



City of Hampton

22 Lincoln Street
Hampton, VA 23669
www.hampton.gov

Council Approved Minutes - Final City Council Legislative Session

Mayor Jimmy Gray
Vice Mayor Steven L. Brown
Councilmember Randy C. Bowman, Sr.
Councilmember Carolyn S. Campbell
Councilmember Michelle Taylor Ferebee
Councilmember Hope L. Harper
Councilmember Martha M. Mugler

STAFF: Mary Bunting, City Manager
Courtney R. Sydnor, City Attorney
Katherine K. Glass, MMC, Clerk of Council

Wednesday, October 22, 2025

6:30 PM

Council Chambers

CALL TO ORDER

Mayor Gray called the meeting to order at 6:30 p.m. All members of the City Council were present.

Present: 7 - Councilmember Randy C. Bowman Sr., Vice Mayor Steven L. Brown, Councilmember Carolyn S. Campbell, Councilmember Michelle T. Ferebee, Councilmember Hope L. Harper, Councilmember Martha Mugler and Mayor Jimmy Gray

JIMMY GRAY PRESIDED

INVOCATION: Councilwoman Hope Harper

Councilwoman Harper gave the invocation.

PLEDGE OF ALLEGIANCE TO FLAG

MAYOR'S COMMENTS

Mayor Gray shared that this is Hampton University's (HU) Homecoming week and spoke about the City's partnership with HU and how important it is to our community.

Next, the Mayor spoke in appreciation of Medical Assistants and thanked everyone for the wonderful care that was provided to his family during a recent medical event.

Mayor Gray was surprised when a video was played of his

recent honor by the Hampton Roads Workforce Council where he was recognized as a Workforce Champion. He was unable to attend the ceremony so the award was brought to him at this City Council meeting. Steve Cook, the Chief Innovation Officer of the Hampton Roads Workforce Council, spoke on behalf of Shawn Avery, the President and CEO.

Mayor Gray thanked everyone for the recognition and the part they played in today's surprise. He also made remarks about the importance of workforce training programs and shared his personal experience with a program, the Comprehensive Education and Training Act (CETA) which resulted in him getting into fire service many years ago.

CONSENT AGENDA

Clerk of Council Katherine Glass read the protocol for the consent agenda and a summary of the consent items.

Approval of the Consent Agenda

Motion made by Councilmember Harper, seconded by Councilmember Ferebee, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

1. [25-0307](#) Resolution to Amend the FY2026 City Council Approved Budget and Appropriate \$30,608 from the Capital Projects Fund Restricted Fund Balance to the Capital Fund (Capital Projects Fund) for the Transportation Initiative Project
Item approved.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

2. [25-0308](#) Resolution to Amend the FY2026 City Council Approved Budget

to Accept \$577,022 in Additional SMART SCALE Funding from the Virginia Department of Transportation and to Appropriate those Funds to the Capital Fund (Capital Projects Fund) for the West Queen Street Corridor Improvements Project
Item approved.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

3. [25-0306](#) Resolution to Request the Virginia Department of Transportation to Program Seven State of Good Repair Projects into its Six-Year Improvement Plan; to Amend the FY2026 City Council Approved Capital Fund (Capital Projects Fund) Budget to Incorporate each of those Projects; to Appropriate \$3,263,526 of Available VDOT State of Good Repair Funds to the Capital Projects Fund for each of those Projects; and to Authorize the City Manager or Her Designee to Execute any Necessary Agreements

Attachments: [HamptonCity-UPC127694,127695,127696](#)
[HamptonCity-UPC128105, 128108, 128109](#)

Item approved.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

4. [25-0303](#) Resolution to Approve an Encroachment Agreement Pursuant to Hampton City Code § 34-86 Between the City of Hampton and Lorne B. Thomas and Mesha McDaniels Thomas, to Allow Encroachments within a City of Hampton Soundwall Maintenance Easement; a Drainage and Utility Easement; a Variable Width Drainage Easement; a Variable Width Utility Easement; and City Right-of-Way.

Attachments: [Presentation](#)
[Encroachment Agreement](#)

Item approved.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

5. [25-0314](#) Approval of the minutes from the work session of September 10, 2025, and the legislative session of October 8, 2025.

Item approved.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

PRESENTATIONS, PROCLAMATIONS, AWARDS

There were no presentations.

PUBLIC HEARINGS

Ms. Glass read the protocol for public hearings.

Use Permits

6. [25-0305](#) Consider Revocation of the Use Permit Issued to Chance's Restaurant and Lounge for a Restaurant 3 in the Downtown Business (DT-1) District at 555 Settlers Landing Road, Suite M and N [Portion of LRSN: 2002960] Due to Violations of Conditions contained in the Use Permit

Attachments: [Staff Memo](#)
[Presentation](#)
[UP Conditions](#)
[ABC Order](#)

Ms. Glass read the title for the item.

City Manager Mary Bunting introduced Deputy Director of Community Development Steven Lynch to make the presentation. Hampton Police Division Officer Zminkowski also presented information.

Mr. Lynch introduced the item and explained that a use permit may be revoked for

any violation of a term or condition of the permit. The procedure for that process is the same as when a use permit is submitted for approval. He also provided background information on the business and spoke about three use permit conditions associated with this permit. Those conditions are related to security, ABC (alcohol beverage control) licensing and compliance with laws.

Officer Zminkowski shared still images of several security incidents and violations that occurred on the premises. He reported that there have been consistent reports of fights and firearms offenses since the established opened. He then highlighted a few of the most significant incidents, including ones related to weapon law violations and a homicide. He also spoke about concerns with the business's security team and their inappropriate responses to these incidents.

Mr. Lynch and Officer Zminkowski continued with the presentation. Topics covered included VABC's (Virginia Alcoholic Beverage Control Authority) history of suspending, reinstating and revoking the permit holder's license; notices of violation sent by the City; HPD's analysis of the matter; and the grounds for revocation.

Officer Zminkowski shared a video about some of the incidents that occurred at the club.

Mr. Lynch provided the following information which addresses a concern posed by the property owner with regard to his future ability to have a business in the facility: Use permits for ABC licensees are specific to the applicant/permit holder and cannot be transferred to a new owner or manager (Condition #1, #9); subsequent tenants/owners of the premises are required to seek a new use permit to engage in a regulated use at the site; because of this, revoking the permit holder's use permit will not impact future business opportunities at the site.

Mr. Lynch concluded the presentation with the following information: the permit holder will be allowed an opportunity to speak; a public hearing will take place this evening; and staff and the Planning Commission recommend revocation of the use permit.

Mr. Lynch and Mayor Gray opened the floor for questions and comments from Council, but no discussion took place. City Attorney Courtney Sydnor encouraged the opportunity for the permit holder to speak, however, neither the permit holder nor a representative on his behalf came forward to speak.

The Mayor opened the public hearing. As there were no individuals signed up to speak, the Mayor closed the Public Hearing.

A motion to revoke Use Permit 24-0028 Chances Restaurant and Lounge for failure to comply with conditions of the use permit was made by Vice Mayor Brown. The motion was seconded by Councilwoman Campbell. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

PUBLIC COMMENT

Ms. Glass read the protocol for the public comment period.

Mayor Gray reminded everyone of the location of the timer light and how it works. He also reminded speakers that they have three minutes to speak and then called on the first speaker, William Moore.

Mr. William Moore greeted those on the dais and made the following statement: It's an honor to be here. I believe you may have already read an email from me and from some of my students concerning operations at the Hampton Aquaplex. I started a company, and currently, Terry Vander Vennet is denying me a rental lane for the purposes of teaching swim classes. I've already explained that my curriculum is different from American Red Cross. I have several families where I'm teaching the entirety of them. I specialize in kids with fear of water. I've even taught full grown adults who, for the first time, are now learning how to swim. Prior - last year, when I first set this up, I was required to insure the City on my insurance plan, and it is still active today, and I'm currently running out of options here because I have in writing that there may have been a potential violation of law in denying me a rental, but it's first and primarily that I'm not asking for anything free. I'm just asking for a single lane to rent so that I may teach people. I am sourcing people in the community and elsewhere. I'm teaching people... to prepare them for the Navy, for competitive swimming, anything they might do. You can ask, I think Miss (inaudible name), one of my students, I try to get her to join that swim team, you can ask k2 diving who currently rents the facility. I'm trying to... I've already fielded one of my students to their location too (inaudible word). One man, I've gotten from brand new beginner to qualifying for merchant mariner in just two hours. And, this is a facility that's local to me. I don't have a car, so I'm able to easily walk to and from there, and if this isn't the point of this facility, why was it built? I'm finding other people getting them in there and telling them, hey, look, this is a great place to swim. They have two different pools. You can sign up for memberships here. And well, this is, this is just - this is one of my last options here, and so I just hope that you guys find it in your

positions to do things about it. I can give you the full email chain. I can give you the proof of insurance. I can give you my business license. I can give you my registry of the state corporation commission. Alright? My name is William Moore, the company name is Blue Flame Eternal, LLC. All right. Thank you very much for your time.

Mayor Gray called on the next speaker, Dennis Green.

Mr. Dennis Greene stated his name as Dennis Greene and made the following statement: I own the property adjacent to the Big Bethel Blueway Project at 519 Big Bethel Road located right at the beginning of the trailhead and I'd like to explore a partnership with our City to provide services at the trailhead, which is currently zoned R-11. So, I envision providing food and refreshments, but I'm open to ideas for a win-win with the public at large, and to do the right thing for the City. So, I just request to be put in contact with the right people to explore those possibilities. My contact information is on the cover sheet, my phone number is on the back of the cover sheet, and I've attached some pictures of the project at 519 Big Bethel, thank you.

Mayor Gray called on the next speaker, Chris Bowman.

Mr. Chris Bowman greeted those on the dais and the Clerk of Council, stated his name as Chris Bowman and made the following statement: I'm here tonight to comment on accessory dwelling units. The proposal to develop these is 800 square feet, in my opinion, only affords two bedrooms, one bath, a living area and a kitchen. I'm recommending 1,100 square feet, which will afford three bedrooms, two baths, a living area and a kitchen. This can accommodate a college student coming home for the summer, family visiting and emergencies. The 1,100 square feet accommodates a family of four. Lastly, how's the storage shed or garage factored into the square footage? Thank you.

The below summarizes Ms. Bunting's remarks in response to the public comment period.

Ms. Bunting noted that she is able to share Mr. Bowman's recommendation with staff and the stakeholder committee, however, this is not a topic for her to comment on and is rather a decision for Council to make.

She thanked Mr. Greene for coming forward and indicated that she will have staff follow up with him to explore his idea as the City appreciates those who want to partner with them to enhance the vibrancy of the community.

She indicated that staff received Mr. Moore's emails and in reviewing the rental policies with the City Attorney's Office and procurement team, determined that Ms. Vander Vennet is adhering to the current City policy in accordance with the law. Therefore, this comes down to whether Council wants to direct staff to change policy.

GENERAL ITEMS

Appointments

7. [25-0277](#) Consideration of an Appointment to the Hampton Clean City Commission
- A motion was made by Councilmember Michelle Ferebee and seconded by Vice Mayor Steven Brown, to appoint Gayle Mooney to a first term which will expire on October 31, 2029. The motion carried by the following vote:
- Aye:** 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray
8. [25-0278](#) Consideration of an Appointment to the Hampton Economic Development Authority (EDA)
- A motion was made by Councilmember Michelle Ferebee and seconded by Vice Mayor Steven Brown, to reappoint Valda Claiborne to a second term expiring September 30, 2029. The motion carried by the following vote:
- Aye:** 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray
9. [25-0287](#) Consideration of Appointments to the Board of Zoning Appeals (BZA)
- A motion was made by Councilmember Michelle Ferebee and seconded by Vice Mayor Steven Brown, to reappoint Joy Kirch-Kelling to her first full term until December 31, 2030 and Alesia Miller, who is currently serving as an alternate, to fill the

unexpired portion of a term until December 31, 2028; and appoint Romeo Torro to fill the alternate vacancy of Ms. Miller until October 31, 2027. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

10. [25-0288](#) Consideration of Appointments to the Wetlands Board

A motion was made by Councilmember Michelle Ferebee and seconded by Vice Mayor Steven Brown to reappoint Stephen Hughes to a second term expiring on December 30, 2030. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

11. [25-0289](#) Consideration an of Appointment to the Grievance Board

A motion was made by Councilwoman Ferebee and seconded by by Vice Mayor Steven Brown, to appoint Tiffany Knotts to fill the unexpired portion of a term until March 30, 2026. The motion failed by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

12. [25-0302](#) Consideration of Appointments to the Citizens Police Advisory Group (CPAG)

A motion was made by Councilmember Michelle Ferebee seconded by Vice Mayor Steven Brown, to move Dr. Ray DeWitt from an at-large position to be the Hampton University representative expiring June 30, 2028; appoint Scott Keller to fill the at-large position expiring on October 30, 2029; appoint Saadia White to fill the non-profit position expiring October 30, 2029; and reappoint Ann Cherry as the Civil Rights Organization

representative to another term expiring on December 30, 2029.

The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown,
Councilmember Campbell, Councilmember Ferebee,
Councilmember Harper, Councilmember Mugler and
Mayor Gray

REPORTS BY CITY MANAGER, CITY COUNCIL, STAFF, COMMITTEES

There were no reports.

MISCELLANEOUS NEW BUSINESS

There were no items of new business.

ADJOURNMENT

The meeting adjourned at 7:16 p.m.

Contact Info:

Clerk of Council, 757-727-6315, council@hampton.gov

Jimmy Gray
Mayor

Katherine K. Glass, MMC
Clerk of Council

Date approved by Council _____