produced recommendations that remain valuable today. He estimated that their work provided roughly seventy to seventy-five percent of the solutions needed to address the City's financial issues and stated that many of those recommendations continue to be implemented successfully. Partin also praised Zuk for maintaining a personal interest in Hopewell's progress after the formal engagement ended and for continuing to provide guidance and support to City officials.

Partin next acknowledged Robert "Bob" Heatherness, Jack Regan, Russ Branson, and their team for providing financial management and turnaround services after the Alvarez & Marsal review. He explained that the City engaged them to perform accounting remediation and financial recovery work rather than relying solely on internal staff. He credited the team with cleaning up the City's financial records, developing many of the policies and procedures currently in use, identifying instances of fraud, helping remove problematic employees, preventing the City from moving closer to insolvency, and discovering shortcomings with a third-party vendor that ultimately saved the City significant amounts of money. He noted that those savings were later redirected toward capital improvement projects.

The Mayor then recognized former Councilor Brenda Pelham for her role in promoting stronger financial oversight. He described her as a strong advocate for accountability who consistently asked difficult questions and demanded high standards from both administration and finance staff. He credited Pelham with helping restore capital improvement planning, supporting the return of the City's fifteen-year paving program, strengthening stormwater infrastructure initiatives, and encouraging the adoption of financial policies and procedures that remain in place today. He also thanked her for her continued public service and efforts to assist the Hopewell Redevelopment and Housing Authority.

Partin next recognized Senator Lashrecse Aird and Delegate Carrie Coyner for their bipartisan efforts on behalf of Hopewell. He praised their cooperation with state finance officials and legislative committees in securing assistance for the City and supporting legislation related to fiscal distress. He noted that they faced opposition at various points but continued advocating for measures that would help Hopewell recover. He stated that their efforts not only benefited Hopewell but also helped establish safeguards that could prevent other Virginia localities from experiencing similar financial crises in the future.

Turning to the City's external auditor, David Foley, Partin thanked him for his persistence and dedication throughout the lengthy audit recovery process. He recalled his own frustration during earlier audit presentations when little progress was being made and contrasted that with the positive outcome being celebrated. Partin praised Foley and his firm for helping guide the City through years of financial remediation and expressed optimism that Hopewell would now move forward with timely audits and ultimately achieve a completely clean audit with no findings.

Mayor Partin also recognized Interim City Manager J.C. Rogers and City Attorney Anthony Bessette, describing them as a force multiplier for the City. He credited them with saving the

City substantial sums of money and helping professionalize City Hall. He highlighted their efforts to address financial management issues at the Beacon Theatre, improve operations within the Economic Development Authority, resolve audit-related deficiencies, address challenges at the wastewater treatment plant, and assist the Hopewell Redevelopment and Housing Authority. He thanked both men for their leadership and commitment to improving City operations.

Partin again recognized Senator Aird and Delegate Coyner for their work during the most recent General Assembly session, particularly their advocacy for state funding. He noted that they submitted a record number of budget amendments on Hopewell's behalf, seeking funding for wastewater treatment plant improvements, HVAC replacement at Hopewell High School, riverfront recreation projects, and public safety initiatives. Although not every funding request was approved, he expressed appreciation for their efforts and enthusiasm about continuing to work with them as Hopewell moves forward.

The Mayor then offered special recognition to Deputy City Manager and Chief Financial Officer Stacey Jordan, whom he described as the "woman of the hour." He stated that while consultants and financial advisors played important roles in the City's recovery, recruiting Jordan to Hopewell may have been one of the most important decisions made during the turnaround process. Partin praised her leadership, expertise, determination, and work ethic, crediting her with helping bring the City's audits current, coordinating diagnostic bond rating reviews, strengthening compliance with financial policies and internal controls, and making it possible for the City to fund tens of millions of dollars in capital improvements. He further noted that her work contributed to restoring the paving program, expanding sewer pump station improvements, addressing stormwater drainage problems, and creating a stronger financial foundation for Hopewell's future.

Finally, Mayor Partin recognized his fellow Council members, including Councilors Harris, Rapole, Daye, Ellis, Wheat, and Vice Mayor Joyner. He acknowledged the criticism, misinformation, harassment, and personal attacks they endured while making difficult decisions related to the City's financial recovery. Despite disagreements on some issues, he praised the Council for working together, finding compromises, and remaining committed to improving the City. Partin stated that Hopewell is now in the strongest position it has been in more than a decade and is entering a new era defined by professionalism, financial accountability, and good governance. He expressed confidence that the City's future is bright and that the hard work undertaken by Council and staff has positioned Hopewell for continued growth and success. He concluded by inviting everyone in attendance to join him in applauding all of the individuals and organizations recognized for their contributions to the City's recovery.

### **Waste Water Pump Station Update – Matt Ellinghaus, Director of Water Renewal**

Matt Ellinghaus, Director of Water Renewal, presented an update on the City's wastewater pump station improvement program and ongoing compliance efforts related to the Virginia Department of Environmental Quality (DEQ) Consent Order. He noted that he had previously appeared before Council approximately one month earlier to provide an update on operations at the Water Renewal Facility and had been asked by Interim City Manager J.C. Rogers to return and provide a status report on the City's pump station projects. Ellinghaus explained that some information

regarding the Consent Order would overlap with previous discussions but stated that the update was important for keeping both Council and the public informed about ongoing infrastructure improvements.

Ellinghaus began by discussing the Queen Street Pump Station project, which is currently in the survey and design phase. The project includes a complete rehabilitation of the station as well as force main improvements. He explained that survey work is largely complete, but a portion of the proposed force main alignment must cross CSX railroad property. As a result, the City and its engineering consultants are working through access agreements and insurance requirements with CSX before survey crews can enter the area and complete the remaining fieldwork. Once the final survey data is collected, engineers will be able to complete hydraulic analyses, determine appropriate pump sizing, and advance the project into the next phase of design and construction.

He next provided an update on the Jackson Farm Pump Station project, which is being funded through the Virginia Clean Water Revolving Fund loan program. Ellinghaus explained that the project includes a complete rehabilitation of the station and an evaluation of methods to increase capacity, either by installing an additional pump or upsizing portions of the force main system. Additional improvements will include electrical upgrades, ventilation improvements, integration into the City's Supervisory Control and Data Acquisition (SCADA) system, and installation of a replacement backup generator. He noted that ventilation improvements are a recurring need throughout the City's wastewater system because hydrogen sulfide gas generated in wastewater environments can damage electrical equipment when ventilation is inadequate. Many of the City's pump stations were built before modern ventilation standards existed, making these upgrades necessary to improve reliability and extend equipment life. Ellinghaus stated that project scoping is underway and that the funding becomes available on July 1, positioning the City to move forward with design work immediately.

Turning to the Station Street and Mansion Hill Pump Station projects, Ellinghaus explained that both facilities will undergo complete station renovations, including replacement of mechanical equipment and numerous safety improvements. He noted that several pump stations throughout the City have deficiencies involving railings, lighting, ventilation, and worker safety conditions that must be addressed. At Station Street, one of the primary concerns is the accumulation of gases within the wet well area due to the existing configuration, making ventilation improvements a priority. The project will also include electrical upgrades and installation of a new backup generator. Preliminary engineering work is currently underway, and discussions with engineering consultants are ongoing to finalize project scopes and begin design activities. At Mansion Hill, the rehabilitation effort will similarly focus on safety, reliability, and capacity improvements. Because future development activity is anticipated in the area, including the Victor Landing project, Ellinghaus stated that engineers will evaluate opportunities to increase pumping capacity through larger force mains or revised pump configurations to accommodate future wastewater flows.

Ellinghaus then discussed improvements underway at the First Street Pump Station. He explained that the project is currently being funded through the department's maintenance budget and that temporary bypass pumps are operating while permanent upgrades are completed. New pumps have already been delivered, but installation has been delayed because a larger temporary

bypass system is needed to allow the station to be fully taken offline during construction. Once the larger bypass is established, crews will remove accumulated debris and grit from the wet well, install the new pumps, and complete additional upgrades, including new grinder equipment. Ellinghaus noted that completing the work will allow the City to discontinue the costly rental pumps currently in use and significantly reduce monthly operating expenses. He added that a new flow meter has already been installed, improving the accuracy of system monitoring.

In addition to the major rehabilitation projects, Ellinghaus outlined several ongoing maintenance initiatives occurring throughout the wastewater collection system. These include replacing outdated auto-dialer alarm systems with cellular modem technology that provides real-time operational data to the Water Renewal Facility. The upgraded systems will allow operators to remotely monitor pump levels, generator status, alarms, and other critical information, improving response times and operational awareness. He also reported that the department continues to replace pumps and rotating assemblies at smaller stations, upgrade wet-well level sensors with newer ultrasonic and laser technologies, improve ventilation systems, and install better lighting to enhance worker safety during nighttime and emergency operations.

Ellinghaus concluded his presentation with an update on the City's Consent Order with the Virginia Department of Environmental Quality (DEQ). He explained that the Consent Order resulted from a series of notices of violation and inspections at the wastewater treatment plant. The agreement was signed by the City Manager in February, underwent a public comment process, and was fully executed by DEQ on April 9. He emphasized that DEQ had been supportive throughout the process and notably did not impose any civil penalties. According to Ellinghaus, DEQ recognized that the City's limited resources would be better spent correcting infrastructure deficiencies rather than paying fines, allowing funds to remain in Hopewell and be directed toward system improvements.

One requirement of the Consent Order is the completion of an updated Comprehensive Pump Station Evaluation. Ellinghaus explained that a previous evaluation had been conducted several years ago, and DEQ now requires a current assessment of the City's pump station infrastructure. The City is currently working with an engineering consultant and expects to receive a proposal within the coming weeks. The updated evaluation will examine all pump stations throughout the City and establish a roadmap for future rehabilitation and replacement projects. Ellinghaus noted that as Hopewell's financial condition continues to improve and the City becomes eligible for additional grants, loans, and funding opportunities, the comprehensive evaluation will help prioritize future investments and accelerate needed infrastructure improvements.

Michael Rogers asked for an update regarding the Operations and Maintenance (O&M) contract procurement process and inquired whether Council could expect to receive the contract for consideration and award at the next meeting.

Matt Ellinghaus responded that the City had completed its initial review of the submitted proposals and had narrowed the field to the top two respondents. He explained that staff had returned to those firms with requests for additional information and a more standardized pricing format. According to Ellinghaus, the original Request for Proposals (RFP) allowed vendors flexibility in presenting pricing concepts and terms, which made direct comparisons difficult. To

ensure a fair evaluation, the City requested that the remaining proposers submit pricing information using a consistent format so that proposals could be reviewed on an “apples-to-apples” basis.

Ellinghaus stated that the revised submissions were expected to be returned to the Purchasing Department by the following day. Once received, staff would begin a detailed evaluation of the updated proposals. He noted that the timeline for bringing a recommendation forward would depend on how quickly the City could complete interviews with one or both of the remaining firms. Nevertheless, he emphasized that the process was moving in the right direction and progressing as planned.

While Ellinghaus could not definitively state that a contract award would be ready for Council action at the next meeting, he expressed optimism that staff would be able to return with a clearer recommendation and identify the preferred direction for moving forward. He explained that after selecting a preferred proposer, the process would transition into contract negotiations and final agreement discussions. Ellinghaus concluded by saying that he expected to return at the next Council meeting with additional information and a more substantive update on the status of the O&M contract procurement. Rogers thanked Ellinghaus for the update.

### **ACTIONS RESULTING FROM CLOSED MEETING**

Councilor Daye makes a motion to appoint Sharon Neal to the Brightpoint Community College Board and Raelin Wolfe to the Library Board. Councilor Wheat seconds the motion.

#### **ROLL CALL**

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

### **Motion Passes 6-0**

### **PRAYER AND PLEDGE OF ALLEGIANCE**

Prayer by Reverend Boggs, followed by the Pledge of Allegiance to the flag of the United States by Mayor Partin.

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

#### **ROLL CALL**

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

## **Motion Passes 6-0**

### **COMMUNICATIONS FROM CITIZENS**

#### **Mark Burroughs, Ward 3**

During the public comment period, Mark Burroughs, a Ward Three resident, addressed City Council and began by offering an apology related to remarks he made at the previous Council meeting. He stated that he had not realized that a young child, identified as “CJ,” was still present in the meeting room when he spoke before leaving. While Burroughs clarified that he did not retract the substance of his comments, he acknowledged that he should have been more aware of his surroundings and apologized to the child and her parents for the circumstances.

Burroughs also corrected a statement he had made at the previous meeting concerning utility rate increases. He explained that he had incorrectly stated that a stormwater fee increase had been considered by Council on January 13. Upon further review, he acknowledged that the matter considered at that meeting was actually a sewage rate increase rather than a stormwater increase.

Despite those corrections, Burroughs stated that he remained concerned about what he viewed as contemptuous treatment of citizens by a member of City Council. He expressed strong criticism of the conduct he believed had been displayed toward members of the public and stated that, in his view, elected officials and public servants have a responsibility to treat residents with respect. While acknowledging that he personally held negative opinions toward the individual involved, he argued that there is a distinction between a private citizen expressing dissatisfaction and a public official who is accountable to the taxpayers and residents they serve.

Burroughs further stated that he had little tolerance for individuals who, in his opinion, demand respect while relying on the authority of others. He remarked that although he appreciated the passion demonstrated by the individual and recognized some of the improvements that had occurred within the City, he nevertheless believed that the person should resign from their position and seek opportunities to address audiences elsewhere.

Concluding his remarks, Burroughs stated that he was pleased to see the City’s audits completed and expressed optimism about Hopewell’s ability to move forward. He acknowledged that the process of restoring the City’s financial standing had not been easy and encouraged Council to consider developing new ordinances or policies governing the conduct and accountability of Council members and City officials. He stated that such measures could help ensure that future failures in governance or oversight would be addressed promptly and appropriately.

#### **Karen Thayer, Ward 7**

During the public comment period, Karen Thayer, a Ward Seven resident, addressed City Council regarding citizen engagement and municipal services. She stated that residents elect and compensate Council members to serve the community and expressed a desire for citizens to feel that their opinions, concerns, and perspectives are genuinely considered when decisions are

made. Thayer emphasized that while Council members are responsible for making policy decisions, residents want assurance that their voices matter and influence the decision-making process. She referenced previous statements made by Council acknowledging the importance of citizens and urged Council to demonstrate that commitment by making residents feel heard, valued, and respected. Thayer stated that, in her opinion, many citizens currently do not feel that their concerns receive adequate consideration.

Thayer also raised concerns regarding residential trash collection services. She noted that residents pay approximately thirty dollars per month for refuse collection services that are scheduled to occur four times each month. However, she stated that her trash is often collected only once per month despite her continuing to pay the full fee. Thayer questioned the fairness of paying for a service that is not consistently provided and compared the situation to paying for groceries but receiving only a portion of the items purchased. She expressed frustration that residents continue to be charged the full amount despite what she described as incomplete service delivery and argued that citizens should receive the level of service for which they are paying.

Following her comments, Mayor Johnny Partin thanked Thayer for her remarks and advised her to provide her address to the City Clerk so that the issue could be referred to the Central Virginia Waste Management Authority (CVWMA) for follow-up. Thayer responded that she had already reported the issue multiple times and routinely calls each month regarding missed collections. In response, Mayor Partin stated that if the problem had been reported repeatedly, providing the information to the City Clerk would allow the City Manager to follow up directly with the appropriate service provider to investigate and address the recurring issue. Thayer thanked Council, and the discussion concluded.

### **Roger Saunders,**

During the public comment period, Roger Saunders addressed City Council regarding concerns about roadway repairs and paving work in the Kings Court area. Saunders began by noting that he had previously raised concerns about Kings Court during the prior year but acknowledged that the City had done a good job addressing some of those issues. However, he stated that he remained concerned about the quality of repairs associated with utility work performed by the gas company.

Saunders explained that after the gas company completed work involving excavation and installation of infrastructure, he believed the roadway was not properly inspected before paving was completed. He stated that holes and defects remained in the roadway where the utility work had occurred and suggested that evidence of leakage or other deficiencies was still present before the road surface was repaved. According to Saunders, the City paved portions of Kings Court and the area near Luther Boulevard without first ensuring that all underlying issues had been properly corrected. As a result, he expressed concern that public funds had been spent on paving work that may now require additional repairs because the roadway was not adequately inspected beforehand.

He further stated that portions of the roadway between New York Street and Dublin Street had not been fully paved and continued to contain potholes and deteriorated pavement. Saunders remarked that motorists were still encountering potholes and rough road conditions in the area and questioned whether the repairs associated with the gas company's work had been completed properly. While he acknowledged that the City had made improvements, he maintained that a more thorough inspection process should have occurred before paving was undertaken to avoid additional work and expense later.

In response to Saunders' comments, Mayor Johnny Partin asked Interim City Manager Michael Rogers whether Public Works Director Monique Robertson could follow up on the concerns. Rogers indicated that staff would review the matter. Mayor Partin then asked Saunders to provide his contact information so that City staff could investigate the issue and communicate directly with him regarding the findings. Saunders replied that he had previously reported the concerns but stated that he would provide his information again. Mayor Partin encouraged him to leave his address and contact information with either the City Manager or the City Clerk following the meeting so staff could properly track the complaint and follow up with him. Saunders agreed, and the discussion concluded.

## **April Jones, Ward 2**

During the public comment period, April Jones-Tyler, a Ward Two resident living at the Thomas Rolfe Court community, addressed City Council regarding ongoing maintenance and communication issues with the Hopewell Redevelopment and Housing Authority (HRHA). Jones-Tyler stated that she had appeared before Council on multiple occasions with the same concerns and expressed frustration that, despite receiving notices and acknowledgments, the underlying issues in her housing unit had not been resolved.

Jones-Tyler explained that several maintenance problems remained outstanding, including repairs needed to her bathtub, window units, and bathroom. She stated that although she continues to receive notices indicating that her concerns have been documented, no meaningful corrective action has been taken. According to Jones-Tyler, she has repeatedly followed the established reporting procedures and has elevated her concerns through multiple levels of management and administration, including contacting individuals higher within the organization's chain of command. Despite these efforts, she stated that the problems remain unresolved.

She further alleged that she has experienced retaliatory actions after reporting maintenance concerns. As examples, Jones-Tyler stated that after requesting repairs she has returned home to discover new issues, such as leaks beneath her sink or a toilet that no longer functioned properly. She expressed concern that problems sometimes appeared shortly after she reported other maintenance issues, contributing to her belief that retaliation may be occurring.

Jones-Tyler also voiced concerns about communication and access to her unit by maintenance personnel. She stated that when she reports issues to the housing office, maintenance staff are sometimes dispatched to her residence without advance notice. She described one situation involving a non-functioning toilet where she had placed a trash bag in the toilet as a temporary

measure to collect waste until repairs could be completed. As a single mother balancing childcare responsibilities and health concerns, she explained that she was attempting to manage the situation as best she could while waiting for assistance. She alleged that maintenance staff entered her unit, photographed the condition, and left the toilet seat in a different position than she had left it, creating concerns about how the situation was documented. Jones-Tyler stated that she had retained photographs of the conditions in her unit and the temporary measures she had taken while awaiting repairs.

Throughout her remarks, Jones-Tyler emphasized that she has filed numerous grievances regarding her concerns but has not received responses explaining the outcome of those complaints or the next steps in the grievance process. She stated that she has attended multiple Housing Authority board meetings and continues to seek guidance regarding how grievances are handled and what actions residents can take when they believe their concerns have not been adequately addressed. Her primary request was for greater transparency and communication regarding the grievance process so that residents understand what occurs after a complaint is submitted and what remedies may be available.

At the conclusion of her allotted speaking time, Jones-Tyler was advised that her time had expired. She thanked Council for the opportunity to speak, and the public comment concluded.

### **Sha'Rah Fuller, Ward 5**

During the public comment period, Sha'Rah Fuller, a Ward Five resident and Neighborhood Watch leader, addressed City Council to share information about several upcoming community events and to encourage greater civic participation and support for local youth. Fuller greeted Council and City staff and explained that she wanted to inform the public about opportunities for community engagement in the coming weeks.

Fuller announced that a joint Ward Four and Ward Five Neighborhood Watch meeting would be held on Monday, May 4, at 6:00 p.m. at Wesley United Methodist Church. She explained that going forward, Neighborhood Watch meetings for Wards Four and Five would be conducted jointly to better serve residents. Fuller noted that she currently serves as the Neighborhood Watch captain for Wards Four, Five, and Seven, which she described as a significant responsibility. She encouraged additional residents, particularly from Ward Four, to volunteer and become involved in neighborhood leadership roles, emphasizing that greater citizen participation is needed to strengthen community engagement and public safety efforts.

Fuller also highlighted the approaching end of the school year and encouraged residents to support local students as they participate in a variety of academic and extracurricular activities. She noted that students are currently involved in baseball and soccer competitions, band events, graduation activities, and other programs. Fuller praised local students for their resilience and achievements, noting that many have continued to excel academically despite facing personal hardships and challenges. She specifically recognized students who have maintained honor roll status, participated in the National Honor Society, and achieved success at Hopewell High School, Appomattox Regional Governor's School, and Maggie L. Walker Governor's School.

Fuller stated that these students deserve recognition and community support for their accomplishments.

She further encouraged residents not only to promote student activities on social media but also to attend events in person. Fuller observed that attendance at football, basketball, and baseball games is often strong, but other student activities receive less community support. As an example, she referenced a recent drumline event and expressed disappointment that attendance was largely limited to parents despite the students' award-winning performances. Fuller noted that members of the drumline had recently traveled to Newport News to compete against several other schools and stressed the importance of showing support for students participating in arts and academic activities as well as athletics.

Fuller also informed the public that the upcoming week would include Standards of Learning (SOL) testing and participation in the "Stand By Me" initiative. She encouraged community members to gather outside Harry E. James Elementary School, DuPont Elementary School, and Patrick Copeland Elementary School to cheer on students as they entered school to take their examinations. Fuller stated that students and parents work hard throughout the school year and that seeing encouraging faces from the community can provide motivation and support during testing periods.

Concluding her remarks, Fuller reiterated her appreciation for the students, families, and community members who continue to support local youth and encouraged residents to become more involved in school and community activities. She offered to answer questions from anyone seeking additional information about upcoming events and noted that she remains readily available to assist residents. Mayor Partin thanked Fuller for her comments and community involvement.

### **Darlen Thompson, Ward 6**

During the public comment period, Darlene Thompson, a Ward Six resident, addressed City Council regarding the City's financial recovery efforts, infrastructure investments, taxation, and concerns about equity in the distribution of public improvements. Thompson began by commenting on remarks made earlier in the meeting regarding the completion of the City's audits and the recognition of individuals involved in the financial recovery process. She stated that she found it noteworthy that individuals associated with prior administrations were now being praised after years in which previous administrations had frequently been cited as contributing to the City's financial and operational challenges.

Thompson expressed concern about what she perceived as unequal investment in different areas of the City. She stated that she had observed road paving projects, bicycle lane improvements, and other infrastructure investments occurring in predominantly white neighborhoods, while she believed predominantly Black neighborhoods had not received comparable attention. As an example, she referenced Courthouse Road as one of the few roadway projects she had seen moving forward and argued that residents in Black communities continue to feel overlooked when infrastructure improvements are prioritized.

She further stated that City leaders were portraying recent accomplishments as evidence of successful governance while, in her view, many residents continued to bear the financial burden of increased taxes and fees. Thompson argued that citizens have faced numerous tax increases and additional charges in recent years and contended that those financial contributions from residents have played a significant role in enabling the City's financial recovery. She expressed disappointment that, in her opinion, citizens had not received sufficient recognition for the sacrifices they have made through increased taxes and utility costs.

Thompson also questioned the costs associated with the City's financial recovery efforts, including payments made to consultants, auditors, and financial management firms. She referenced the substantial expenditures associated with outside consultants and audit services and questioned whether residents had received adequate value from those investments. She noted that many of the audit discussions continued to focus on internal controls and financial processes and expressed frustration that the benefits of those improvements were not always apparent to residents in their daily lives.

Additionally, Thompson raised concerns regarding representation and personnel changes within City government. She referenced the departures of several Black public officials and employees over recent years, including administrative and elected positions, and expressed concern about the impact those changes had on representation within local government. She argued that members of the Black community have consistently supported City leadership through their votes and civic participation but do not feel they are receiving equitable benefits or representation in return.

As she continued her remarks, Thompson referenced comments and recommendations made by financial consultants regarding the City's fiscal condition and questioned the role those assessments played in subsequent decisions affecting residents. Before she could complete her statement, Mayor Johnny Partin advised Thompson that her allotted speaking time had expired. Thompson briefly questioned whether additional time was available, but Mayor Partin reiterated that her time had concluded. The public comment period then proceeded to the next speaker.

### **Regular Business**

#### **R-1 (Public Hearing) Ordinance Granting a Non-exclusive Cable Franchise to Verizon of Virginia, LLC – Brenda Gilliam, Assistant City Attorney**

Anthony Bessette, City Attorney, presented an ordinance authorizing a non-exclusive cable television franchise agreement with Verizon. He explained that under Virginia law, companies such as Verizon, Comcast, and other cable providers must enter into a franchise agreement with a locality before they can offer cable television services within the jurisdiction. He noted that these agreements must be formally adopted by ordinance, which is the purpose of the item before Council.

Bessette stated that Verizon had approached the City seeking authorization to provide cable television services to Hopewell residents and that City staff had negotiated the terms of the franchise agreement. He explained that the proposed agreement establishes various requirements and obligations for Verizon, including customer service standards that the company must meet while operating within the City.

He further noted that the agreement provides benefits to the City and the school system by making a public access channel available should either entity choose to utilize it. Additionally, the franchise agreement provides for the City to receive a five percent franchise fee on cable television revenues generated by Verizon within the City. Bessette explained that the fee is collected through the Commonwealth of Virginia and distributed to the locality as authorized under state law.

Summarizing the practical effect of the ordinance, Bessette stated that approval of the franchise agreement would allow Verizon to begin offering cable television services to residents of Hopewell in the near future, thereby increasing consumer choice for cable service providers within the City.

Bessette also addressed questions that had been raised regarding internet and telecommunications services. He informed Council that the City Attorney's Office is separately working with Verizon on an additional franchise agreement related to internet and telecommunications services. He advised that a separate ordinance concerning those services is expected to come before Council for consideration and adoption in the near future.

Mayor Johnny Partin announced the opening of the public hearing on the proposed ordinance authorizing a non-exclusive cable television franchise agreement with Verizon. He informed those present that only one individual had signed up to speak during the public hearing period. Mayor Partin then recognized Mark Burroughs, a Ward Three resident, and invited him to come forward to provide his comments on the proposed franchise agreement before Council.

During the public hearing on the proposed Verizon cable franchise ordinance, Mark Burroughs, a Ward Three resident, addressed Council and expressed confusion regarding the need for the franchise agreement. Burroughs stated that he did not intend to create controversy but wanted clarification because he had already been receiving Verizon service at his residence in the Mansion Hills area for nearly two years. He questioned why Council was now considering a franchise agreement if Verizon services were already available to some residents. Burroughs also remarked that he was not suggesting any improper conduct but wondered whether there was an additional benefit to the City associated with the agreement beyond simply authorizing service.

City Attorney Anthony Bessette responded by asking Burroughs for additional information. Bessette stated that if Burroughs was in fact receiving Verizon cable service at his home, he would appreciate receiving an email from him so the matter could be investigated further. Bessette noted that Verizon was not currently authorized to provide cable television service under a City franchise agreement and expressed interest in learning more about the services Burroughs was receiving.

Burroughs explained that Verizon representatives had canvassed his neighborhood several years earlier, going door-to-door to determine interest in service. He stated that residents who requested service subsequently had it installed. Burroughs further indicated that he currently receives Verizon Fios service at his home and had previously subscribed to cable television service through Verizon as well, although he later canceled the cable package because of the cost. He reiterated that Verizon service had been available in his neighborhood for some time.

Following Burroughs' comments, Bessette thanked him for bringing the matter to the City's attention and indicated that he would follow up to better understand the situation.

Councilor Daye makes a motion to approve the ordinance granting a non-existing cable franchise to Verizon. Virginia, LLC as presented. Mayor Partin seconds the motion.

**ROLL CALL**

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

**Motion Passes 6-0**

**R-2 (Public Hearing) Ordinance Implementing the Public-Private Educational Facilities and Infrastructure Act of 2002 (PPEA) – Anthony Bessette, City Attorney**

Anthony Bessette, City Attorney, presented an ordinance related to the Public-Private Educational Facilities and Infrastructure Act of 2002 (PPEA). He explained that the PPEA is a Virginia law that provides local governments with an additional method of procuring goods and services beyond the traditional processes authorized under the Virginia Public Procurement Act. According to Bessette, the legislation is primarily intended for larger-scale projects and infrastructure initiatives, such as the construction of schools, public facilities, or other significant capital improvements.

Bessette explained that the PPEA allows localities to enter into public-private partnership arrangements with private entities for the development, financing, construction, operation, or maintenance of qualifying public projects. He noted that while the law authorizes this alternative procurement method, state law requires a locality to first adopt a local ordinance establishing the procedures and framework that would govern the use of PPEA procurement before it can utilize the process.

He emphasized that the ordinance before Council was not a contract, did not authorize any specific project, and did not commit the City to any procurement activity. Rather, the ordinance simply established the legal framework necessary for the City to utilize the PPEA process in the future if Council determined it was appropriate for a particular project. Bessette described the

ordinance as filling an existing gap in the City’s procurement tools and providing Hopewell with an additional option available to many other Virginia localities.

Summarizing the purpose of the ordinance, Bessette stated that it would serve as a procedural mechanism and policy framework, allowing the City to consider public-private partnership opportunities in the future without requiring further foundational legislation. He characterized it as another tool in the City’s toolbox for addressing future infrastructure and development needs.

Following the presentation, Mayor Johnny Partin announced the opening of the public hearing on the proposed ordinance and invited public comment.

Vice Mayor Joyner makes a motion to approve the ordinance implementing the Public-Private Educational Facilities and Infrastructure Act of 2022 (PPEA) as presented. Mayor Partin seconds the motion.

**ROLL CALL**

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

**Motion Passes 5-0**

**R-3 (Public Hearing) Proposed Tax Rates for 2027 – Stacey Jordan, Deputy City Manager**

Deputy City Manager Stacey Jordan presented the proposed tax rates ordinance for Fiscal Year 2027. She explained that the ordinance establishes the City's tax rates for the upcoming fiscal year and advised Council and residents that no changes to the existing tax rates were being proposed. Jordan stated that there had been no requests to increase any tax rates and emphasized that the City administration was recommending that all current tax rates remain unchanged for Fiscal Year 2027.

Jordan also informed residents that the following year would be a scheduled real estate reassessment year. She clarified that a reassessment does not automatically result in a tax rate increase. However, she noted that property owners could see changes in their assessed property values as part of the reassessment process, which could affect individual tax bills. Jordan stressed that while assessed values may increase or decrease based on market conditions and the reassessment process, the City was not proposing any increase to the tax rate itself for the upcoming fiscal year.

She concluded by reiterating that the proposed ordinance maintained existing tax rates and that no tax rate increases were included in the Fiscal Year 2027 budget proposal. Following her presentation, the mayor thanked Jordan and proceeded with the public hearing process.

Following the opening of the public hearing on the proposed Fiscal Year 2027 tax rates ordinance, Mayor Johnny Partin recognized Mark Burroughs, a Ward Three resident, to speak.

Burroughs stated that he had a question regarding the City's upcoming reassessment process. He recalled that during the previous reassessment cycle residents had been informed that property values were determined using comparisons to properties in neighboring communities and specifically referenced Williamsburg as an example. Burroughs asked whether the upcoming reassessment would continue using comparisons to neighboring localities or whether property values would be based more directly on local Hopewell market conditions and home values.

In response, Deputy City Manager Stacey Jordan explained that City Assessor Nelson Pollard had recently provided a detailed presentation on the reassessment process during the City's budget town hall meetings. She noted that the presentation addressed the methodology used in determining assessments and how comparisons are made across different localities and housing markets. Acknowledging that Burroughs had been unable to attend the presentation due to work obligations, Jordan advised him that the presentation would be posted online and available for public viewing so residents could better understand the assessment process and valuation methodology.

Burroughs thanked Jordan for the information, and no further discussion followed. The public hearing then continued.

During the public hearing on the proposed Fiscal Year 2027 tax rates ordinance, Darlene Thompson, a Ward Six resident, addressed Council. As she began her remarks, Mayor Johnny Partin reminded her to keep her comments focused on the subject of the public hearing. Thompson responded that she intended to speak specifically about the tax rates and their impact on residents.

Thompson argued that residents have experienced increases in both property assessments and the overall financial burden imposed by the City. She stated that citizens are ultimately the ones feeling the effects of taxes, fees, and other charges adopted by the City and expressed concern that residents continue to bear the cost of the City's financial recovery efforts. Thompson maintained that numerous decisions made by Council over recent years have resulted in increased costs for taxpayers and stated that she intended to continue speaking on behalf of residents whom she believed were struggling with those financial obligations.

She criticized what she viewed as excessive reliance on recommendations made by outside financial consultants and argued that while consulting firms received substantial compensation, taxpayers were left to absorb the resulting costs. Thompson asserted that many residents were facing difficulty paying the various taxes, fees, and assessments imposed by the City and stated that citizens were increasingly frustrated by the financial pressures they were experiencing.

Thompson further remarked that Council was not proposing a tax rate increase for the upcoming fiscal year because, in her opinion, the City was already receiving significant revenues from existing taxes and assessments. She argued that property reassessments and other revenue-

generating measures had already increased the financial burden on residents and suggested that additional increases would be difficult for taxpayers to absorb.

Toward the conclusion of her remarks, Thompson urged residents to pay close attention to the actions of elected officials, particularly those who would be seeking reelection. She encouraged citizens to become more informed about the role City Council plays in adopting budgets, tax rates, and other financial policies. Thompson expressed her belief that many residents do not fully understand the connection between Council decisions and the bills they receive and urged voters to hold elected officials accountable for those decisions.

As she concluded, Thompson reiterated her concerns about the financial burden facing residents and stated that she would continue advocating on behalf of taxpayers who she believes are struggling with rising costs. Her comments concluded, and the public hearing proceeded.

Vice Mayor Joyner makes a motion to adopt the proposed tax rates for 2027 as presented. Councilor Wheat seconds the motion.

**ROLL CALL**

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

**Motion Passes 6-0**

**R-4 (Public Hearing) Fund 41: Resolution Amending the Hopewell Water Renewal FY2026 Budget to Pump Station Repairs – Matt Ellinghaus, Director of Hopewell Water Renewal**

Matt Ellinghaus, Director of Water Renewal, presented a request for a budget amendment to the City’s Wastewater Collection System and Pump Station Sewer Fund. He explained that the proposed amendment would increase the Fiscal Year 2026 budget by approximately \$2.3 million and was tied to previously identified revenue discrepancies involving wastewater service charges billed to Prince George County.

Ellinghaus stated that during the fall, the City discovered discrepancies in the meter readings used to calculate Prince George County’s wastewater treatment charges. Based on the original meter data, the City had anticipated receiving approximately \$820,000 in revenue for wastewater services provided to Prince George County. However, after further review and reconciliation of the meter readings, it was determined that the actual value of services provided was significantly higher, resulting in a revised revenue amount of approximately \$3 million. He explained that the discrepancy was discussed with Prince George County and ultimately resulted in a negotiated settlement of approximately \$2.3 million to reconcile the difference between the services delivered and the amount previously billed.

Ellinghaus noted that both the Hopewell City Council and the Prince George County Board of Supervisors had previously reviewed and approved the settlement agreement. He stated that the purpose of the current request was to amend the Fiscal Year 2026 budget and formally appropriate the additional \$2.3 million in revenue so the funds could be used to address urgent wastewater infrastructure needs and emergency repairs.

He explained that the additional funding would help the City continue making progress on wastewater system improvements, particularly at aging pump stations throughout the City. Ellinghaus noted that several pump stations currently rely on rented portable bypass pumps to maintain operations while repairs and upgrades are being completed. These rentals represent ongoing monthly costs that place pressure on the utility budget. He further stated that the City has experienced several emergency repairs in recent months, including a force main failure near Queen Anne Pump Station that required immediate contractor assistance and substantial expenditures to prevent wastewater from escaping the system and entering surrounding drainage areas.

Ellinghaus emphasized that the requested funding would help maintain momentum on infrastructure improvements, support compliance with the Virginia Department of Environmental Quality Consent Order, and ensure that wastewater remains safely contained within the City's collection system. He stressed the importance of continuing emergency repairs and preventative maintenance efforts to avoid system failures and environmental impacts.

During discussion, a Council member referenced the Queen Anne Pump Station project and asked whether Ellinghaus could provide additional information regarding project costs and cost increases associated with that project. Ellinghaus clarified that the Queen Anne Pump Station rehabilitation project itself was separate from the budget amendment under consideration. He explained that his reference to Queen Anne involved a recent emergency force main repair and not the larger pump station improvement project previously approved by Council. He noted that the emergency repair addressed a force main break and was independent of the long-term rehabilitation project. The Council member acknowledged the distinction and requested that staff provide additional information regarding project costs at a later date. Ellinghaus agreed to provide the requested figures and information.

During the public hearing on the proposed wastewater fund budget amendment, a disruption occurred involving Mark Burroughs, a member of the audience. As Burroughs addressed Council, Mayor Partin repeatedly instructed him to limit his remarks to matters relevant to the public hearing. Burroughs responded that his comments were related to the topic under consideration and continued speaking.

As the exchange became increasingly contentious, Burroughs made remarks directed toward Mayor Partin, stating that speaking loudly did not intimidate him and asserting that he was not intimidated by the individual's behavior. Mayor Partin again directed him to confine his comments to the subject of the public hearing.

Burroughs then made a statement referencing Virginia's mutual combat law and remarked that he would be willing to meet Mayor Partin at any pump station of their choosing. Following that

statement, Mayor Partin determined the comments to be inappropriate and directed law enforcement personnel present to remove Burroughs from the meeting. Burroughs objected to the action, arguing that he had not made a threat and characterizing his statement as an offer rather than a threat.

Mayor Partin reiterated the instruction for Burroughs to be removed from City Hall, and law enforcement proceeded with the removal. The disruption concluded, and Council returned to its consideration of the public hearing item and the remaining agenda business.

Councilor Rapole makes a motion to approve the resolution amending fund 41 of the Hopewell Water Renewal Fiscal Year budget for the pump station repairs. Vice Mayor Joyner seconds the motion.

**ROLL CALL**

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

**Motion Passes 6-0**

**R-5 (Public Hearing) Fund 32: Resolution Amending the Hopewell Water Renewal FY2026 Budget to Operations and Maintenance for Critical Repairs to the Hopewell Water Renewal (HWR) Plant – Matt Ellinhouse, Director of Water Renewal**

During Council's consideration of the wastewater fund budget amendment, a confrontation involving audience member Mark Burroughs continued after the presiding officer directed that he be removed from the meeting. The Mayor instructed deputies to remove Burroughs from City Hall, stating that his conduct and comments were no longer appropriate for the proceedings.

Burroughs responded that he meant no disrespect toward the deputies and stated that he had “made an offer,” maintaining that he had not issued a threat. As deputies moved to escort him from the meeting room, discussion continued between Burroughs and the presiding officer. Burroughs objected to being removed and argued that his comments were being mischaracterized. The presiding officer nevertheless reiterated the instruction for deputies to remove him from City Hall.

As the exchange escalated, Burroughs made additional remarks directed toward the presiding officer and others present, criticizing the decision to remove him and expressing frustration with how the situation was being handled. Deputies continued carrying out the Mayor’s directive while Council attempted to return its attention to the agenda.

During the disruption, another Council member appeared to interject that Burroughs had been making a comment rather than a threat. Despite that observation, the Mayor maintained the order

for removal and directed that the meeting proceed. Burroughs continued speaking while being escorted from the chamber, after which the disruption concluded and Council moved on to the next agenda item.

Matt Ellinghaus, Director of Water Renewal, presented a second budget amendment request related to the City's Water Renewal Fund (Fund 32). He explained that the amendment would appropriate revenues received in excess of the amounts originally budgeted and make those funds available to address emergency repairs and infrastructure needs associated with the City's ongoing compliance efforts under the Virginia Department of Environmental Quality (DEQ) Consent Order.

Ellinghaus stated that the City was requesting authorization to incorporate approximately \$1,089,577 into the current operating budget. He explained that a significant portion of the funding, approximately \$460,000, consisted of an insurance reimbursement received for repairs previously completed during the fiscal year. Those repairs were necessary after a fire damaged portions of the wastewater treatment facility's incinerator system. According to Ellinghaus, the fire was caused by the failure of a quench water pump, and the insurance proceeds represented reimbursement for expenses the City had already incurred to restore the affected equipment.

He further explained that the remaining revenues consisted primarily of miscellaneous revenues and reimbursements that exceeded original budget projections. The funds would be used to support a variety of critical maintenance and repair projects throughout the Water Renewal Facility. Ellinghaus indicated that the planned expenditures included repairs and equipment purchases necessary to restore and maintain primary and secondary clarifiers, grit channels, and other essential wastewater treatment infrastructure. He emphasized that these investments are needed to improve operational reliability and ensure continued compliance with regulatory requirements.

Ellinghaus also reviewed the funding distribution among the City and its industrial wastewater partners. He explained that while the total budget amendment exceeded one million dollars, a substantial portion of the funding came from sources that would offset costs to the City. In addition to the insurance reimbursement, approximately \$350,000 represented direct reimbursements from industrial users, including Ashland and AdvanSix, for pump stations and infrastructure components in which they share operational costs. As a result, Ellinghaus noted that the actual additional expense attributable to the City and its industrial partners collectively was significantly lower than the total appropriation amount.

He concluded by explaining that, after accounting for the insurance proceeds and industrial user reimbursements, the net additional cost associated with the proposed expenditures was approximately \$300,000. Ellinghaus stated that the budget amendment would allow the City to continue addressing critical infrastructure needs, maintain progress toward compliance with the DEQ Consent Order, and support the long-term reliability of the wastewater treatment system. Following his presentation, Council proceeded with consideration of the budget amendment.

Vice Mayor Joyner makes a motion to approve the resolution amending fund 32 of the Hopewell Water Renewal Fiscal year budget to operations and maintenance for critical repairs to the Hopewell Water Renewal plan as presented. Councilor Wheat seconds the motion.

**ROLL CALL**

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

**Motion Passes 6-0**

**ADJOURNMENT**

Respectfully Submitted,

---

**Johnny Partin, Mayor**

---

**Sade' Allen, City Clerk**

# COMMUNICATIONS FROM CITIZENS

# REGULAR BUSINESS

R-1

# **NOTICE OF PUBLIC HEARING**

The City Council of the City of Hopewell will hold a public hearing on Tuesday, September 23, 2025, at 7:30 PM in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia, to receive public comments regarding the following items:

Amendment of the Fiscal Year 2025-2026 Hopewell Public Schools Operating Budget (Fund 014). Hopewell Public Schools has received a state grant in the amount of \$40,650 and must carry over state and local funds received in FY25 that were reserved to provide a retention bonus to employees in the amount of \$738,000. Increasing the total Hopewell Public Schools Operating Budget to \$72,574,676.

If the public would like to make any comments regarding this public hearing, they may do so by submitting it in writing to the clerk's office located at 300 North Main Street, Hopewell, Virginia 23860 or via e-mail at [cityclerk@hopewellva.gov](mailto:cityclerk@hopewellva.gov) . All written comments subject to this ordinance must be received by 2:00 pm on Tuesday, September 23, 2025.

Anyone needing assistance or accommodations under the provisions of the Americans with Disabilities Act should contact the City Clerk at (804) 541-2408.

**EQUAL OPPORTUNITY EMPLOYER**

**RESOLUTION AMENDING THE HOPEWELL CITY SCHOOL BOARD FY2026 BUDGET TO REFLECT GRANTS ALLOTTED AND CAPITAL PROJECT FUNDS PROVIDED**

**WHEREAS**, the City Council of Hopewell, Virginia approved the amended Hopewell Public Schools (HPS) Division’s FY2026 budget on April 14, 2026;

**WHEREAS**, HPS has been awarded the following grants that it wishes to be allocated to the Operating Fund:

<b>Fund 14 (Operating Fund):</b>	<b>\$76,305,087</b>
Grants received:	
Prioritized Aspiring Educator Grant	\$ 10,000
Teacher Effectiveness Support in Critical Shortage Areas And Dual Enrollment Certification Mini-Grant	\$ 20,000
Supplemental iteach Funding Grant	\$ 10,000
<b>Total grants received:</b>	<b>\$ 40,000</b>

**WHEREAS**, HPS has been awarded these additional grants and revenue sources that it wishes to be allocated to capital projects for necessary repairs to infrastructure and equipment to ensure the safety and well-being of HPS students:

<b>Fund 063 (HPS Building/Bus Replacement):</b>	<b>\$ 668,422</b>
Grants received:	
SCAP Grant	\$ 3,390,000
Funds provided:	
GO Bonds for HHS HVAC	\$15,000,000
City Proceeds for CGW Roof	\$ 200,000
<b>Total funds received:</b>	<b>\$18,590,000</b>

**WHEREAS**, Council is committed to the continued support of HPS and the acknowledges the need for necessary operational and capital services; and NOW, THEREFORE,

**BE IT RESOLVED** that Council hereby amends the HPS Operating Fund budget to reflect the \$40,000 received in grant funds and the HPS Building/Bus Replacement Fund budget to reflect the \$18,590,000 of grant funds and capital project funds.

Adopted at the regular meeting of the City Council of Hopewell, Virginia held on June 23, 2026.

Witness this signature and seal

---

Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

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 1<sup>st</sup> Reading
- Approve Ordinance 2<sup>nd</sup> Reading
- Set a Public Hearing
- Approve on Emergency Measure

**COUNCIL AGENDA ITEM TITLE:** Public Hearing Resolution for Rease Estate Lease Amendment Central Virginia Ice Company

**ISSUE:** The City of Hopewell entered into a Lease Agreement dated April 1, 2014, with Central Virginia Ice Company, LLC concerning the lease of 1051 Riverside Ave., Hopewell, VA 23860. The parties desire to amend certain terms and conditions of the Lease Agreement as set forth in the First Amendment to Lease Agreement.

**RECOMMENDATION:** Hold the Public Hearing and approve the attached resolution and lease amendment.

**TIMING:** June 23<sup>rd</sup> City Council Meeting

**BACKGROUND:** The City of Hopewell entered into a Lease Agreement dated April 1, 2014, with Central Virginia Ice Company, LLC concerning the lease of 1051 Riverside Ave., Hopewell, VA 23860. This lease allows for the placement of a “self service” Ice Dispensing Machine. The Ice Machine is open to the public 24 hours a day. The parties desire to amend certain terms and conditions of the Lease Agreement as set forth in the First Amendment to Lease Agreement.

**ENCLOSED DOCUMENTS:**

- Original Lease Document
- Draft Resolution
- Proposed Lease Amendment
- Publication of Public Hearing

**STAFF:** Charles Bennett

**FOR IN MEETING USE ONLY**

**SUMMARY:**

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

**MOTION: \_\_ Move to approve the resolution for THE FIRST AMENDMENT TO LEASE  
AGREEMENT BETWEEN THE CITY OF HOPEWELL AND  
CENTRAL VIRGINIA ICE COMPANY, LLC**

**Roll Call**

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**SUMMARY:**

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

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

# The Progress-Index

## Public Notices

Originally published at [progress-index.com](http://progress-index.com) on 06/16/2026

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### NOTICE OF PUBLIC HEARING

The City Council of Hopewell, Virginia will hold a public hearing on Tuesday, June 23, 2026, at 7:00 PM in the City Council Chambers of the Municipal Building located at 300 North Main Street, Hopewell, Virginia, 23860, to receive public comments regarding the following item(s):

A real estate lease amendment pursuant to Va. Code § 15.2-1800(B) regarding the proposed lease of approximately 300 square feet of portion of the Hopewell City Marina located at 1051 Riverside Ave, Hopewell, Virginia to the Central Virginia Ice Company, LLC.

A copy of the proposed lease is available for public review at the City Clerk's Office.

If the public would like to make any comments regarding this public hearing, they may do so by submitting it in writing to the clerk's office located at 300 North Main Street, Hopewell, Virginia 23860 or via e-mail at [cityclerk@hopewellva.gov](mailto:cityclerk@hopewellva.gov). All written comments subject to this lease amendment must be received by 2:00 pm on Tuesday, June 23, 2026.

Anyone needing assistance or accommodations under the provisions of the Americans with Disabilities Act should contact the City Clerk at (804) 541-2408.

EQUAL OPPORTUNITY EMPLOYER

6/16/26 #12399391

# LEASE AGREEMENT STATE OF VIRGINIA

THIS AGREEMENT is made and entered into this 1<sup>st</sup> day of April, 2014, by and between City of Hopewell hereinafter called "Lessor" and Central Virginia Ice Company, LLC, hereinafter called "Lessee." The Lessor agrees to lease the premises situated in 1051 Riverside Ave. Hopewell VA 23860, containing approximately 300 square feet, more or less, for placement and operation of an ice vending machine, hereinafter referred to as an "Ice House," as shown on the attached site plan.

1. TERM: The term hereof shall be for a period of 84 months starting at the time of lease commencement. At the end of the initial 84 month period, the Lessee shall have the option to extend this lease agreement for additional five-years. Unless the Lessee notifies Lessor in writing to the contrary, the option will be exercised. The department of Recreation and Parks is authorized to direct the Lessee and will be the point of contact for this lease agreement.
2. LEASE COMMENCEMENT: The lease shall commence and the first rent paid immediately upon the issuance of a Certificate of Occupancy, or similar governmental authorization, from City of Hopewell. The first month's rent will be pro-rated based upon the date of the lease commencement. Lease will be contingent on:
  - a. Lessee obtaining all City, County, State, and/or Federal permits and site approvals.
  - b. Lessee securing necessary public utilities for hookup at costs determined by the Lessee to be reasonable to the success of the business.

**\*\*Lease Commencement July 1st 2014\*\*\* Charles J Bennett**
3. RENT: Rent shall be \$400.00 per month for the first year of operation and will change with the commencement of the second year to \$400 per month for the months of January, February, March, October, November, and December; \$500 per month for the months of April, May, June, July, August, September payable in advance, upon the first day of each month to Lessor or his/her authorized agent at

the following address: 100 West City Point Road, Hopewell, VA 23860, or at such other places as may be designated by Lessor from time to time.

4. **SITE PREPARATION:** Lessee shall be responsible for preparing the premises for the Ice House set-up. Such set-up shall include, but not limited to: extending public utility lines to the leased premises, installing concrete block, concrete protective posts, poured concrete foundation, and installing additional lighting as may be necessary for the operation and protection of the Ice House, all at the Lessee's expense.
5. **UTILITIES:** Lessee shall be responsible for the payment of all utilities related to the leased premises.
6. **USE:** The premises shall be used for the production and sale of ice and related business only.
7. **MAINTENANCE, REPAIRS, OR ALTERATIONS:**
  - a. Lessee shall maintain the premises in a clean and sanitary manner, and shall surrender the same at termination thereof, in as good condition as received, normal wear and tear excepted.
  - b. Lessee shall not be responsible for repaving, nor the routine maintenance of, driveways and/or parking areas owned by the Lessor.
  - c. Lessee shall not be responsible for repairs to damages to Lessor's property as may be caused by third party patrons who enter Lessor's property to purchase ice from the Ice House vending machine.
  - d. Lessor shall not be responsible for repairs to the Ice House as a result of damages caused by third party patrons and visitors to other businesses on Lessor's property.
8. **ACCESS:** Lessor agrees to provide the Lessee and the Lessee's customer's unrestricted vehicular and pedestrian access to the Ice House 24 hours a day, 365 days a year during the contract term. Lessor agrees to allot the minimum parking space(s) as required by local ordinance adjacent to the Ice House. The Lessor agrees not to allow long-term parking of vehicles or equipment, or the storing or

stacking of materials immediately adjacent to the Ice House in such a manner as to restrict roadside visibility and access by the public to the Ice House machine.

9. **COMPETITIVE RESTRICTION:** Lessor agrees that no portion of the property other than the aforementioned approximately 300 square feet, more or less, that is owned by Lessor and is contiguous to the premises will be used, or leased, for the exclusive sale of ice. During the agreement period, Lessor agrees not to sell ice products.
  
10. **INDEMNITY:** The lessee agrees to defend, indemnify and hold harmless, the City of Hopewell and its members, officers, directors, employees, agents, and representatives from and against any and all claims, damages, demands, losses, costs and expenses, including attorney's fees, and any other losses of any kind or nature whatsoever including claims for bodily injuries, illness, disease, or death and physical property loss or damage in favor of contractor, its sub-contractors, their employees, agents, and third parties arising during the performance of services and resulting from tort, strict liability, or negligent acts or omissions of lessee, its sub-contractors and their employees or agents under the agreement, or resulting from breaches of contract, whatever by statute or otherwise.

Lessee and its sub-contractors shall assume the responsibility for damage to or loss of its material, equipment or facilities located at the site and, in order to effect this limitation of liability, the contractor agrees to insure or self-insure such property against any such risk.

11. **ADDITIONAL INSURED:**

At all times during the Lease, at its own cost and expense, the Lessee shall provide and keep in force comprehensive general liability insurance in standard form, protecting the Lessee, the City of Hopewell as an additional insured, on a primary basis with no participation required by the City's liability policy, against personal injury, including without limitation, bodily injury, death, or property damage and contractual liability on an occurrence basis if available and if not, then on a claims made basis, in either case in an amount not less than One Million Dollars (\$1,000,000) per occurrence. The City reserves the right to amend these limits from time to time during the course of the Lease. All such policies shall cover the leased area at the Marina and any improvements thereon, including parking, common areas, means of access, and roadways therein, and streets and sidewalks adjacent thereto.

12. DISPUTE RESOLUTION: Any disputes resulting from the interpretation and/or the execution of this lease agreement between the Lessor and Lessee shall be resolved by a court of competent jurisdiction residing within the city of Hopewell.

13. EARLY TERMINATION: Lessee may terminate the lease prior to the completion of the full lease period described herein under the following conditions: 1) Lessee provides 30 days notice of intent to vacate the lease; 2) Lessee pays to Lessor one additional month rent following termination; 3) Lessee agrees to remove Ice House by the end of the 30 day notification period, and 3) Lessee complies with the conditions described in the above for returning property to its original condition.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first written.

Mark Auld  
Lessee

[Signature]  
Lessor

Owner  
Lessee

City Manager  
Lessor

Address  
Central Virginia Ice Company, LLC  
Mark D. Arnold, Owner  
10113 Crescent Dr.  
Glade Spring, Virginia 24340  
804-721-5966

Address  
City of Hopewell  
Mark A. Haley, City Manager  
300 N. Main St.  
Hopewell, VA 23860  
804-541-2243

COMMONWEALTH OF VIRGINIA  
CITY OF HOPEWELL, to wit:

The foregoing Lease Agreement was acknowledged before me this 1st day of April, 2014, by Mark A. Haley, City Manager, on behalf of City.

Debra W. Pershing  
NOTARY PUBLIC

My Commission expires: 12/31/2015  
Notary Registration No. 203979



Debra W. Pershing  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #203979  
My Commission Expires  
December 31, 2015

LESSEE

By: Mark Arnold

COMMONWEALTH OF VIRGINIA PA

CITY OF HOPEWELL, to wit: NEW STANTON WEST MORELAND COUNTY.

The foregoing Lease Agreement was acknowledged before me this 17 <sup>March</sup> day of ~~April~~, 2014, by MARK ARNOLD, its OWNER, on behalf of CENTRAL VIRGINIA ICE COMPANY LLC.

Marion Rayman  
NOTARY PUBLIC

My Commission expires: 09-08-2014  
Notary Registration No. 1134623

APPROVED AS TO FORM:

David C. Fratarcangelo  
City Attorney

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marion Rayman, Notary Public  
Hempfield Twp., Westmoreland County  
My Commission Expires Sept, 8, 2014  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# Lease Agreement, First Amendment Central Virginia Ice Company

This First Amendment to the Lease Agreement dated April 1, 2014 (the “Amendment” and the “Agreement”, respectively) is effective July 1, 2026, by and between the City of Hopewell, Virginia, a political subdivision of the Commonwealth of Virginia (“Lessor”), and Central Virginia Ice Company, LLC, a Virginia limited liability company (“Lessee”).

**1. Amendment.** This Amendment supersedes the Agreement only where stated. To the extent that the Agreement can be read in harmony with this Amendment, the provisions of the Agreement remain in effect.

**2. Extension of Term.** The term of the Lease is extended until July 1<sup>st</sup>, 2029, unless sooner terminated in accordance with the terms of the Lease. Any further extension requires approval by City Council.

**3. Rent.** Rent is \$6,300.00 per year, payable in equal monthly installments of \$525.00, on or before the first day of each month, at such place as Lessor may designate.

**4. Law and Venue.** This Amendment and the Agreement are governed by the laws of the Commonwealth of Virginia, without respect to its choice-of-law rules. The state courts situated in Hopewell have exclusive jurisdiction to consider any dispute arising under either.

**5. Counterparts.** This Amendment may be executed in counterparts, each of which is deemed to be an original, and all of which together constitute one instrument.

By Lessor, City of Hopewell, Virginia

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By Lessee, Central Virginia Ice Co., LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**RESOLUTION ADOPTING THE FIRST AMENDMENT TO LEASE AGREEMENT  
BETWEEN THE CITY OF HOPEWELL AND  
CENTRAL VIRGINIA ICE COMPANY, LLC**

**WHEREAS**, The City of Hopewell entered into a Lease Agreement dated April 1, 2014, with Central Virginia Ice Company, LLC concerning the lease of 1051 Riverside Ave., Hopewell, VA 23860; and

**WHEREAS**, the parties desire to amend certain terms and conditions of the Lease Agreement as set forth in the First Amendment to Lease Agreement attached hereto as Exhibit A; Now Therefore,

**BE IT RESOLVED** by the City Council of Hopewell, Virginia as follows:

1. The City Manager is authorized and directed to execute the First Amendment to Lease Agreement, in substantially the form attached, and any related documents necessary to carry out the intent of this Resolution.
2. This Resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE CITY COUNCIL OF HOPEWELL, VIRGINIA** on \_\_\_\_\_, 2026

Witness this signature and seal

\_\_\_\_\_  
Mayor Johnny Partin, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

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 1<sup>st</sup> Reading
- Approve Ordinance 2<sup>nd</sup> Reading
- Set a Public Hearing
- Approve on Emergency Measure

**COUNCIL AGENDA ITEM TITLE:** 2<sup>nd</sup> reading 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.

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

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

**TIMING:** Staff requests action on the 2<sup>nd</sup> reading.

**BACKGROUND:** This CUP application was presented at a Planning Commission public hearing held on May 7, 2026. Planning Commission recommends approval (4-0) with staff's recommended conditions. The City Council public hearing was held on June 9, 2026.

**ENCLOSED DOCUMENTS:** CUP application and supporting documents, staff report

**STAFF:** Christopher Ward, Director of Development

**FOR IN MEETING USE ONLY**

**MOTION:** \_\_\_\_\_

**Roll Call****SUMMARY:**

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

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**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, Virginia  
Project Narrative – Conditional Use Permit / Zoning Review  
Proposed Used Car Dealership

Applicant: Joes Blvd Auto Sales LLC  
Location: 3805 Oaklawn Boulevard, Hopewell, VA  
Proposed Use: Used Automobile Sales

## 1. Project Description

The proposed project consists of operating a used automobile sales dealership at the existing commercial property located at 3805 Oaklawn Boulevard in Hopewell, Virginia. The dealership will focus on the sale of quality pre-owned vehicles to the public.

The existing building on the property will be used as the primary office for business operations, including customer service, sales processing, and administrative activities. The existing paved lot will be utilized for the display and parking of vehicles offered for sale. No major structural modifications to the building or expansion of the building footprint are planned at this time.

The project represents a reinvestment in an existing commercial property and will allow the applicant to continue growing their business while serving the residents of Hopewell and the surrounding communities.

## 2. Site Improvements

As part of the project, several improvements will be made to enhance the overall appearance and functionality of the property. These improvements will include:

- Seal coating the existing parking lot to improve its condition and provide a clean, refreshed appearance.
- Adding landscaping around the building and portions of the property to improve curb appeal and create a more attractive environment.
- General property maintenance and aesthetic upgrades to maintain a neat and professional business appearance.

These improvements are intended to enhance the visual quality of the site and contribute positively to the surrounding commercial corridor.

### 3. Compatibility with Surrounding Area

The proposed used car dealership is consistent with commercial uses in the surrounding area and will operate in a manner that is compatible with nearby businesses and properties. Business operations will consist primarily of daytime sales activity and vehicle display.

The use will not generate unusual noise, traffic, or environmental impacts beyond those typical of a standard commercial business. The existing site layout and parking areas are sufficient to accommodate the proposed use.

The planned landscaping and parking lot improvements will further enhance the property and contribute to the overall appearance of the area.

### 4. Consistency with the Comprehensive Plan

The proposed project supports the goals of the City of Hopewell's Comprehensive Plan by encouraging investment in existing commercial properties, supporting small business development, and strengthening the local economy.

By improving and maintaining the property, the project contributes to the continued revitalization and productive use of commercial areas within the city.

### 5. Public Welfare and Community Impact

The proposed dealership will provide a valuable service to the community by offering reliable used vehicles to local residents. The project will also contribute to the local economy and help maintain an active and well-maintained commercial property.

The planned improvements, including landscaping and seal coating of the lot, will enhance the property's appearance and promote a clean and professional environment that reflects positively on the surrounding area.

### 6. Statement of Appreciation

The applicant would like to sincerely thank the City of Hopewell for the opportunity to invest in and purchase a commercial property within the community. This project

represents an important step in expanding our business and establishing a permanent location where we can continue serving local customers.

We appreciate the City's consideration and support as we work to improve the property, expand our business operations, and contribute positively to the Hopewell business community.

Submitted by:

Yousef Abualia

Joes Blvd Auto Sales LLC



Application #: 20260255  
(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](mailto:dev.zone@hopewellva.gov)

APPLICATION FEE: \$650 NON-REFUNDABLE

APPLICANT FILL IN ALL BLANKS			
<b>REQUEST</b>	SITE ADDRESS: <b>3805 OAKLAWN BLVD HOPEWELL VA 23860</b>		
	PARCEL # (s): <b>0250225</b>	SITE ACREAGE: <b>0.76</b>	ZONING DISTRICT: <b>B4</b>
	PROPOSED USE: <b>USED CAR DEALERSHIP</b>		
	AMENITY TO EXISTING CUP: <input type="checkbox"/>		
<b>LEGAL OWNER</b>	NAME(S): <b>YOUSEF ABUALIA</b>		
	MAILING ADDRESS: <b>601 WATERFRONT DR COLONIAL HEIGHTS VA 23834</b>		
	<b>REDACTED</b>	<b>REDACTED</b>	
<b>APPLICANT</b> <i>(if different than owner)</i>	MAILING ADDRESS:		
	EMAIL: <b>J.F.ABU.</b>	PHONE:	
	<p>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.</p> <p> <input type="checkbox"/> Site Plan                      <input checked="" type="checkbox"/> <u>Project Narrative</u>                      <input type="checkbox"/> CUP Checklist  <input type="checkbox"/> Building Floor Plan                      <input type="checkbox"/> Exterior Elevations                      <input type="checkbox"/> Other  <span style="margin-left: 100px;"><b>Parking Plan.</b></span> </p>		
<b>REQUIRED ATTACHMENTS</b>			

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.

Yousef Abualia  
APPLICANT (LIST AT THE

3/24/26

DATE

# CUP SUBMITTAL CHECKLIST – REQUIRED ITEMS

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

Applicant			Required Activities and Documents
Yes	No	N/A	
<b>Preapplication Meeting</b>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Preapplication Meeting with Staff. Meeting Date: <u>3/24/26</u>
<b>Application (PDF format and TWO printed copies)</b>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Complete application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Owner affidavit ( <i>Power of Attorney if applicant is not the property owner</i> )
<b>Fees &amp; Taxes</b>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Application fee paid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Taxes and fees current
<b>Site and Building Plans (PDF format and TWO printed copies)</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Site Plan showing existing and proposed site improvements. The site plan should demonstrate compliance with zoning setbacks, lot width, and development standards (e.g., parking, landscaping). Plans should be of a size and scale such that all improvements and zoning requirements are easily identified and readable. For single-family residential lot plans, 11"x17" may be accepted. For all other projects, provide 24"x36" plans with accompanying 11"x17" reduction.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Floor plans of the proposed building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Exterior elevations – Four-sided (front, sides, rear) building renderings, full color, and fully dimensioned drawn to scale
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Exterior finishes and colors and materials list. Architecture and finishes of proposed side elevations should be consistent with front elevation.
<b>Project Narrative</b>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. A description of the proposed use, including scope and scale of the project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. A statement establishing how the project complies with the expressed intent of the zoning ordinance and the standards of the zoning district, including Chesapeake Bay and Floodplain Districts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. A statement on how the project complies with the Comprehensive Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. An impact analysis listing potential impacts to adjacent and surrounding properties and how those impacts will be mitigated so as not to adversely affect the health, safety, or welfare of persons residing or working in the vicinity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. An assessment of how the proposal will impact the public welfare, property, or improvements in the vicinity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. An analysis of impacts on significant ecological, scenic or historic importance and how those impacts will be mitigated.
<b>Other Items</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. A list of applicant-proposed conditions for consideration.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Trip generation report or transportation impact analysis (if required at the pre-application meeting or requested by the Department of Public Works)

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.

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

City of Hopewell, Virginia  
Project Narrative – Conditional Use Permit / Zoning Review  
Proposed Used Car Dealership

Applicant: Joes Blvd Auto Sales LLC  
Location: 3805 Oaklawn Boulevard, Hopewell, VA  
Proposed Use: Used Automobile Sales

## 1. Project Description

The proposed project consists of operating a used automobile sales dealership at the existing commercial property located at 3805 Oaklawn Boulevard in Hopewell, Virginia. The dealership will focus on the sale of quality pre-owned vehicles to the public.

The existing building on the property will be used as the primary office for business operations, including customer service, sales processing, and administrative activities. The existing paved lot will be utilized for the display and parking of vehicles offered for sale. No major structural modifications to the building or expansion of the building footprint are planned at this time.

The project represents a reinvestment in an existing commercial property and will allow the applicant to continue growing their business while serving the residents of Hopewell and the surrounding communities.

## 2. Site Improvements

As part of the project, several improvements will be made to enhance the overall appearance and functionality of the property. These improvements will include:

- Seal coating the existing parking lot to improve its condition and provide a clean, refreshed appearance.
- Adding landscaping around the building and portions of the property to improve curb appeal and create a more attractive environment.
- General property maintenance and aesthetic upgrades to maintain a neat and professional business appearance.

These improvements are intended to enhance the visual quality of the site and contribute positively to the surrounding commercial corridor.

) )

represents an important step in expanding our business and establishing a permanent location where we can continue serving local customers.

We appreciate the City's consideration and support as we work to improve the property, expand our business operations, and contribute positively to the Hopewell business community.

Submitted by:

Yousef Abualia

Joes Blvd Auto Sales LLC

**REQUEST FOR A CONDITIONAL USE PERMIT  
TO OPERATE A USED AUTOMOBILE DEALERSHIP ON  
PARCEL #025-0225 IN THE B-4 DISTRICT,  
LOCATED AT 3805 OAKLAWN BLVD.**



CITY COUNCIL – 2<sup>ND</sup> READING

**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, Yousef Abualia, requests a Conditional Use Permit to operate a used automobile dealership on Parcel #025-0225, also identified as 3805 Oaklawn Blvd., in the B-4 Corridor Development District. Staff and Planning Commission recommend approval of the request with conditions.

**II. TENTATIVE SCHEDULE OF MEETINGS**

<b>BODY</b>	<b>DATE</b>	<b>TYPE</b>	<b>RESULT</b>
Planning Commission	May 7, 2026	Public Hearing	Rec. Approval 4-0
City Council	June 9, 2026	Public Hearing/1 <sup>st</sup> Reading	No comment recvd
City Council	June 23, 2026	2 <sup>nd</sup> Reading	Pending

**III. IDENTIFICATION AND LOCATIONAL INFORMATION**

<b>Existing Zoning</b>	B-4, Corridor Development District
<b>Adjacent Zoning</b>	B-4 all adjacent properties
<b>Parcel size</b>	0.76 acres / 34,412 sf
<b>Legal Description</b>	LOT 5R BLK 8 SUBDIVISION: CEDAR LEVEL
<b>Election Ward</b>	7
<b>Future Land Use</b>	Interchange Commercial
<b>Strategic Plan Goal</b>	Economic Development
<b>Approval Method</b>	City Council Resolution
<b>Can Conditions be Set?</b>	Yes
<b>Map Location</b>	Parcel #025-0225

**IV. PUBLIC NOTIFICATION**

<b>PUBLIC HEARING</b>	<b>NOTIFICATION TYPE</b>	<b>DATE</b>	<b>DATE</b>
Planning Commission	Progress-Index Ad	4/23/2026	4/30/2026
	Letter to Adj. Properties	4/23/2026	
City Council	Progress-Index Ad	5/26/2026	6/2/2026
	Letter to Adj. Properties	5/26/2026	

**V. ROLE OF PLANNING COMMISSION AND CITY COUNCIL**

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

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

City Council amended the B-4 ordinance on June 10, 2025 to require approval of a Conditional Use Permit for auto-related uses.

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

**VI. APPLICABLE CODE SECTIONS**

1. [Article XVII, Non-Conforming Uses, Section F, Non-Conforming Lots of Record](#)
2. [Article XI-A, Section A, Corridor Development District \(B-4\)](#)

**VII. SUBJECT PROPERTY**

The subject property is located at the corner of Oaklawn Blvd. and Ashland St. The property previously contained a Verizon store. The building is 1,923 square feet and will serve as the office for the automobile dealership. The parking lot contains 31

parking spaces which are all set back from the road. Two landscaped parking lot islands are also present. The parking lot is in moderate condition.

#### **VIII. APPLICANT POSITION**

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

#### **IX. STAFF ANALYSIS**

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

The property has an existing parking lot containing 31 parking spaces and 2 landscaped islands. The parking area is set back approximately 50 feet from the road edge and will not cause visual obstruction of oncoming traffic. The 1,923 square foot commercial building is a sufficient size to accommodate a business office and customer service.

#### **X. RELATIONSHIP TO THE COMPREHENSIVE PLAN**

##### THE FUTURE LAND USE PLAN

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

The Future Land Use Plan (FLUP) designates this area as Corridor Commercial. A commercial automobile dealership is appropriate at this location.

## **XI. STAFF RECOMMENDATION**

Staff recommends approval of the CUP request from Yousef Abualia to operate a used automobile dealership on Parcel #025-0225, also identified as 3805 Oaklawn Blvd., with the following conditions:

- 1) The parking lot shall be professionally seal-coated and striped to identify all parking spaces in accordance with the specifications detailed in Article XVIII, Sec. E - Off-Street Parking of the Hopewell Zoning Ordinance.
- 2) A parking plan shall be submitted to the Development Department for review/approval showing parking spaces dedicated for customers and vehicle display.
- 3) All vehicles will be parked in designated parking spaces. Parking on grass or the use of ramps or lifts is prohibited.
- 4) Parking lot landscaped islands shall be mulched and maintained to be free of weeds and overgrowth.
- 5) Street trees shall be installed in accordance with Article XVIII, Sec. B – Landscaping of the Hopewell Zoning Ordinance.
- 6) The pole of the pole sign shall be painted if it is to be utilized for the automobile dealership signage. If it is not to be utilized, the pole sign shall be removed. All signage is subject to the regulations set forth in Article XVIII, Sec. F – Signage.
- 7) Excessive decoration with pennants, lights, signage, or other method to draw attention is prohibited.
- 8) Vehicle washing is not permitted on the property.
- 9) The use and premises must comply with all local, state and federal laws and regulations.
- 10) All conditions must be met prior to the issuance of business zoning approval.

## **XII. PLANNING COMMISSION RECOMMENDATION**

The Hopewell Planning Commission voted 4-0 to recommend approval of the Conditional Use Permit request submitted by Yousef Abualia to operate a used automobile dealership on Parcel #025-0225, also identified as 3805 Oaklawn Blvd., with staff's recommended conditions.

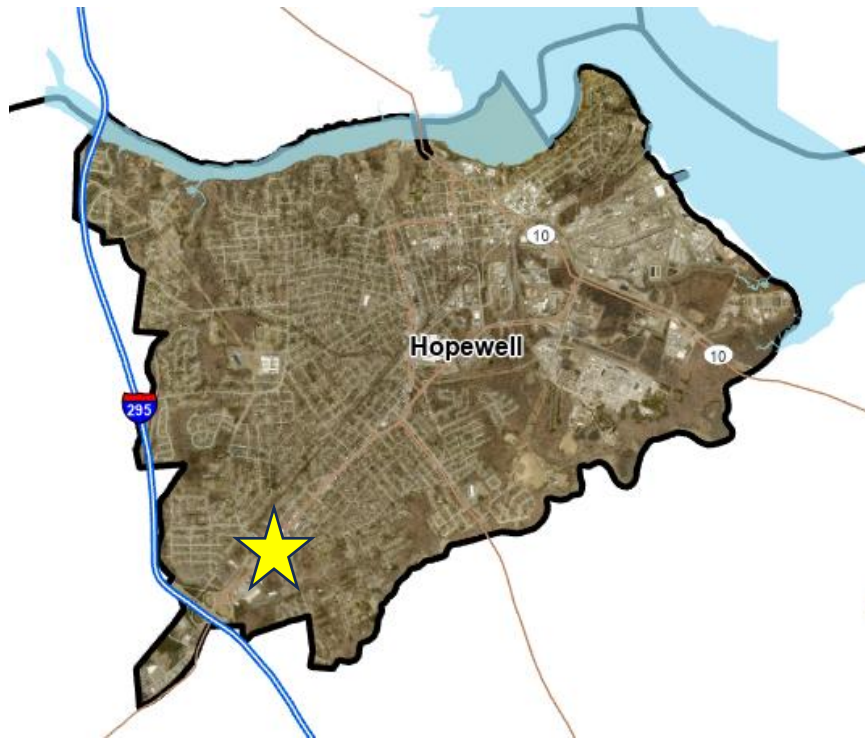
## **XIII. PUBLIC COMMENT**

None received to date.

**APPENDIX B - STREETVIEW**



**APPENDIX B – AERIAL & MAP**



Resolution No: \_\_\_\_\_

**RESOLUTION FOR CONDITIONAL USE PERMIT FOR  
PARCEL #025-0225**

**WHEREAS**, Va. Code § 15.2-2286 and § 15.2-2303 gives 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, Yousef Abualia, seeks approval for a conditional use permit application to operate a used automobile dealership on the property identified as Parcel #025-0225 located at 3805 Oaklawn Blvd., Hopewell, Virginia; and

**WHEREAS**, the applicant's anticipated use of the property does not adhere to existing zoning local ordinances and therefore requires additional 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 used automobile dealership on Parcel #025-0225 with the following conditions:

- 1) The parking lot shall be professionally seal-coated and striped to identify all parking spaces in accordance with the specifications detailed in Article XVIII, Sec. E - Off-Street Parking of the Hopewell Zoning Ordinance.
- 2) A parking plan shall be submitted to the Development Department for review/approval showing parking spaces dedicated for customers and vehicle display.
- 3) All vehicles will be parked in designated parking spaces. Parking on grass or the use of ramps or lifts is prohibited.
- 4) Parking lot landscaped islands shall be mulched and maintained to be free of weeds and overgrowth.
- 5) Street trees shall be installed in accordance with Article XVIII, Sec. B – Landscaping of the Hopewell Zoning Ordinance.
- 6) The pole of the pole sign shall be painted if it is to be utilized for the automobile dealership signage. If it is not to be utilized, the pole sign shall be removed. All signage is subject to the regulations set forth in Article XVIII, Sec. F – Signage.
- 7) Excessive decoration with pennants, lights, signage, or other method to draw attention is prohibited.
- 8) Vehicle washing is not permitted on the property.
- 9) The use and premises must comply with all local, state and federal laws and regulations.
- 10) All conditions must be met prior to the issuance of business zoning approval.

**ADOPTED BY THE CITY COUNCIL OF HOPEWELL, VIRGINIA** on \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor Johnny Partin, Ward 3

Resolution No: \_\_\_\_\_

VOTING AYE:

VOTING NAY:

ABSENT:

ABSTAINING:

Witness this signature and seal

ATTEST:

\_\_\_\_\_  
Sade' Allen, City Clerk

R-4

# CITY ATTORNEY'S STATUS REPORT



**Virginia American Water  
Company's Application for Water  
Rate Increase (VAWC-2025-  
00185)**

# WHY THE INCREASE?

- **Massive increase in VAWC's Capital spending (\$115M since the last rate increase case. (This receives little scrutiny by SCC unlike the other utilities)**
- **In 2025 was able to convince the General Assembly to remove the "reasonable & prudent" standard from its SCC rate cases.**
- **VAWC earns a Return on Equity (ROE) on the portion of its investments that are deemed "equity."**

# TIMELINE

- **Nov 3, 2025 – VAWC filed Application for Water/Wastewater Rate Increase**
- **Nov 18, 2025 – Council adopted a Resolution to Intervene**
- **Dec 23, 2025 – SCC's Order for Notice and Hearing**
- **April 1, 2026 – Hopewell, Alexandria & Prince George County entered a Joint Representation Agreement**
- **April 15, 2026 – Direct Written Testimonies Filed**
- **June 3, 2026 – Deadline for Public Comments**
- **June 4, 2026 Agreed Stipulation**
- **June 10, 2026 Pro Forma Hearing**
- **Hearing Examiner Report/Comments**
- **Commission Order (Final)**

# **JOINT REPRESENTATION FEES AND COSTS**

## **TOTAL TO DATE: \$99,365.00**

<b>City of Alexandria 80%</b>	<b>\$79,492.00 [\$35,115 Expert Fees included]</b>
<b>City of Hopewell 16%</b>	<b>\$15,898.00</b>
<b>Prince George County</b>	<b>\$3,974.60</b>

# **PARTIES' BEGINNING AND ENDING POSITIONS (MAIN DRIVERS)**

**Revenue Requirement (Water)**

**VAWC Requested \$17.8M  
increase**

**Stipulated \$14.3M**

**Return on Equity (ROE)**

**VAWC Requested 10.75%**

**Stipulated 9.75%**

**Net Savings of \$2.25 for  
Families of 2.4 and \$6.54 for  
Families of 5**

# **CITY OF HOPEWELL FILED DIRECT WITNESS TESTIMONIES OF TWO WITNESSES**

**"If the proposed 30% rates are approved, this could have a negative impact on families, low-income residents, seniors on fixed-income, and those with disabilities and medical conditions." *Wanda Williams, Director, DSS***

**"The proposed increase of 30% by VAWC will push Hopewell to the highest cost for water and hurt the existing businesses and hinder the overall efforts of new business attraction." *Charles Bennett, Director, Economic Development & Tourism***

# **CITY OF ALEXANDRIA FILED DIRECT WRITTEN TESTIMONIES INCLUDING EXPERT OPINIONS**

**“The company’s reputation for aggressively using the legislative process to shelter itself from potential regulatory risks has been clearly and repeatedly exemplified.” *Ryan Freed***

**“I recommend a fair and reasonable return on equity (ROE) for the VAWC for this rate proceeding is 9.2% This recommendation is based on the results of both a Discounted Cash Flow (DCF) analysis and Capital Asset Pricing Model (CAPM) analysis.” *J. Bartholomew Kreps – Raftelis Financial Consulting, Inc.***

# HOPEWELL PUBLIC COMMENTS SUBMITTED TO SCC

**“No more rate increases!! Are you kidding me? Seriously!...The Only thing that is NOT increasing is our income...We need a life jacket and we can't afford this...so NO...” *Laura Greenwood***

**“...Please do not increase Va American Water rates!” *Camile Foster***

**“...Hopewell is a low to moderate income city where many are struggling to make ends meet. The % of increase is egregious and will only serve to hurt more families...” *Debbie Randolph***

# HOPEWELL BUSINESSES COMMENTS TO SCC

**“Another utility increase would be very detrimental to us.” *Wood Dale Swim Club***

**“Hospitality operators like ourselves play a vital role in supporting the local economy, and sudden increases in essential utilities place that stability at risk.” *Nick Patel, Kalyan Hospitality***

**“Reliable and affordable infrastructure is a cornerstone of economic development, and significant increases in essential services such as water can deter both retention and recruitment of businesses.” *Tavorise K. Markes, Chair, City of Hopewell Economic Development Authority***

# **NEXT STEPS FOR LEGISLATIVE CHANGES**

- **Coordinate with Alexandria, Prince George, and Other Localities**
- **Outside Counsel to Prepare Legislative Changes to be carried by lawmakers to the next session of the General Assembly, mainly to correct VAWC's 2025 legislation**



**QUESTIONS?**

# ADJOURNMENT