



# City of Hampton

22 Lincoln Street  
Hampton, VA 23669  
[www.hampton.gov](http://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, February 26, 2025**

**6:30 PM**

**Council Chambers**

---

### CALL TO ORDER/ROLL CALL

Mayor Gray called the meeting to order at 6:30 p.m. with all members of the City Council 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 Carolyn S. Campbell

Councilwoman Campbell gave the invocation.

### PLEDGE OF ALLEGIANCE TO FLAG

Mayor Gray invited Scouts from Troops 10 and 1051 (from Gloria Dei Lutheran Church) and Troop 151 (from First United Methodist Church Fox Hill), who were attending the meeting working on their Citizenship in the Community badge, to lead those in attendance in the Pledge of Allegiance. Mayor Gray presented them with City pins.

### MAYOR'S COMMENTS

Mayor Gray recognized Gwyn Lomax presenting her with a proclamation for Read Across America Week. Ms. Lomax gave

remarks and invited all to join them at Barnes and Noble on March 1st at 11:30 for a reading event.

The Mayor, on behalf of the City of Hampton, offered condolences to the family, friends and colleagues of the two Virginia Beach Police Officers, Cameron Girvin and Christopher Reese, who died in the line of duty last week. He said that this tragedy is a reminder of the dangers that law enforcement officers face every day and thanked all law enforcement officers for their commitment to keep our communities safe. He then asked that those present observe a moment of silence in the memory of the lost officers.

## CONSENT AGENDA

The 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 Ferebee, seconded by Councilmember Harper, 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. [25-0024](#) Resolution to Amend the Fiscal Year 2025 Council Approved Budget and Appropriate a Total of \$500,000 from the Capital Budget (Projects) Contingency Fund Balance Account to the City's contribution to the Boys and Girls Club Capital Campaign.  
Item approved.

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

2. [25-0026](#) Resolution to Amend the Fiscal Year 2025 Council Approved Budget to Accept and Appropriate the Bloomberg American

Sustainable Cities (BASC) Program Subaward through Johns Hopkins University

Attachments: [Grant Routing and Grant Proposal Overview](#)  
[Award Letter](#)  
[MOU between JHU and City](#)  
[Subaward Agreement](#)

Item approved.

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

3. [25-0073](#) Resolution of the City Council of the City of Hampton, Virginia Confirming the Declaration and Termination of an Emergency Made Necessary by Winter Storm Kingston, Declared on February 19, 2025, and Terminated on February 21, 2025, by the Acting Hampton Director of Emergency Management

Attachments: [Declaration of Emergency](#)  
[Termination of Declaration of Emergency](#)

Item approved.

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

Following approval of the consent agenda, the City Manager, Mary Bunting, thanked Hampton's Public Works Team for their excellent work at keeping Hampton's streets cleared during the recent snow event.

## PRESENTATIONS, PROCLAMATIONS, AWARDS

## PUBLIC HEARINGS

Ms. Glass read the protocol for public hearings.

## Rezoning

## Use Permits

4. [24-0489](#) Use Permit Application by A & A Loyalty Group to Permit a Restaurant 3 at 85 & 87 Lincoln Street [portion of LRSN: 2003249]

**Attachments:** [Safety Plan - Karma Application](#)  
[Staff Recommended Conditions](#)  
[PC Amended Conditions Redline](#)  
[PC Amended Conditions Clean Version](#)  
[Alternative Conditions Holidays Redline](#)  
[Alternative Conditions Holidays Clean](#)  
[Staff Report Updated for February 26, 2025](#)  
[Original Staff Report](#)  
[Original Presentation](#)  
[Presentation Updated for February 26, 2025](#)

Ms. Glass read the title for the item and then City Manager Mary Bunting introduced Chief Planner, Donald Whipple, to make the presentation.

Mr. Whipple greeted those on the dais and began reviewing the slide presentation. He shared two maps of the site location which is at 85 and 87 Lincoln street and said that the use permit application is to allow for a Restaurant 3 in the Downtown Business District (DT-1).

Mr. Whipple shared the following history about the restaurant: About a year ago, Karma Restaurant & Lounge received a use permit application to operate a Restaurant 3 at 87 Lincoln Street, subject to 12 conditions. Later that year, staff began working with the applicant as they were looking to expand the restaurant into the neighboring suite. Currently, they have a zoning administrative permit to operate a banquet hall at that location (85 Lincoln Street) and have pursued expansion of the restaurant operation into both suites.

Mr. Whipple shared an image of the proposed floor plan; the requested hours of operation (general hours of operation Sunday-Saturday from 5 am to 2 am and live entertainment hours on Sunday-Saturday from 12 pm to 2 am); the future Land Use Map (which identifies this area as mixed-use); and the Hampton Community Plan (public policy) which calls for encouraging a mix of land uses that would be appropriate for the district, supporting small and start-up businesses, and expanding entertainment and cultural opportunities in the City. In addition, the Downtown

Hampton Master Plan recommends creating a vibrant downtown with retail and restaurants.

Mr. Whipple spoke about staff's analysis of the application. The requested hours of operation exceed those approved for other Restaurant 3 uses in downtown, therefore, staff recommends bringing the proposal into alignment with other approved restaurants in downtown. In addition, the character of downtown and the surrounding area supports restaurant operation and live entertainment.

Mr. Whipple provided additional information about the application. A community meeting was held on February 25, 2025. The Hampton Police Division and the applicant have developed a mutually agreed upon security plan for the operation of the restaurant. Staff's recommended conditions are related to hours of operation, location of live entertainment, window transparency, capacity, sound, security, dancing, third part promotions, ABC licensing and compliance with laws.

Lastly, Mr. Whipple said that staff recommends approval, but proposes alternate conditions with amendments to the hours of operation. The Planning Commission also recommends approval with 13 conditions with an amendment to the hours of operation and an acceptable updated security plan.

He then opened the floor for questions and discussion.

Mr. Whipple provided the following information in response to Vice Mayor Brown's questions. The applicant is in the process of having additional cameras installed and no other use permits have been approved with these extended hours in the district.

Mayor Gray offered the applicant an opportunity to speak, but the applicant declined.

Prior to voting, Vice Mayor Brown noted that he will support this, but is apprehensive about the time because it sets a precedent for other businesses. He reiterated that he is reticent and ambivalent about that time frame and will vote aye, and hopes that everything goes well.

A motion was made by Councilwoman Harper and seconded by Councilwoman Campbell that this Use Permit be approved with thirteen (13) conditions as recommended by the Planning Commission. The Mayor opened the public hearing. There were no speakers signed up to speak and the Mayor closed the public hearing. The motion carried by the following vote:

**Aye:** 6 - Councilmember Bowman Sr., Vice Mayor Brown,  
Councilmember Campbell, Councilmember Ferebee,  
Councilmember Harper and Mayor Gray

**Nay:** 1 - Councilmember Mugler

### Other Public Hearings

5. [25-0030](#) Resolution Authorizing the Following Transfers and Grants Associated With City Property Located at or Adjacent to River Street Park to the Commonwealth of Virginia for Purposes of the Virginia Department of Transportation Project, State Project: 0064-114-374, I-64 Hampton Roads Express Lanes Segment 4C: (1) the Transfer of City Property Containing 821 Square Feet, More or Less (Portion of LRSN 2003325); and (2) the Granting of a Temporary Construction Easement on City Property Containing 518 Square Feet, More or Less (Portion of LRSN 2003325)

**Attachments:** [P. 040 041 042 - Deed - 2025](#)  
[Exhibit A - Combined Plan Sheets.pdf](#)

Ms. Glass read the title for the item.

Ms. Bunting provided the following information regarding the item. This set of transactions relates to the I-64 Hampton Roads Express Lane segment 4C project that is currently underway on the interstate. At the June 12, 2024, meeting, following a public hearing, Council authorized various required transfers and grants associated with City property located at or adjacent to the Woodlands Golf Course in River Street Park as necessitated by the project. However, prior to the execution and recordation of the deed for these transfers and grants, VDOT (the Virginia Department of Transportation) indicated that they wanted to modify the offer package for part of the property and change it so that they would not be taking the entire parcel they thought that would be needed, but rather taking a little bit less and using a little bit more for a temporary construction easement. This requires us to redo that set of parcels. This is required by that I-64 Hampton Roads Express Lane Project.

A motion was made by Councilwoman Mugler and seconded by Vice Mayor Brown that this resolution be approved. The Mayor opened the public hearing. There were no speakers signed up to speak and the Mayor closed the public hearing. 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

6. [25-0037](#) 2025-2029 Consolidated Plan and Analysis of Impediments to Fair Housing Planning Process

Attachments: [Presentation](#)

Ms. Glass read the title for the item.

Ms. Bunting noted that this item does not require a vote, but allows an opportunity for the public hearing. She also announced that City Attorney Courtney Sydnor has confirmed that we could forgo giving the full presentation since it was given at the work session. Mayor Gray asked if any members of Council wanted to see the full presentation again and no members indicated that they would.

For the benefit of the public, Hampton's Housing and Neighborhood Services Division Manager, Jonathan McBride, summarized the process as follows: We are in the midst of gathering input on the plan. The survey is available until Friday. Anyone interested in participating may go to [Hampton.gov/hudplans](http://Hampton.gov/hudplans) to view the presentation and participate in the survey. Staff's anticipation is to bring a draft to Council in May for a June adoption of the Consolidated Plan and the Assessments of Fair Housing.

Following the presentation, the Mayor opened the public hearing. There were no speakers signed up to speak and the Mayor closed the public hearing. This item required no action by Council.

## PUBLIC COMMENT

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

Mayor Gray indicated that two people signed up to speak, and called on the first speaker, David Spring.

Mr. David Spring greeted those on the dais, introduced himself as Dave with Buckroe Coffee Co., and made the following statement: It's good to see everybody again. It's been a little while. Shout out to the scouts. It's good to see other people that are trustworthy, loyal, helpful, friendly, courteous, kind, obedient, (inaudible

word), brave, clean and reverent. Still got it. So, in light of that, sharing values with people and trying to exemplify those virtues, we're nothing more than the virtues we pass to the next generation. One of my goals with Buckroe Coffee is to do that. So, I have a lot of ideas that some of you probably heard about, but we have this unique parcel with a unique opportunity and with great responsibility to do a lot of good things. So, I really want to create an environment that's family-focused, that offers live music venues and events. We have an urban garden out there. So, we're going to be presenting a bunch of ideas, because historically, we've been running into some walls with event permits, just because there's so much due diligence with each particular thing, because it kind of falls outside the specific zoning guidelines or land use permit with these special, small, niche events. So, we're trying to kind of streamline the vision of what this property could potentially provide the City and the citizens and (inaudible word) this unified environment where everybody just shares coffee and art and music and nature and just to kind of foster this idea of community. So, I think probably what we're going to do is we're going to try and figure out how we can do like a special zoning or special use permit. Personally, never done that before, so I just kind of wanted to extend, like, an offer to speak with anybody who might be interested in helping us facilitate that and what the City's vision of this particular property would be, because my business partner, John and I, like we are completely aligned with the City's vision, with trying to make this just a utility space where people can do stuff. So, I just wanted to bring that to you all's attention. That's something we're probably going to try and knock out this year, and thanks, you all. I appreciate everything you do. You have a very hard job. It's very hard to make everybody happy. So.

Mayor Gray called on the next speaker, Brenda Marks.

Ms. Brenda Marks greeted those on the dais and made the following statement: Good evening. I have two things I want to talk to you all about tonight. The first one, and I kind of want to remind all of you that you represent Hampton and not Newport News. When the community meeting was held for Woods Orchard, there was a packed room, and the main people missing was at least one representative from City Council. I know that Ms. Campbell was out of town. I know Mr. Gray had surgery, but I was amazed to see the picture of four of you sitting at the State of the City address in Newport News. Next time you all have a conflicting function, it would be nice to split up maybe two of you go there and at least one of you come to something that if you'd have been there, you would have known how critical that parcel is to the community. Second thing I want to talk to you about, the biggest thing I want to talk to you about - I got my assessment last week. My house went up \$25,000 in a year, and between 2020 and 2024, the total value of real estate assessments in Hampton have risen 43%. With this year's 7.7% rise in assessments, the real property assessments have now increased a total of 50.7% in



four years, acknowledging no decision has been made on a reduction in the real estate tax for this year, I can say with certainty that in the previous four years, the City has reduced the real estate tax by a total of a measly nine cents. So, y'all got cute (inaudible word) that was out there. I don't think you realize you are running property owners away. Y'all were building apartments left and right, but apartment the builders do - but the people that move in those apartments that demand Fire and Rescue and road maintenance, they don't pay real property taxes, but y'all keep raising ours up and up and up and up. Numbers don't lie, people do. New pavers, bigger planters on Queensway and raising taxes left and right. I know y'all are having budget hearings. I got a lot more to say. I figured I would start tonight. Thank you.

Mayor Gray called on the City Manager for remarks.

Ms. Bunting offered to set a time for staff to meet with Mr. Spring to brainstorm on potential ways to accomplish his vision.

For the benefit of the public, Ms. Bunting spoke about the assessment process and also provided other information in response to Ms. Marks' comments: State law requires that cities assess property as close to 100% of market value as possible. To do this, staff annually revisits the housing market sales to determine if properties have increased, decreased or stayed the same in value. This process is done by certified assessors and Hampton's City assessment team is recognized by the International Assessors Association, which is the highest level of recognition that can be given. In addition, our area is a hot market due to military and other industries bringing people here. Supply and demand in the housing market, mortgage interest rates, and other factors push home prices up, resulting in higher assessments. Anyone who believes their assessment is incorrect is encouraged to call the Assessor's Office so that they can go over the comparable sales used to determine their assessed value. If residents still do not agree with the assessment, they may appeal to the Citizen Review Appeal Board. There is a difference between assessment and paid taxes. Each year, staff considers what adjustments are appropriate to the tax rate that we can afford to make, keeping in mind priorities for things to be done in the City. The citizen I-Value budget input sessions will take place prior to the release of the manager's recommended budget in April so that the budget is aligned with citizen and Council input. The tax rate has been lowered by nine cents over the last three years. Every person has their own perspective about what is enough, too much or not enough. The City Manager approaches each budget year with where we have real estate tax assessment growth with an eye towards recommending a tax rate decrease of some magnitude. The potential for federal employees reducing their spending in the City will also mean that the City will lose money in taxes. This means that while real estate may be going up, other tax

revenues may be going down. When there are rising real estate assessments, it is always the City Manager's intention to try to propose a real estate tax decrease, however, by how much is not yet known.

## GENERAL ITEMS

### Appointments

7.     [25-0027](#)     Consideration of Appointments to the Hampton Commission on the Arts  
  
A motion was made by Councilmember Martha Mugler and seconded by Vice Mayor Steven Brown, that this Appointment be deferred to the City Council Legislative Session, due back on 3/26/2025. 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.     [25-0028](#)     Consideration of Appointments to the Hampton FADA  
  
No action was taken on this item.
9.     [25-0063](#)     Consideration of an Appointment to the Virginia Peninsula Community College Board of Trustees  
  
No action was taken on this item.
10.    [25-0064](#)     Correction of Appointment to Western Tidewater Regional Jail Authority  
  
A motion was made by Councilmember Carolyn Campbell and seconded by Councilmember Hope Harper, to appoint councilwoman Martha Mugler and Assistant City Manager Kwasi Obeng with City Manager Mary Bunting serving as Altermate  
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. [25-0068](#) Consideration of an Appointment to the Neighborhood Commission
- A motion was made by Councilmember Carolyn Campbell and seconded by Councilmember Hope Harper, to appoint Ronald Rugg as District 4 representative to serve the unexpired portion of a term until February 28, 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
12. [25-0069](#) Consideration of Appointments to the Coliseum Advisory Committee
- A motion was made by Councilmember Carolyn Campbell and seconded by Councilmember Hope Harper, that Ryan Lowrie and Frank Newman be reappointed to second terms which will expire on December 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
13. [25-0070](#) Consideration of an Appointment to the Hampton Community Policy and Management Team
- A motion was made by Councilmember Carolyn Campbell and seconded by Councilmember Hope Harper, that Kwasi Obeng be appointed as the City Manager's designee in the place of Hui-Shan Walker. 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 7:26 p.m.

**Contact Info:**  
**Clerk of Council, 757-727-6315, [council@hampton.gov](mailto:council@hampton.gov)**

---

Donnie R. Tuck  
Mayor

---

Katherine K. Glass, MMC  
Clerk of Council

Date approved by Council \_\_\_\_\_