



# City of Petersburg Virginia

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## City Council Meeting

**March 18, 2025**  
**Petersburg Library**  
**201 W. Washington Street**  
**Petersburg, VA 23803**  
**5:00 PM**

### City Council

Samuel Parham, Mayor – Ward 3  
Darrin Hill, Vice Mayor – Ward 2  
Marlow Jones, Councilor – Ward 1  
Charles Cuthbert, Jr., Councilor – Ward 4  
W. Howard Myers, Councilor – Ward 5  
Annette Smith-Lee, Councilor – Ward 6  
Arnold Westbrook, Jr., Councilor – Ward 7

### City Administration

John "March" Altman, Jr. - City Manager  
Anthony Williams - City Attorney  
Tangi R. Hill - City Clerk

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1. **Roll Call**
  2. **Prayer**
  3. **Pledge of Allegiance**
  4. **Determination of the Presence of a Quorum**
  5. **Proclamations/Recognitions/Presentation of Ceremonial Proclamations**
    - a. National Procurement Month - Lisa Scott, Purchasing Agent (Pages 3-5)
    - b. 2025 Armed Forces Day Resolution - Brian Moore, Economic Development Director (Pages 6-8)
    - c. Presentation to William Rigglesman, Engineering Construction Manager, Retirement - Jerry Byerly, Public Works Director (Page 9)
    - d. Petersburg Transit Modernization Initiative Update from Darius Mason with Petersburg Area Transit, Danielle McCray and Sarah Sciarrino with Kimley Horn, and Representatives from the Department of Rail and Public Transportation (Pages 10-24)
    - e. Petersburg Animal Welfare Society (PAWS) - Chloe Griffin, Treasurer, Petersburg Animal Welfare Society (PAWS)
  6. **Responses to Previous Public Information Posted**
  7. **Approval of Consent Agenda (to include minutes of previous meetings):**
    - a. Minutes of Previous Meetings: (Pages 25-101)
      - March 4, 2025 Closed Session
      - March 4, 2025 City Council Meeting
      - February 25, 2025 Joint Meeting with the Planning Commission
      - February 18, 2025 Closed Session
      - February 18, 2025 City Council Meeting
      - January 26-27, 2025 Council Advance
      - October 15, 2024 City Council Meeting
  8. **Official Public Hearings**
    - a. A Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the Amount of \$1,900,000 (Pages 102-105)

- b. A Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget (Pages 106-107)
- c. A Public Hearing to Approve a Request by Capital City Homes, LLC to Rezone with Proffers Property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District (Pages 108-142)
- d. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute an Option Agreement and Convey Property Upon Satisfaction of Terms for 3501 Halifax Road (143-147)

**9. Public Information Period**

**A public information period, limited in time to 30 minutes, shall be part of an Order of Business at each regular council meeting. Each speaker shall be a resident or business owner of the City and shall be limited to three minutes. No speaker will be permitted to speak on any item scheduled for consideration on the regular docket of the meeting at which the speaker is to speak. The order of speakers, limited by the 30-minute time period, shall be determined as follows:**

- a. **First, in chronological order of the notice, persons who have notified the Clerk no later than 12:00 noon of the day of the meeting,**
- b. **Second, in chronological order of their sign up, persons who have signed a sign-up sheet placed by the Clerk in the rear of the meeting room prior to the meeting removed from consent agenda**

**10. Business or reports from the Mayor or other Members of City Council**

**11. Items removed from Consent Agenda**

**12. Finance and Budget Report**

- a. Department of Finance Monthly Update (Pages 148-154)

**13. Unfinished Business**

**14. New Business**

- a. Consideration of an Ordinance Authorizing the City Manager to Execute the Commercial Lease Agreement Between The Wilds LLC and the City of Petersburg for the Property Located at 277 River Street, Petersburg, VA (Pages 155-161)
- b. Resolution Requesting the Commonwealth Transportation Commissioner and VDOT Convey the Title to the Rights-of-Way Within the Corporate Limits of said City to the City Council of Petersburg (Pages 162-167)
- c. Resolution Expressing the Concurrence of the City Council of the City of Petersburg with the Inducement Resolution Adopted by the Economic Development Authority of Henrico County, Virginia and Approving the Issuance of Revenue Bonds for the Benefit of Southside Regional Medical Center (168-177)

**15. City Manager's Report and Special Reports**

**16. Business or reports from the Clerk**

**17. Business or reports from the City Attorney**

## **18. Adjournment**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 13, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** John M. Altman, Jr., City Manager

**FROM:** Lisa Scott, Purchasing Agent

**RE:** A proclamation designating March as National Procurement Month

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**PURPOSE:** To present a Proclamation

**REASON:** To recognize the month of March as Procurement Month

**RECOMMENDATION:** Recommend the Honorable Mayor and Members of Council to present the attached proclamation recognizing the month of March as Procurement Month

**BACKGROUND:** March is Procurement Month. It's a time to celebrate with pride the role of the public procurement profession. This month provides the opportunity to help educate elected officials, administrators, taxpayers and vendors about the procurement process and the admirable work we perform every day.

**COST TO CITY:** None

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** March 18, 2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** None

**AFFECTED AGENCIES:** N/A

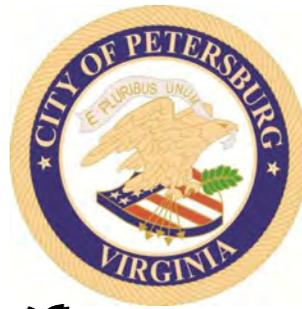
**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** None

**REQUIRED CHANGES TO WORK PROGRAMS:** None

**ATTACHMENTS:** Proclamation

**STAFF:** Lisa Scott, Purchasing Agent  
Eunita Wade, Purchasing Specialist  
Alvin Nicholas, Mailroom Supervisor

Petersburg



Virginia

# Proclamation

**WHEREAS**, the public procurement profession plays a significant role in the efficiency and effectiveness of both government and business; and

**WHEREAS**, in addition to the purchase of goods and services, procurement professionals add value to the organization by performing such functions as executing, implementing and administering contracts, developing strategic procurement strategies and cultivating working relationships with suppliers and other departments within the organization; and

**WHEREAS**, public procurement professionals in the City of Petersburg and in other public and private organizations have tremendous influence on the economic conditions in the United States, with accumulative purchasing power running into the billions of dollars; and

**WHEREAS**, the public procurement professionals in the City of Petersburg are committed to providing high-caliber strategic, logistical and operational support of all departments within the City of Petersburg; and

**WHEREAS**, the public procurement professionals in the City of Petersburg recognize, support, and practice the Public Procurement Values and Guiding Principles of Accountability, Ethics, Impartiality, Professionalism, Service, and Transparency, established by NIGP -The Institute for Public Procurement (NIGP) as fundamental tenets of the public procurement profession; and

**WHEREAS**, NIGP has proclaimed the month of March as Procurement Month to further expand the awareness of the procurement professional's role to governmental officials, the general public, business and corporate leaders.

**THEREFORE**, I, Samuel Parham, Mayor of the City of Petersburg, Virginia do hereby proclaim the month of March 2025 as

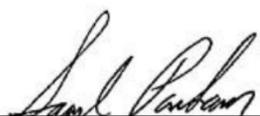
**PROCUREMENT MONTH**

and March 12, 2025 as

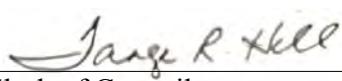
**PROCUREMENT PROFESSIONALS' DAY**

in the City of Petersburg and urge all citizens to join the City of Petersburg in recognizing the role of the purchasing and materials management profession within business, industry and government.

**IN WITNESS THEREOF**, I have hereunto set our hands and caused the Seal of the City of Petersburg to be affixed this the 18<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk of Council



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Brian Moore

**RE:** **2025 Armed Forces Day Resolution - Brian Moore, Economic Development Director (Pages 6-8)**

**PURPOSE:** To proclaim May 17, 2025 as Armed Forces Day

**REASON:** A RESOLUTION TO HONOR RODNEY ADDISON, MR. AMERICA 2024, FOR BEING THE KEYNOTE SPEAKER FOR THE 2ND ANNUAL ARMED FORCES DAY CELEBRATION ON MAY 17TH 2025.

**RECOMMENDATION:**

**BACKGROUND:** Armed Forces Day has its origins in the aftermath of World War II. President Harry S. Truman led the effort to establish a single holiday to honor Americans serving in the military branches after the consolidation of military services under the Department of Defense. The first Armed Forces Day was celebrated on May 20, 1950, marking the unification of the U.S. military under one agency. Since then, it has been observed annually on the third Saturday in May to honor and pay tribute to the men and women who serve in the U.S. Armed Forces.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. Armed Forces Day Resolution

**A RESOLUTION TO HONOR RODNEY ADDISON, MR. AMERICA 2024, FOR BEING THE KEYNOTE SPEAKER FOR THE 2<sup>ND</sup> ANNUAL ARMED FORCES DAY CELEBRATION ON MAY 17<sup>TH</sup> 2025**

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**WHEREAS**, the City of Petersburg conducted its 2nd annual Armed Forces Day celebration on May 17<sup>th</sup>, 2025, to pay tribute to men and women who serve the United States' armed forces; and

**WHEREAS**, Armed Forces Day is a time-honored occasion to express gratitude and appreciation to the men and women who bravely serve in the United States Armed Forces, safeguarding our freedoms and protecting our nation's security; and

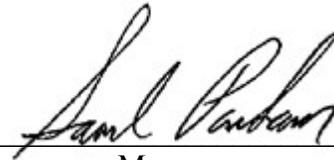
**WHEREAS**, on this special occasion, we reaffirm our unwavering support for the brave men and women of the United States Armed Forces; and

**WHEREAS**, Rodney Addison, Mr. America 2024, our Armed Forces Day keynote speaker, recognized the outstanding achievements and contributions of military personnel, veterans, and their families, while also promoting unity, patriotism, and support for our armed forces community; and

**WHEREAS**, we salute the Mr. America organization dedication to honoring and promoting awareness of the military's vital role in preserving our nation's security and freedom, while inspiring others to uphold the values of honor, duty, and sacrifice exemplified by our military service members.

**NOW, THEREFORE, I, Mayor Samuel Parham**, by virtue of the authority vested in us by the City of Petersburg, do hereby honor **Rodney Addison, Mr. America 2024**, for being our keynote speaker for the second annual Armed Forces Day celebration, and the City encourages all citizens to honor and celebrate the bravery and dedication of the armed forces, past and present, for their unwavering commitment to serving and protecting their country.

Dated: March 18, 2025



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Clerk of Council



**Mayor Samuel Parham**

present this

**Certificate of Recognition**

to

**Mr. William Riggleman**

**We honor Mr. William Riggleman today on his 48 years of relentless service of excellence, dedication, and devotion to the City of Petersburg. Mr. Riggleman's longevity and commitment to the City of Petersburg is attributed to his service to meeting the needs of others and hard work. The City of Petersburg is honored to recognize you during this special celebration of your retirement and offers its congratulations on your achievements for 48 years of service.**

**Presented this Eighteenth Day of March, 2025**

A handwritten signature in black ink, appearing to read "Sam Parham", written in a cursive style.

**Mayor**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Darius Mason, Naomi Siodmok

**RE:** **Petersburg Transit Modernization Initiative Update from Darius Mason with Petersburg Area Transit, Danielle McCray and Sarah Sciarrino with Kimley Horn, and Representatives from the Department of Rail and Public Transportation (Pages 10-24)**

**PURPOSE:** To present information on increasing transit access in the Petersburg community and modernizing Petersburg Area Transit's operations. To provide an update on the status of this study and efforts.

**REASON:** To provide a Council update and see if there is any Council feedback.

### **RECOMMENDATION:**

**BACKGROUND:** The Petersburg Transit Modernization Initiative aims to increase transit access in the Petersburg community and modernize Petersburg Area Transit's (PAT's) operations. The project was selected by the Federal Transit Administration (FTA) in July 2023 for funding from the Areas of Persistent Poverty (AoPP) discretionary grant program, which focuses on improving public transportation options in economically disadvantaged communities. The Petersburg Transit Modernization Initiative is a planning study that includes three major components:

1. Comprehensive Operational Analysis (COA) of PAT's Paratransit Service
2. Accessibility Gap Assessment for PAT's Fixed Route and Paratransit Services
3. Zero Emissions Fleet Transition Plan

This report focuses on the first of the three components. The objective of the COA is to review PAT's existing paratransit policies and procedures, assess current operations, and identify recommendations to increase operational efficiency and effectiveness of the service.

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:**

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. 2025-03-18\_PetersburgCityCouncil\_TransitModernization

# Petersburg Transit Modernization Initiative

City of Petersburg

Petersburg Area Transit (PAT)

Virginia Department of Rail and Public  
Transportation (DRPT)

March 18, 2025



# Project Overview

**Purpose:** to increase transit access in the Petersburg community and modernize PAT's operations

- Selected by the Federal Transit Administration (FTA) in July 2024 to be funded by the Areas of Persistent Poverty (AoPP) grant
- Feedback from Petersburg community and stakeholders incorporated throughout the project



## Petersburg Transit Modernization Initiative

Solutions for Every Rider



## Shape the Future of Community Transit!

Petersburg Area Transit is excited to announce a new plan aimed at improving service and accessibility for everyone in our community. Your feedback is crucial to this initiative, which aims to:

- Improve Door-to-Door Services for Riders with Disabilities
- Enhance Transit Accessibility
- Shift to Electric Buses



*Scan to learn more about the project!*

### Project Timeline



# Project Components



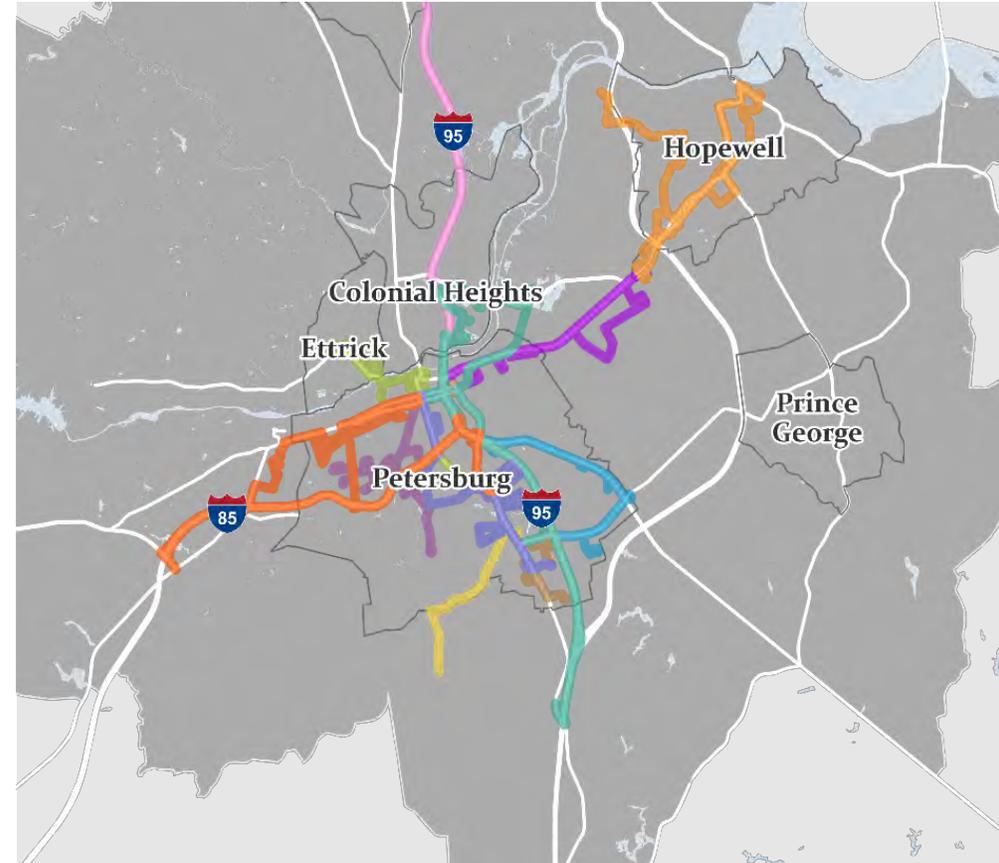
Comprehensive Operational Analysis of PAT's Paratransit Service



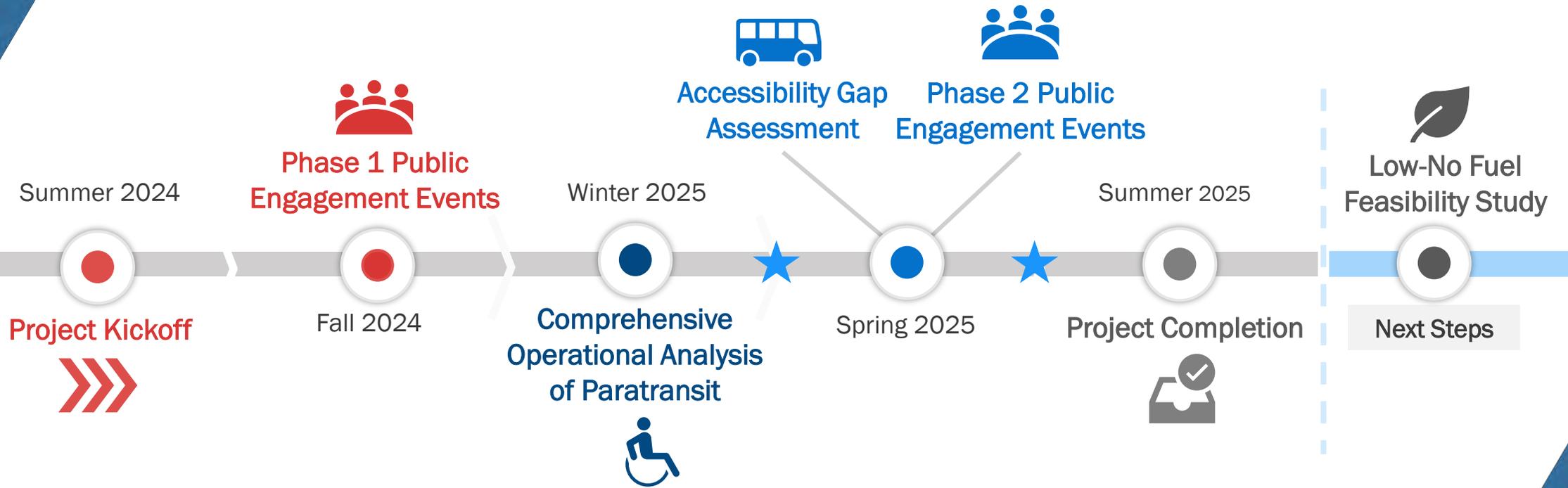
Accessibility Gap Assessment for Fixed Route and Paratransit Services



Low-No Fuel Feasibility Study



# Project Timeline



★ Executive Leadership Briefing

# Paratransit COA Overview

## What is paratransit service?

- Required through the Americans with Disabilities Act (ADA)
  - Provides door to door service for eligible individuals with disabilities
  - Service within  $\frac{3}{4}$  mile of the fixed route (big bus) network
- 
- Reviewed existing operations, policies, and procedures of PAT's paratransit service
  - Compared PAT service to other peer agencies
  - Identified gaps and inefficiencies within the existing paratransit operations

# Phase 1 Engagement

Purpose: To collect meaningful, accurate feedback by engaging with community partners and visiting community locations



Community Champions



Transit Priorities Survey

Stakeholder Listening Sessions



Paratransit Customer Satisfaction Survey



Pop-Up Events



Social Media

Print Materials



Website



# Phase 1 Engagement

278

Pop-Up Event Interactions

**Four Pop-Up Locations**

- Petersburg Food Distribution Center
- Hope Center Food Pantry
- Walmart on Crater Road
- Southpark Mall

**Print Material Distribution**

- 200+ Post Cards
- 39 Rack Cards

12

Community Partners

**Stakeholders** – Virginia Works, Crater Health District, United Way, Virginia Department for Aging and Rehabilitative Services (DARS)

**NEMT Providers** – LifeCare Medical Transports, Star Taxi  
**Six Community Champions**

522

Total Survey Responses

**Two Surveys**

- 517 Transit Priorities Survey Responses
- 35 Paratransit Customer Satisfaction Survey Responses

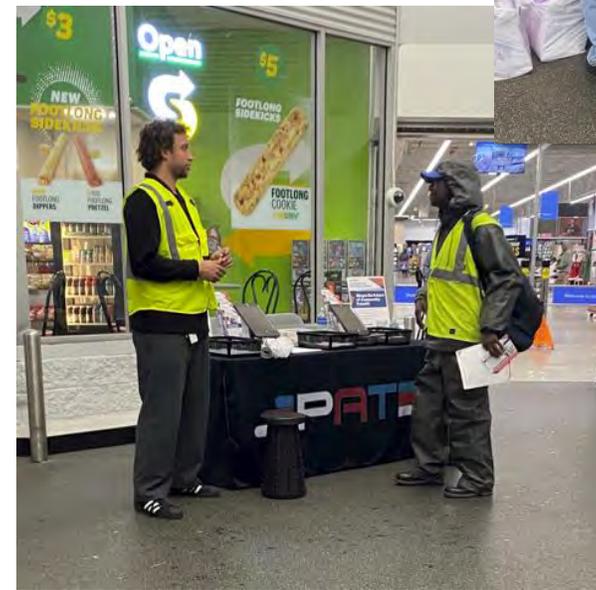
# Phase 1 Engagement Takeaways

- PAT is a valued service to community members
- Extend service hours for all routes on weekdays and include Sunday service
- Improve frequency to larger employments areas and grocery stores
- Provide more accessible information about PAT services



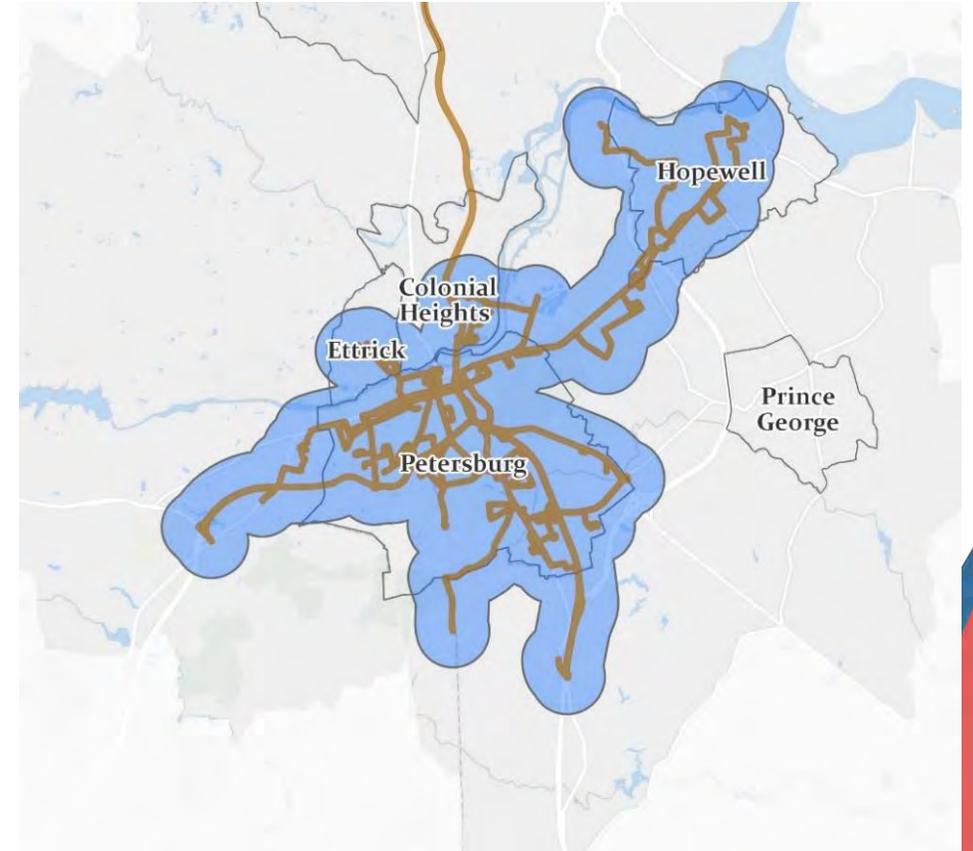
# Phase 1 Engagement Takeaways

- Evaluate bus stop accessibility and infrastructure
- Improve fixed-route on-time performance
- Strengthen workforce hiring and retention
- Consider partnerships with education programs around the city



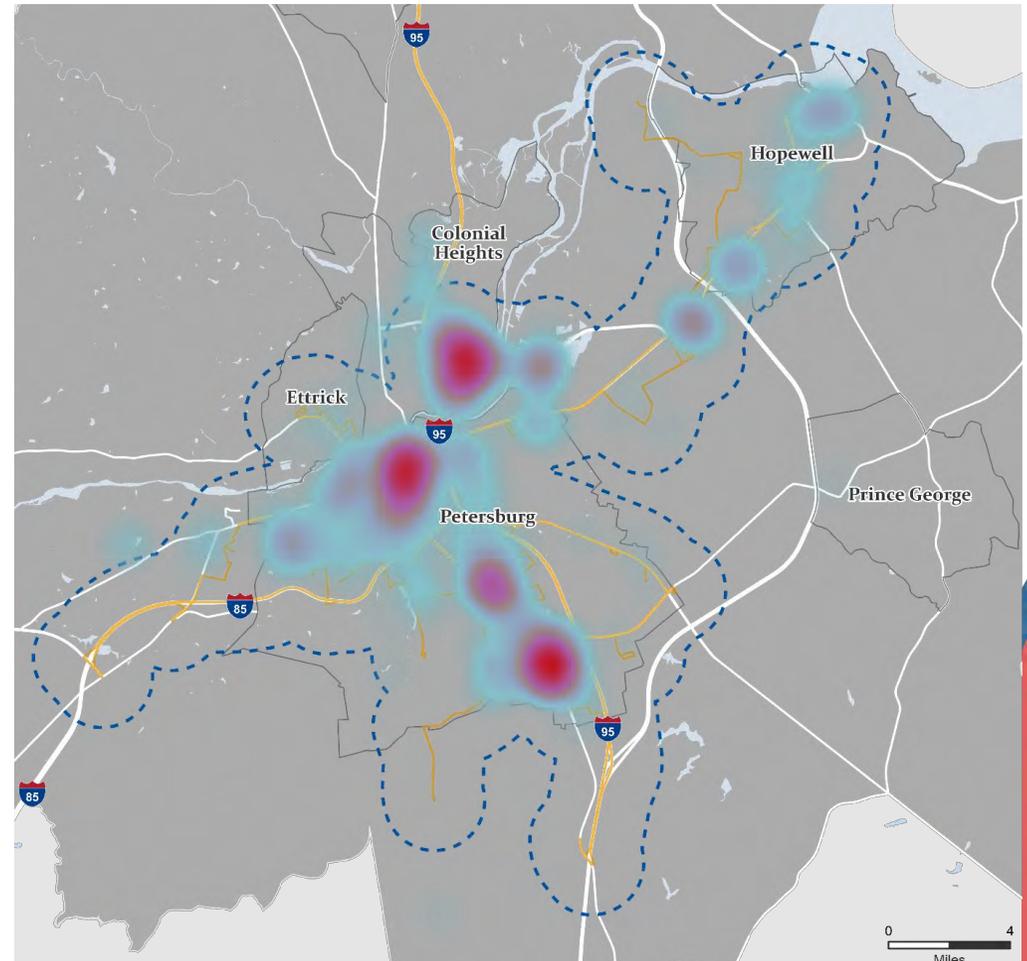
# Paratransit COA Opportunities

- Update the ADA Paratransit eligibility application
- Sustain consistent level of on-time performance
- Increase messaging during the paratransit user application process
- Provide self-service options for frequently asked questions and Saturday service

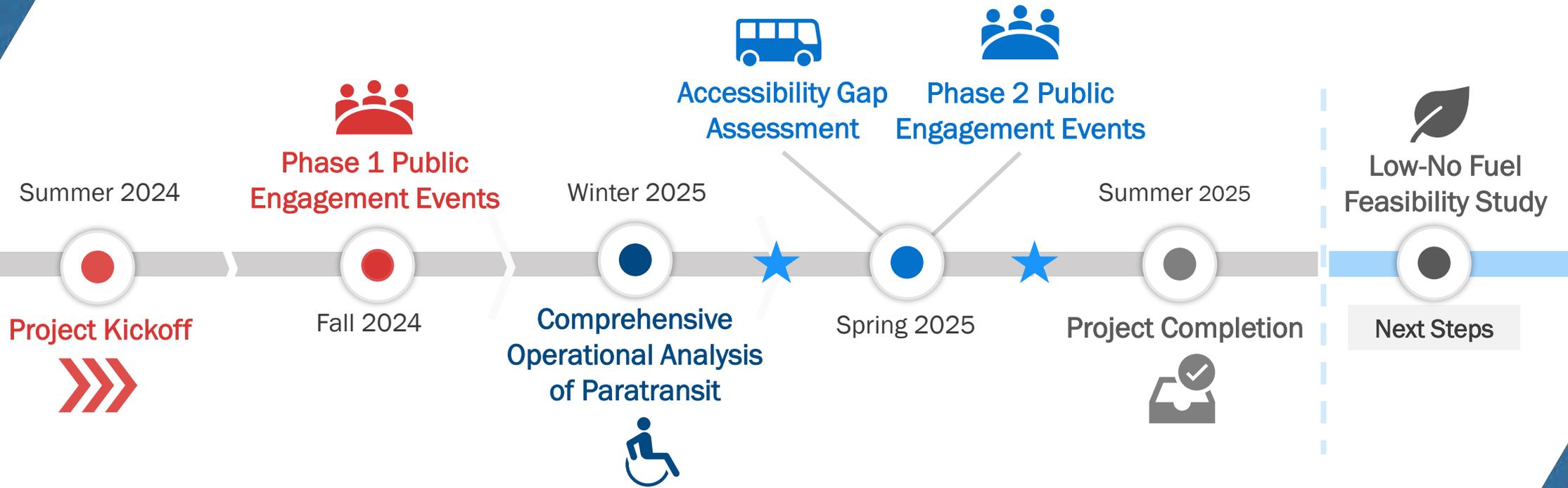


# Paratransit COA Opportunities

- Enhance use of technology for trip booking, scheduling, and customer feedback
- Capitalize on additional discretionary state and federal grants for innovative projects
- Complete an annual customer satisfaction survey
- Offer a transit travel-training service



# Next Steps



★ Executive Leadership Briefing

# Thank You!



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:**

**FROM:**

**RE:** **Minutes of Previous Meetings: (Pages 25-101)**

- March 4, 2025 Closed Session
- March 4, 2025 City Council Meeting
- February 25, 2025 Joint Meeting with the Planning Commission
- February 18, 2025 Closed Session
- February 18, 2025 City Council Meeting
- January 26-27, 2025 Council Advance
- October 15, 2024 City Council Meeting

**PURPOSE:**

**REASON:**

**RECOMMENDATION:**

**BACKGROUND:**

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:**

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. Petersburg\_CC.2025.03.04
2. March 4 2025 Closed Session Minutes
3. Petersburg\_CC\_PC\_jointmeeting.2025.02.25
4. February 18 2025 Closed Session Minutes
5. Petersburg\_CC.2025.02.18\_regular meeting
6. 0126262025 Council Advance Minutes'
7. Petersburg\_CC\_2024.10.15\_regular meeting

The work session meeting of the Petersburg City Council was held on Tuesday, March 4, 2025, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/336476>

1. **ROLL CALL:**

Present:

Samuel Parham, Mayor – Ward 3  
Darrin Hill, Vice Mayor – Ward 2  
Marlow Jones, Councilor – Ward 1  
Charles Cuthbert, Jr., Councilor – Ward 4  
W. Howard Myers, Councilor – Ward 5  
Annette Smith-Lee, Councilor - Ward 6  
Arnold Westbrook, Jr., Councilor – Ward 7

Absent:

Present from City Council Administration:

City Manager John March Altman, Jr.  
City Attorney Anthony C. Williams  
City Clerk Tangi R. Hill

2. **PRAYER:**

Vice Mayor Hill led the Council meeting in prayer.

3. **PLEDGE OF ALLEGIANCE:**

Mayor Parham led the Council and the citizens in the pledge of allegiance.

4. **DETERMINATION OF THE PRESENCE OF A QUORUM:**

A quorum was present.

5. **PUBLIC COMMENTS**

Gary Talley said that he would like to thank the City for the work on the Oak Street Bridge. He said that he was planning to bring this up tonight. He said that another question that was not addressed by Council Communicates was regarding the retaining wall between Hotel Petersburg and the back of City Hall. He said that specifically, the discussion centered on who was responsible for it, and that question was left unanswered. He said that therefore, he asked who was paying for it - the City or the Hotel? He said that if it was the City, he would like to know why.

6. **APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS):**

a. Minutes of:

October 1, 2024 Work Session  
February 4, 2025 Work Session

b. First Read & Schedule a Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the Amount of \$1,900,000

- c. First Read & Schedule a Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget
- d. First Read & Schedule a Public Hearing to Approve a Request by Capital City Homes, LLC to Rezone with Proffers Property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District
- e. First Read & Schedule a Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute an Option Agreement and Convey Property Upon Satisfaction of Terms for 3501 Halifax Road

Vice Mayor Hill made a motion to approve the Consent Agenda as presented. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

**7. SPECIAL REPORTS**

There were no items under this portion of the agenda.

**8. MONTHLY REPORTS**

There were no items under this portion of the agenda.

**9. FINANCE AND BUDGET REPORT**

There were no items under this portion of the agenda.

**10. CAPITAL PROJECTS UPDATE**

Mr. Michael Luning of the JMT presented the Overall Southeast Petersburg Infrastructure Improvements Program Review and Update. He said that the Poor Creek overall project included the abandonment of the existing force main that ran through the battlefield and its replacement with a larger force main. They were also rehabilitating the Poor Creek Pump Station and constructing an additional water pump station in the City, which would provide better water service to the southeastern portion of the City. This included the new water booster pump station under construction at the Walnut Hill tank, the new water transmission main down 301, and the new water storage tank off Normandy Drive near I-95.

Mr. Luning provided photos to show the progress of their work. The water storage tank was approximately 80% complete and was scheduled to be completed by October of this year. A contractor was providing construction management and inspection services on this contract. In terms of funding, this project had been awarded a \$7 million grant from the Economic Development Administration, and they had already spent \$5.8 million; there was \$2.4 million remaining.

Mr. Luning said that the City's contribution to this project was a match of 15.6%, totaling \$1.2 million. Moving on to the next slide, he would like to show some interesting pictures of the construction. The interior of the tower featured a column that would support the tank on top, as well as inlet, outlet, and

overflow pipes. The center picture showed a ladder and rest platforms for workers to climb up the interior of the tower. The steel plates being welded together around the tank demonstrated the contractor's clever approach to building this tank.

Mr. Luning said that the tank and tower were being constructed, with the tank built around the tower. Next, they would jack the tower all the way up to the top of the building, where it would become the water storage tank. They expected this process to be completed within about three weeks, but he would provide a more exact date when it was possible. As they waited for the tower to be raised, it would be an exciting time to observe the construction process.

Mr. Luning said that they could see the tank under construction, with concrete being poured for the dome portion and the tower in the center. He said that this video, prepared by the Communications Department, provided a background on the tank's construction process, created internally for the City's use. They were constructing the tank around the bottom, then elevating it, adding the roof and walls, and it would provide 2 million gallons of water for the third pressure zone, feeding that area and increasing water supply for the casino and pharmaceutical areas, solving several problems for utilities.

Mr. Luning said that this project was associated with the water main booster pump station and pressure reducing valves. He said that he wanted to provide an update on the facts of the project. The project began on May 20, 2024, and was expected to be completed by July of this year. The contractor, Waco, Inc., was working on the project and still had \$4.3 million to spend; so far, they have spent \$1.5 million.

Mr. Luning said that the water main had been installed from the Walnut Hill tank south, underneath the creek at the Blackwater Swamp, and it would continue south to Wagner Road, where it would tie in. The pictures showed the water main installation on 301 and the water pumping station. They could see the blue tank in the background to give an idea of its proximity to the ABC distributor. The water pumping station was being built, and they could see additional construction as they moved forward.

Mr. Luning said that the force main project, which replaced the existing force main on Norfolk Southern Railroad through the battlefield, was now going to be installed on 301 North. He said that this project had initially been bid, but they had had to re-bid it due to complications, resulting in a slight delay. The completion date was now May 26, and the contractor was still working on the project, which was behind schedule due to the initial slow start.

Mr. Luning said that this was why they had their construction managers involved, working to get the Utilities, Public Works, and contractor, Morgan Contracting, on track. He said that it was part of the rebid package they implemented to reduce costs and get back within budget. When the original bid was submitted, it was over budget, but by breaking it into two projects, they were able to secure better prices for the contractors, and as a result, this project was moving along a bit faster.

Mr. Luning said that the contractors were currently working on it; they had spent \$173,000 so far, with the remaining \$8.6 million allocated for this project. In another month or so, they would have better pictures of this project's progress and show Council. In summary, the water tank, built water booster pump station, and all associated work would be completed in 2025, as planned. This work would ensure that they had the necessary water pressure for the new facilities being built. He said that the wastewater pump station projects would be completed in 2026, which fit within their original schedule.

Mayor Parham asked if they should be prepared to budget any extra funds in anticipation of the federal tariffs.

Mr. Luning said that most of the equipment was American-made, and it included a Buy American clause in every contract. The majority of the materials, including the pumping station and pipeline, had been ordered and delivered, with some items already ready for use. These were expensive lead-time

items, which was one reason why the project took so long. The procurement of the pipeline was a large, time-consuming item, but it had been ordered and was ready for installation.

Mayor Parham asked if they had factored in paving Crater Road after the work was completed.

Mr. Luning confirmed that they were fully repaving the two center lanes that were disturbed from the work, but not across all five lanes.

Council Member Cuthbert asked if they planned to keep the tank near the Food Lion.

Mr. Luning said yes; it was now Pressure Zone 2 and continued to serve the area and acted as a buffer while they transferred water from the old tank to the new tank.

Council Member Cuthbert asked if the two projects were separate because one dealt with water while the other was for wastewater.

Mr. Luning said that in their context, these projects were wastewater projects. He explained that in the environmental field, they were referred to as clean water projects, but to clarify, they were not for drinking water.

John Altman, City Manager, said that technically, they had three main projects underway to serve the pharma and casino area of the City. These included the replacement of the water line, the replacement of the sewer line, and the pump stations that accompanied those two projects. There was also the new water tower, which was a separate project. It was worth noting that the water tower had been funded through a separate pot of money from the U.S. Economic Development Administration (EDA).

## 11. UTILITIES

### Public Works Presentation

Brian Copple, City Engineer, said that the Utilities Division would continue to have a robust workload. Although water main breaks had decreased since the change in weather, they had experienced a couple of recent breaks on the 20-inch Locks water main, which would eventually be replaced. They were also addressing some leaks on old work orders under the line, which they had previously contended with. They had responded well to a recent break that occurred just past Monday, thanks to their on-call contractors.

Mr. Copple said that for the streets department, they were conducting the annual pothole blitz, which was available on their website. He said that the event started on March 17, and staff would provide more information on that after the winter weather. They were also continuing to improve drainage, and they could speak to the fact that they had worked with Joanne Williams and the Department of Environmental Quality to secure funding for these improvements, which would be presented in their capital project updates.

Mr. Copple said that they were continuing to work on traffic signal control by changing some of the signal controllers, conflict monitors, and other items. As more funds became available, they would create a City-wide plan for the traffic signal upgrades. He said that for the facilities and grounds division, they were experiencing issues with the new water main installation at the sports complex. For the floodplain administrator position, there was a potential candidate who would soon be interviewed.

Mr. Copple said that Timmons Group continued to move forward with the City-wide storm drainage project, and they were actively pursuing a contract with Tri-States to line more areas throughout the City. He said that they had a strategic approach to identifying areas that needed lining and were able to

redirect their contractor to those locations. This allowed them to effectively utilize their on-call contractors. They had recently renewed their contract with Tri-States for two years.

Mr. Copple said that they had just begun the fleets branch restoration project, and as a result, they had a number of other projects in the pipeline for the stormwater side. Their studies had led to tangible results, so they were actively implementing these projects rather than just studying them. He was glad to report that they were making significant headway on stormwater issues.

City Manager Altman said that one thing that was absent from the plan was the significant snow removal effort that they undertook. This endeavor required a substantial allocation of their resources, diverting attention away from other projects they were working on prior to the snow removal.

Council Member Cuthbert asked if Mr. Copple could discuss the traffic signal upgrade plan for South Crater and Wyndham.

Mr. Copple explained that a part of the maintenance involved replacing the backings on the signals, as well as the back plates, which required a certain level of reflectivity. He said that this was a routine maintenance task that was necessary to ensure the signals functioned properly.

Council Member Cuthbert asked whether it was feasible to have a light change from green to red only when someone approached it from Wyndham.

Mr. Copple said that they were currently investigating that option, but this would impact the overall timing along the corridor, requiring them to implement a new timing plan for the entire corridor. They were also working with their on-call consultant to re-time the signal for that specific location.

Council Member Cuthbert requested the City Manager to ensure Council received a status report on the progress of these traffic signal improvements by the April meeting.

City Manager Altman said that he would share it with Council as soon as it was completed. He stated that he had mentioned at the ward meeting that they had considered closing some of those crossings to prohibit the left-hand turn off of Crater onto those cross-streets, and he thought it would be beneficial to hold a community meeting to gather citizen feedback on potential solutions.

City Manager Altman said that he believed they had some viable options to present. He said that they had considered closing the median by installing bollards, rather than concreting it initially, to create a barrier that would prevent left-hand turns across traffic. They were exploring short-term actions to address this issue, and if approved, they hoped to have the project completed by April, and he would be able to provide Council with pictures of the actual project in place, allowing them to see the results firsthand. They were focusing on the three roads that concurrently carried a significant amount of cross traffic, with the goal of reducing accidents in that area.

Mr. Copple said that they would be implementing a corridor improvement plan because, in his experience, addressing one particular intersection could have a domino effect, impacting multiple intersections. To avoid this, they needed to make changes along the entire corridor rather than just focusing on one area.

Mr. Copple noted that one of the significant projects they had underway was the VDOT project, which was scheduled to go out for bid within the next 60 days, for the South Crater Road Signal Improvement Project on Wagner Road. This would have a substantial impact on the corridor, and they would need to carefully consider the results and how they would be incorporated into the corridor-wide plan.

Mayor Parham asked if they could also examine traffic improvement measures in that area, particularly in relation to the pharmaceutical cluster, with Novo Nordisk now located there. He said that their plan was to have significantly more traffic in the future. He said that the area was not well lit, and it lacked

crosswalks, particularly between the Civica and Novo Nordisk sides. He said that the road was not designed to handle this level of heavy traffic, which had quadrupled since its original construction.

Mr. Copple said that they had observed that throughout the construction process, and this issue would be addressed. A traffic impact analysis was required for the casino, which would cover the area around Brasfield Parkway and the surrounding areas. The casino was responsible for conducting this analysis, but they would have access to the results and be able to make informed decisions based on them. He agreed with Mayor that this was a priority issue that should be considered for future improvements.

City Manager Altman noted that they had the ongoing pipeline study that spanned from Reeves to Crater, then up to Crater to Wagner, and Wagner to Normandy. He said that the VDOT was currently working on this study to assess intersection improvements at Normandy and Wagner. He said that in the short term, he believed they could collaborate with Dominion to explore the possibility of addressing the lighting component.

Mayor Parham expressed interest in learning the cost of paving the entirety of Crater Road, so that it was not unevenly paved once construction was completed.

Vice Mayor Hill said that he would like to bring to their attention three key issues. He said that firstly, he would like to discuss Sycamore Street going north to Bollingbrook. He said that the stop sign at that intersection was frequently disregarded. It used to be a traffic light, so he was wondering if they needed to put the light back.

Vice Mayor Hill said that the stop sign had been enlarged, but drivers continued to run it. Vehicles approaching from Dixie's often did not stop at all, and it happened constantly throughout the day. He had counted at least 30 cars running through it in an hour, which posed a significant risk to pedestrians and may necessitate a traffic light.

Vice Mayor Hill said that additionally, he would like to address the issue of the long cycle time at the intersection of North Crater Road and South Boulevard. When turning left onto the Boulevard, drivers often had to wait for an extended period of time, which could be frustrating and even hazardous when people made U-turns instead at the other intersections.

Mr. Copple said that they were attempting to incorporate a retiming into the South Crater Road signal project. He said that although it was not initially included in the original scope, when they rebuilt the signals at South Crater and Wagner Road, they would implement a new timing for all of Crater Road. It was not expected to be an immediate solution, but they anticipated getting the South Crater Road signal project bid out hopefully early this spring and under construction by this fall. This should help address some of the issues along South Crater and Wagner Road. He said that he would review the intersection in the interim.

Vice Mayor Hill asked if there was a Public Works plan to address the trash and littering in the City. He said that the City was plagued by trash, a concern he had since joining the Council. While some areas were well-maintained, and once attention was drawn to certain areas, they were cleaned up. He said that as the City grew, so did the amount of trash. He emphasized that signs in the right-of-way also needed to be immediately removed. He reiterated that Public Works needed to do the hard work and keep the City clean.

Mr. Copple agreed. He stated that they needed to have a plan to be more proactive in addressing these issues. As far as direct authorization was concerned, they did have a directive that for signs or other items within the right-of-way, staff were responsible for removing them without needing a supervisor's approval. This was simply a part of their everyday task.

Vice Mayor Hill asked how they would address the everyday trash.

City Manager Altman said that one of the things they were discussing was creating a crew or exploring additional contractors to help them maintain their facilities. Currently, they rotated their existing staff around the City, but they were concerned that if they did not have a sufficient presence, they may not be able to keep up. They were looking at adding more personnel, either through contracts or hiring, to ensure they could maintain a consistent presence in multiple locations.

City Manager Altman said that regarding the signs, he would like to give credit to Ms. Siodmok's crew for their efforts to clean up signs in the right-of-way, which he witnessed personally on Friday. They were working to address this issue across multiple departments, and if someone saw signs in the right-of-way, they should pull them out because they should not be there. By having more people available to remove the signs, they could clean up the area more efficiently.

Vice Mayor Hill encouraged everyone to work together as a City to pick up trash.

12. **STREETS**

There were no items under this portion of the agenda.

13. **FACILITIES**

There were no items under this portion of the agenda.

14. **ECONOMIC DEVELOPMENT**

There were no items under this portion of the agenda.

15. **CITY MANAGER'S AGENDA**

City Manager Altman reported that the next day, a severe weather system was expected to bring strong winds and potentially tornadoes. He urged everyone to be vigilant and keep an eye on the sky, as they wanted to ensure everyone was aware of the situation.

16. **BUSINESS OR REPORTS FROM THE CLERK**

Tangi Hill, City Clerk, expressed her gratitude to everyone who had reached out to her about her sister's passing. She said that she appreciated the kind words, cards, flowers, and support that had been provided. She said that their prayers and well wishes meant a great deal to her.

17. **BUSINESS OR REPORTS FROM THE CITY ATTORNEY**

Anthony Williams, City Attorney, said that he had no report this evening.

18. **ADJOURNMENT**

Mayor Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 7:35 p.m.

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, March 4, 2025, at the Petersburg Public Library. Mayor Parham called the Closed Session Meeting to order at 3:06 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/336564>

**1. ROLL CALL**

Present: Council Member Charles H. Cuthbert, Jr  
Council Member Howard Myers  
Council Member Arnold Westbrook  
Vice Mayor Darrin Hill  
Mayor Samuel Parham

Absent: Council Member Marlow Jones (Late)  
Council Member Annette Smith-Lee (Late)

Present from City Administration:  
City Manager John March Altman, Jr.  
City Attorney Anthony Williams  
City Clerk Tangi R. Hill

Mayor Parham requested a motion to remove the discussion of §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding the Legal Requirements of 58.1-3221; 58.1-3524; 58.1-3819 and 58.1-1001 of the Code of Virginia; 15.2-2288.1 of the Code of Virginia; and Petersburg Circuit Court Case No.: CL24-715; and add discussion of the legal requirements of 15.2-4903 and 15.2-4904(d) of the Code of Virginia, pertaining to a sewage back up claim and the creation of broadband authorities.

Council Member Hill made a motion to remove a §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding the Legal Requirements of 58.1-3221; 58.1-3524; 58.1-3819 and 58.1-1001 of the Code of Virginia; 15.2-2288.1 of the Code of Virginia; and Petersburg Circuit Court Case No.: CL24-715 from the closed session agenda; and add discussion of the legal requirements of 15.2-4903 and 15.2-4904(d) of the Code of Virginia, pertaining to a sewage back up claim and the creation of broadband authorities. Council Member Westbrook seconded the motion.

There was no discussion on the motion. All members present voted in the affirmative. Motion carried.

**2. CLOSED SESSION**

The purpose of this meeting is to convene in the closed session pursuant to:

- a. §2.2-3711(A)(3) of the Code of Virginia for the Purpose of Discussion or Consideration of the Acquisition of Real Property for a Public Purpose and the

Disposition of Publicly Held Real Property Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, Specifically Including But Not Limited to the Acquisition and Disposition of Real Property; and

- b. §2.2-3711(A)(1) of the Code of Virginia for the Purpose of Discussion Pertaining to Performance, Assignment, and Appointment of Specific Public Employees of the City of Petersburg, Specifically Including but Not Limited to Discussion of the Performance, Assignment, and Appointment of a Specific Public Officer of the City of Petersburg; and
- c. §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Discussion of the Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney Specifically, Including but Not Limited to, Discussion Regarding the Legal Requirements of 15.24903 and 15.2-4904D of the Code of Virginia, Sewage Backup Plan and the Creation of Broadband Authorities.

Council Member Westbrook made a motion to enter into Closed Session for the purpose stated. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. All members of Council present voted in the affirmative.

The Council entered Closed Session at 3:09 p.m.

Council Member Smith-Lee arrived.

Council Member Jones arrived.

### **CERTIFICATION**

Mr. Williams stated, "The Mayor would entertain a motion to conclude the closed session called today to certify in accordance with §2.2-3712 that the Code of Virginia that to the best of each members knowledge that only public business matter lawfully exempted from the opening meeting requirements were discussed and that only such public business matters were identified in the motion by which the closed meeting was convened, heard, discussed, or considered. If any member believes that there was a departure from the foregoing requirements should state prior to the vote indicating the substance for departure in which he believes has occurred. This requires a roll call vote Mr. Mayor."

Council Member Westbrook made a motion to return the City Council to the open session and certify the purposes of the closed session. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting Yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; abstain: N/A.

### **A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF**

**VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED**

The City Council returned to the open session at 5:00 p.m.

Mayor Parham recognized Council Member Myers.

Council Members Myers made a motion to direct the City Manager to bring forward a supplemental appropriation ordinance during the Council's regular cycle in April to appropriate all funds necessary and take all necessary action to perform the necessary repairs to the Oak Hill Bridge. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting Yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; abstain: N/A.

**3. ADJOURNMENT:**

City Council adjourned at 5:01 p.m.

The work session meeting of the Petersburg City Council was held on Tuesday, February 25, 2025 at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/335855>

**1. ROLL CALL:**

Present:

Samuel Parham, Mayor – Ward 3  
Darrin Hill, Vice Mayor – Ward 2  
Marlow Jones, Councilor – Ward 1  
Charles Cuthbert, Jr., Councilor – Ward 4  
W. Howard Myers, Councilor – Ward 5  
Annette Smith-Lee, Councilor - Ward 6

Absent:

Arnold Westbrook, Jr., Councilor – Ward 7

Present from City Council Administration:

City Manager John March Altman, Jr.  
City Attorney Anthony C. Williams  
City Clerk Tangi R. Hill

Planning Commissioners Present:

Kirsten Katzenbach  
Tony McDaniel  
Alvin Cannon  
James Norman  
Dianne Harley  
Fenton Bland (Arrived at 5:55 p.m.)  
Marshall Ford

**2. PRAYER:**

Vice Mayor Hill led the Council meeting in prayer.

**3. PLEDGE OF ALLEGIANCE:**

Mayor Parham led the Council and the citizens in the pledge of allegiance.

**4. DETERMINATION OF THE PRESENCE OF A QUORUM:**

A quorum of the Petersburg City Council and the Petersburg Planning Commission were present.

**5. OFFICIAL PUBLIC HEARINGS**

Public Hearing of an Ordinance Approving a Request by Woda Cooper Development Inc., on Behalf of 3030 Pinetree, LLC and Chanmeet Singh, LLC, for a Special Use Permit for Multiple- Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 3030, 3060, and 3090 Pinetree Drive, Parcel IDs 059010806, 059010807, 059010808 in the B-2 General Commercial District

Jared Crews, Planning Manager, said that he would provide a brief overview of the case before the public hearing. The subject was a three-acre property located on the western side of Pine Tree Drive,

just off of County Drive. The property consisted of three parcels, with the majority being zoned B-2 General Commercial, and was directly across the street from Liberty Point Phase 1 Apartments, north of the Pine Tree Apartments.

Mr. Crews said the applicant was requesting to construct a three-story apartment building on the property, which would include 50 affordable apartment units, similar to the developer's other projects throughout the City and state and given that the prevailing use in the area was multi-family housing, including Liberty Point Phase 1, which was a project developed and managed by the applicant.

Mr. Crews explained that a special use permit was required for multi-family development in the B-2 district. If approved, the development would have to conform to the development standards of their R-5 district, as well as any conditions of approval placed on the special use permit. According to the zoning ordinance, a special use permit could be granted if it did not adversely affect public health, safety, morals, and general welfare, and conditions could be placed on the approval to protect surrounding properties, persons, and neighborhood values.

Mr. Crews provided a review of the existing conditions on the property, which was largely wooded. The top image on the slide showed the first phase of Liberty Point on the left, and the bottom image showed the Pine Tree Apartments to the south. A concept plan provided with the application showed the proposed layout of the site, with approximately 2.3 acres developed, and the remaining portion remaining wooded. The developed portion included the apartment building, parking area, amenities, and landscaping features.

Mr. Crews said that the application also included an architectural theme and rendered elevations of the building, featuring a combination of brick, fibre cement, lap siding, and board-and-batten accents. Examining the adjacent zoning and land uses, all surrounding lands were zoned B-2 General Commercial, with the exception of the Pine Tree apartment property to the south, which was zoned R-4, another multifamily district. The neighboring land uses were largely existing apartments to the east and south, with undeveloped land to the west.

Mr. Crews said that considering how the request aligned with the Comprehensive Plan, this property was designated as community mixed use on their future land use map. The principal land uses in community mixed use areas included adaptive reuse, multifamily dwellings, offices, personal services, and small-scale office and retail uses. The Comprehensive Plan encouraged compact development patterns with pedestrian resident amenities and aimed to create a diverse and attainable housing stock within the City and also identified areas for infill development compatible with its surroundings.

Mr. Crews said that staff were proposing conditions for the use, primarily to ensure a quality development that aligned with the Comprehensive Plan's goals. The proposed conditions included: (1) development must adhere to the provided site plan and elevations, (2) improvements to the frontage along Pine Tree, including street tree planning, street furniture, sidewalk, and pedestrian-scale lighting, (3) on-call management and maintenance staff, security surveillance, (4) Energy Star certification, (5) universal design elements and three ADA-accessible units, (6) existing vegetation and green space on the remaining undeveloped portion of the property would be maintained unless additional development was approved, and (7) the permit may be revoked if the development failed to comply with the conditions or local, state, or federal laws.

Mr. Crews said that staff recommended approving the special use permit with the conditions outlined above, because additional multi-family housing was indicated to be an appropriate land use. He said that the proposal aligned with the existing development in the area, which, although zoned for commercial use, may not be suitable or desirable for that purpose.

Mr. Crews said the proposal also met the Comprehensive Plan's objective of providing diverse and attainable housing stock in the city, particularly in infill development that matched the character of its surroundings, where existing apartments and access to resources like bus stops were present. Staff believed the conditions drafted would ensure the property was developed in accordance with the Comprehensive Plan's goals and principles, as well as matching the presentation and plans provided by the applicant.

Mayor Parham asked if the applicant had a presentation.

Greg Mustric with Woda Cooper Companies said that he would like to provide a brief overview of their company and their goals. Woda Cooper Companies was an integrated company that encompassed development, construction, and property management. He said that they had been in business for 35 years, owning and operating over 16,000 units in 350 properties across 18 states. They owned all their properties, so they did not plan to sell them once they were developed.

Mr. Mustric said that their long-term goal was to be a part of the community for an extended period, as evidenced by their successful first phase at Liberty Point. He said that their properties typically featured on-site property management and maintenance throughout the week, as well as on-site service technicians. He said that they were present tonight to request a special use permit and answer any questions Council and the Commission may have regarding this new development, which they were very excited about.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing, and the matter rested with the Planning Commission and City Council.

Vice Mayor Hill said that he would like to know the average income of the individuals who will be applying for these units.

Mr. Mustric said that for a four-person household, the estimated range would be approximately \$33,000 to \$88,000.

Vice Mayor Hill asked if there were any housing vouchers considered for this development.

Mr. Mustric said that they had requested Section 811 vouchers from the Virginia Housing program for individuals who may have a disability. He said that he wanted to clarify that Section 811 was distinct from Section 8.

Vice Mayor Hill said that they were trying to increase their median household income in the City of Petersburg and considering that Petersburg was one of the most poverty-stricken communities in the state of Virginia, ranking low in various health and economic indicators, he was hesitant to add more affordable housing as opposed to market-rate housing.

Mayor Parham said that he wanted to build on the previous statement regarding tax credits. He said that given the current state of affairs with the federal government, he was concerned about the potential impact of rolling back programs like this. He asked, if this program were to be cut, what would be the implications for their development, and would they be able to move forward without it, or would it essentially sit idle due to the uncertainty and changes happening in Washington, D.C.?

Mr. Mustric said that the tax credits were already allocated in the IRS code, so this was not a new allocation. He said that they did not anticipate any cuts to the program, as the state had already allocated funds for this round. He said that in terms of timeline, they planned to apply for the credits on March 13 and expected to hear back by July of this year, provided the credits were approved and the project was developed or constructed.

Commissioner Katzenbach said that she visited the Liberty Point location and noticed that the playground was quite small. She said that considering the amount of units and the focus on providing housing for families, she believed they should have more of a facility for families to enjoy outdoor play.

Mr. Mustric said that in addition to the playground, they would be providing a picnic and grill area. He said that he was not sure of the specific playground equipment they would be installing, but a wide range of ages should be able to enjoy it.

Commissioner Ford said that as they moved forward, this development would be located next door to the larger project in the City, and he believed this project may not align with their desired target market. He said that his concern was specifically related to crime, although he wanted to emphasize that the existing projects by the applicant's existing projects had been well-received. He said that after conducting research, he thought it would be prudent for them to reevaluate projects of this nature as they moved forward with growth and aimed to increase revenue for the City.

Council Member Smith-Lee asked how many units would be dedicated to the Section 811 vouchers.

Mr. Mustric said that there would be eight units which were specifically ADA-accessible.

Council Member Smith-Lee asked what the rent for the units would be on average.

Mr. Mustric said that the projected net rents for a one-bedroom unit would be between \$540 and \$1,170, for a two-bedroom unit between \$625 and \$1,310, and for a three-bedroom unit between \$685 and \$1,530.

Council Member Smith-Lee asked if senior citizens were a target demographic for this development.

Mr. Mustric said that the development was accessible and marketed to seniors, single people such as individuals who may have just graduated and obtained their first job or were looking for an affordable place to live.

Council Member Smith-Lee said that the federal government was currently awarding very few contracts, if any. She asked what the result would be if they did not receive federal funding for this development.

Mr. Mustric clarified that the tax credit was not a contract, but rather it was codified in the IRS code, making it a permanent provision. He said that to repeal the entire section of the code would require significant changes. He said that with this program, it had been successful and was considered one of the best public-private partnerships for many years. He said that they did not believe it would be eliminated, and the credits had already been allocated for this year, so they were available for this development.

City Attorney Williams asked if Mr. Mustric did not think these apartments could compete at market rate.

Mr. Mustric said that their company did not develop market-rate apartments; instead, they focused on creating affordable housing. He said that this project would be an \$18.9 million investment within the community. He said that as a company, they prioritized hiring locally for the construction, then regionally and throughout the state if necessary.

Mr. Mustric said that this development would also serve as an economic incentive to the city. He said that the property itself was not generating significant revenue in real estate taxes at present. He said that based on their current plans, they estimated that the development would generate approximately \$54,000 in real estate taxes annually, a significant increase from the current minimal revenue.

Council Member Jones said that he was hearing concerns about the vouchers and LIHTC status being discussed, and he heard that there was a fear that this project would benefit low-income individuals in the City. Some people thought their citizens were poor. He emphasized that the people of Petersburg were not poor; they were powerful. He said that they needed to give them the opportunity to exercise that power.

Council Member Jones said that they should take a look at Liberty Point, which was already developed. He could assure everyone that there was no strain on their resources, no strain on the community, and no problems there. He asked what they would put on this site instead and what they were waiting for; the site would sit there regardless. They should not be attempting to place restrictions on the developer who already owned the property. Staff had confirmed that this project aligned with the Comprehensive Plan.

Mr. Mustric asked about the possibility of amending one of the staff recommendations, which pertained to the improvements along Pine Tree Drive. He said that putting sidewalk along the frontage, while promoting connectivity, would not actually provide a pedestrian walkway because the neighboring properties were lacking sidewalk. He requested that Council consider removing that requirement for sidewalk on the property frontage of this development.

Mr. Crews said that he would like to make a couple of quick points regarding the sidewalk and street improvements. He said that this piece aligned with the goals and principles of the Comprehensive Plan, which aimed to create an environment that supported those objectives. They had heard that sidewalks may not be necessary in this area because there was not one currently, but that was precisely why they did not have a connected pedestrian system.

Mr. Crews said that if this parcel developed, and the parcels to the north and west did as well, a pedestrian system would be in place, extending that far. The requirement for sidewalk along the frontage of this property was a standard code requirement for any new development on the site and would apply regardless of this special use permit. From the staff's perspective, this was about ensuring that the development met the principles outlined in the Comprehensive Plan, and that the finished product served the residents and the City in the bigger picture.

Mayor Parham said that Council Member Jones was supportive of developing sidewalks on both sides of the road. He asked if they could accommodate that.

Mr. Crews said that he would refer to City Attorney Williams, but he was unsure if doing something on a separate parcel on the other side of the street fell within their scope of this particular approval.

City Attorney Williams replied that no, they could not do that.

Mr. Mustric said that he would withdraw his request to acknowledge that it was in their zoning; they would update their site plan to show the sidewalks and requirements on the frontage of this building.

Council Member Jones confirmed there were no sidewalks on either side of the road when one turned off at 460, heading towards Pine Tree. He asked the applicant to consider installing one on the existing side, particularly on the development side. He had observed people walking from Pine Tree to the bus stop, which was roughly midway, and he believed a sidewalk would greatly contribute to achieving their goals and principles outlined in the Comprehensive Plan for that area. By providing a sidewalk, they could encourage pedestrians to walk from the area back to the main strip, which would be a significant improvement. He asked how far the sidewalk would extend along Pine Tree.

Mr. Mustric said that the sidewalk, one of the conditions, would be located along the frontage of Liberty Point 2, running from one side of the property they were purchasing to the other side of the property.

Council Member Jones asked if they were considering adding sidewalk down the strip.

Mr. Mustric said no, not on Pine Tree Drive. He said that unfortunately, they did not have sufficient funds to install the project all the way down Pine Tree Drive, and it was also located on someone else's property. He said that therefore, they could not encroach on their neighbor's land. He said that on their own property, however, they were willing to invest in sidewalks, street lighting, and benches.

Vice Mayor Hill said that they had a \$4 billion project coming to that area. He said that he believed that particular area had the potential to generate energy and synergy, which would lead to the right project being developed there. Their City already had affordable housing, LIHTC, senior citizens complexes, and high-rise buildings. He did not want to give the impression that they lacked these amenities.

Council Member Jones said that he must respectfully disagree with the notion that they should dictate what constitutes right or wrong development in this City. The issue was that they must provide opportunities, not just for developers, but for their people, whether they were currently here or not. They had already seen success with a similar development across the road, and he believed they should be consistent in their approach. He reiterated that people needed a place to live, and it was their responsibility to ensure that they were providing for that need.

Council Member Myers made a motion to convene a closed session at this time, pursuant to 2.2-3711 of the Code of Virginia, for the purpose of consulting with legal counsel regarding the requirements of Article 23, Section 1 of the Petersburg Zoning Ordinance. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Hill, and Parham; no: N/A; Abstain: N/A; Absent: Westbrook.

The Planning Commission convened a closed session.

Vice Mayor Hill made a motion to conclude the closed session called today and certify, in accordance with 2.2-3711 of the Code of Virginia, that only those matters to which the closed session was called were discussed. Any member who believed this was a departure from the foregoing should state for the record, identifying the substance of the departure which they believed had occurred. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Hill, and Parham; no: N/A; Abstain: N/A; Absent: Westbrook.

The Planning Commission certified their Closed Session.

Commissioner Ford made a motion to recommend denial of the special use permit. Commissioner Cannon seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Katzenbach; McDaniel; Cannon; Norman; Harley; Bland; Ford; no: N/A; abstain: N/A.

Vice Mayor Hill made a motion to deny the special use permit on the recommendation of the Planning Commission. Council Member Myers seconded the motion.

City Attorney Williams asked if Council could clarify on the reason for the denial.

Vice Mayor Hill stated that the reason for the denial was that the City was already saturated with subsidized and LIHTC income housing. There were still vacant spaces in several areas that remained unfilled in the City of Petersburg. Given this, he believed they had more than their fair share, and that was the reason for the denial.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Myers, Smith-Lee, Hill, and Parham; no: Jones; abstain: N/A; absent: Westbrook.

Public Hearing of an Ordinance Amending the Zoning Ordinance of the City of Petersburg Pertaining to Creation and Regulation of a New Zoning District Entitled the ERC, Entertainment and Resort Casino District

Naomi Siodmok, Director of Planning, said that she would like to share with City Council and the Planning Commission the proposed zoning ordinance for the Entertainment and Resort Casino (ERC) District. To provide some background, they had been working towards this goal for several months, even years, by seeking approval from the Virginia General Assembly and the Virginia Lottery Board and then obtaining voter approval through a referendum in November 2024. Since then, staff, the City Manager, and the casino company had collaborated to develop the zoning district language, which they would be discussing today.

Ms. Siodmok said that the proposed ordinance included definitions, outlining the purpose of the district, use and design regulations, and addressing noise, buffers, and street regulations. The definitions aligned with the state code, and they had established a unique set of guidelines to guide the development of this casino and resort district, as well as a minimum size requirement of 75 acres to ensure that no one could request an ERC District elsewhere in the City. This size requirement also met the requirement for a minimum density to meet the district's needs.

Ms. Siodmok said that the proposed ordinance also included use regulations, with the primary land use being the casino gaming establishment and its accessory uses. However, other allowed uses by right included medical, dining, and grocery uses, while any other uses would require a special use permit. The ordinance established height, area, density, and bulk requirements, with varying height limitations based on land use.

Ms. Siodmok said that for instance, parking decks were limited to eight stories, but other developments could reach up to 30 stories, with restrictions on non-hotel, motel, office, or residential buildings. They did not have strict guidelines for lot width, frontage, or area, which allowed for a diverse range of development in the casino district. Regarding signage, the casino corporation, Cordish, had requested flexibility in their signage, and as a result, they had been granted permission to do so.

Ms. Siodmok said that however, they were still required to obtain City permits before installing signs, which provided the City with an opportunity to review and approve signage. For parking flexibility, staff supported the lack of a minimum parking requirement, but ensured that required parking was present, along with landscaping and trees to minimize the impact of surface parking. Noise regulations for the ERC District were separate from their existing ordinance and included specific limits of 85 decibels during the day and 72 decibels at night, measured from adjacent residential land use.

Ms. Siodmok said that exterior lighting complied with state and federal requirements, and staff had ensured that there was no spillover onto adjacent properties. Buffer regulations required a 15-foot landscape buffer screening adjacent to properties outside the district. The public open space

regulations required at least 5% of the total development area to be designated as active, usable open space.

Ms. Siodmok said that street regulations included sidewalk requirements, planting, and street furniture requirements. Some additional requirements near the end of the zoning district focused on the architectural treatments of the project, including the materials that could be used, as well as screening for waste receptacles and considerations for a temporary casino establishment. A temporary casino would be constructed first on this site, exempt from these requirements, but subject to temporary improvements such as landscaping, lighting, and other enhancements to improve its appearance.

Ms. Siodmok said that for special uses not listed in the district, the applicant had the opportunity to request a special use permit before the Planning Commission and City Council for consideration. The Comprehensive Plan considerations had been outlined here, and entertainment uses were supported in their code. The City should carefully consider targeting specific initiatives to build and enhance their economic development ecosystem, identifying opportunities in priority areas, such as tourism, development, and economic development.

Ms. Siodmok said that the Comprehensive Plan generally supported these goals. She said that the options for recommendations were approval as drafted, approval with changes, and denial of the text amendment were outlined. The staff recommendation was contained in the staff report.

Mayor Parham asked if the applicant had a presentation.

Mark Stewart, general counsel for Cordish Companies, said that he was joined by Rob Norton, the President of Cordish Gaming to address Council and the Commission tonight. He said that they were excited to be in Petersburg, in this room where everyone had celebrated the passage of the referendum, and they were eager to move one step closer to making this project a reality with favorable consideration tonight.

Mr. Stewart said that they had included their company's vision for the site and renderings in the packet for review. In terms of phase one, the temporary casino, they were well underway. He said that plans for civil work had been submitted earlier this month, and they had submitted applications for building permits and a groundbreaking was scheduled for later in March.

Mr. Stewart said that for phase two, the casino, hotel, entertainment center, event center, they were currently deep in design and working diligently on it every week. He said that they were also exploring opportunities for non-gaming development in subsequent phases of the proposal and project. He said that as previously mentioned, the Council had seen their general vision and the world-class designs they had planned.

Mr. Stewart said that the Cordish Companies had been in business for over 114 years, and they had a proven track record of delivering transformative projects. They were excited to get started here and asked that the Council consider approval of the ordinance as drafted. He said that they looked forward to moving closer to making this project a reality.

Mayor Parham opened the public hearing.

Barb Rudolph, 1675 Mount Vernon Street, said that one of the earlier slides had a section on use regulation, listing various categories, but it looked like lodging was missing from the list. Regarding the noise regulations and limitations outlined in the document, it appears that cities have faced challenges in defining noise regulations and determining who they should apply to and what decibel levels should be enforced at different times of the day.

Ms. Rudolph said that she was wondering if this was consistent across all exceptions, particularly in light of earlier discussions about data centers. She said that the actual site plan, which shows the various components of the facility on the 92-acre site, appears to have changed significantly since the initial 2021 presentation and the approval of the referendum.

Ms. Rudolph said that she would like to know the reasoning behind this change and to see the updated site plan, particularly to understand the exact location of the interim or temporary casino. She said that in the earlier drawing, the interim casino was clearly located in a specific building that would later be converted into the event center. However, it now appears that the plan has changed, and the casino will be a temporary structure that would not be part of the ongoing construction in phases one and two.

Ms. Rudolph said that upon reviewing the agenda's package, she noticed several references to Planning Department requirements, including a proposed addition that would have included a management plan or management site plan. According to her understanding, the Planning Department had written this requirement and was then instructed to remove it. She said that she was unclear as to why this requirement was initially removed. She said that she was in favor of approving the new zoning category, but she believed that some of the unanswered questions should be addressed.

Cheryl Brown, 1860 Westover Avenue, said that she was concerned about the flexibility in signage, which had been mentioned earlier. She said that she had a conversation with the Economic Development Council and Council Member Jones about this concern, which she had briefly brought up.

Ms. Brown said that many companies were located on the outskirts of Petersburg, and she had noticed that their signage often disengaged from the City and instead targeted neighboring municipalities. She said that she would like to propose that the ordinance require signage to clearly state "Petersburg proper" to prevent this from happening.

Ms. Brown said that by doing so, they could protect the City's brand and maintain their relationships with neighboring cities like Hopewell and Prince George. She said that she kindly requested that they ensure that any signage on the casino clearly indicated that it was located in Petersburg proper, rather than targeting surrounding municipalities.

Robinette Stewart, 38 South Old Church Street, said that she wholeheartedly supported this proposal. Petersburg needed these jobs, and as the previous speaker had mentioned, this was specifically for Petersburg's benefit, with the understanding that any revenue generated would be used to benefit the community. She urged Council to approve this request so that the people of Petersburg could gain employment, as they did need the jobs.

Ms. Stewart said that that it had been approximately five decades since Brandermill left, and Petersburg had been struggling for five decades. She hoped that this casino would bring about positive change, making Petersburg comparable to New York and New Jersey. She was not only advocating for the casino, but also for the police officers, who would be working double time to maintain order. She believed they deserved a pay increase, double their current salary, considering the overtime they would be working to keep their City safe.

Ms. Stewart suggested that they hire additional security personnel to supplement their efforts, ensuring that their City remained secure. Paying their police a fair wage was crucial to their ability to effectively serve and protect them.

Sandra Macy 120 Perry Street, said that she did not vote in favor of the casino, as she strongly believed in job creation, but she had concerns about the City's image, renewable energy, and the overall well-being of their community. She said that specifically, she was worried about the noise ordinance and its impact on the police department, as well as the potential strain on the state's economy, especially considering the federal government's job market.

Ms. Macy was concerned about the effects of casino gambling on individuals, particularly those who may struggle with addiction, and the added stress it could cause on their daily lives, including paying rent and mortgage payments. She said that she would like to bring this to Council's consideration regarding how the allocated funds could be used to benefit the community.

Robert Norton, President of Cordish Gaming, said that he appreciated the opportunity to respond to the community's questions. It was a pleasure to be there with all the positive support, which was a nice change from their initial visit. He said that the first question was about the site plan change. He said that as they began the actual site development and started conducting soil testing, they realized the importance of understanding the site's specifics, including the location of the wetlands. He said that they adjusted their plans accordingly, ensuring that the main elements of the original development remained intact, but with a reorganized layout that better suited the site.

Mr. Norton said that there was nothing in this plan that was not part of the original development. He said that the temporary casino, which was initially located adjacent to the facility, was now being relocated further south on the site. He said that this change allowed them to build the permanent structure without the need for a temporary facility, which would have required additional infrastructure and construction.

Mr. Norton said that they were actually ahead of schedule in this regard. He said that regarding law enforcement, they were already in the process of meeting with the Police Chief and Department to discuss hiring off-duty police officers to assist during peak times, a common practice at their existing casinos. He said that if there were any additional questions, he was happy to address them.

John Altman, City Manager, said that the presentation was part of the rezoning application, which may make it a more comprehensive and accurate representation of the changes. He said that it would be better to discuss the change in the plan and the temporary measures in the context of the rezoning application, as it would be a more detailed and relevant topic of discussion. He said that this was a text amendment, and it may be more suitable to address in the next case.

City Manager Altman said that it was essential to consider the conversations they had over the past months and year about Council's opportunity to review the development and other projects across the country. Providing flexibility was crucial, as they did not know what the market would show in the future. They did not want to tie them down to specific uses. This flexibility was key to allowing them to adapt to changing market conditions. The plan should reflect this flexibility so they could ensure a successful development, which was a partnership between the City and Cordish Companies.

Mayor Parham said that Cordish Companies had acknowledged the City's need for retail, so they were adding in retail components to this development. It was essential that they remain flexible as the market continued to evolve, and they welcomed new visitors to the area. He said that if they observed declining retail across the river, with limited shopping options from here to North Carolina, they must capitalize on this opportunity in Petersburg to generate more tax revenue for the City of Petersburg.

City Manager Altman said that to clarify, the bill that was introduced to establish a revenue-sharing program in their region did not pass through the House floor. Therefore, they would not be sharing revenue generated by this project; the revenue would be reinvested locally to improve their community, benefiting only their City.

Commissioner Katzenbach said that she had a question about signage. She said that Ms. Siodmok had mentioned "lay eyes on," which she was not familiar with in the context of signage and zoning. She asked if she could receive a definition for this term.

Ms. Siodmok said that they had wanted to ensure that they at least came before staff for a permit, allowing them to review their plans. She said that as a result, staff's review in this situation would be

limited to ensuring that the signage met the safety of the public and the community. She said that they would be conducting a straightforward review, focusing on whether the signage posed a negative impact on the health and safety of Petersburg.

Commissioner Katzenbach asked if she could identify the process. She asked what the process would be if the signage was determined to be inappropriate for the community.

Ms. Siodmok said that if the ordinance was adopted as it currently stood, the process would be that when the applicant came forward to develop signage, they would still submit a sign permit, similar to any other applicant. She said that staff would collect the sign permit fee, but their review would be limited to ensuring the sign did not pose a risk to the health and safety of the public, without considering the existing sign limitations outlined in the ordinance regarding height, area, or lighting.

Commissioner Katzenbach said that since they had never had a project like this in the area, the signage would likely be unique. She said that her concern was whether the signage would accurately represent their community. She said that ideally, she would like the opportunity for the signage to be presented to the committee and Council for approval before it was finalized, rather than Cordish presenting their preferred design without giving the City a chance to review and provide feedback.

Ms. Siodmok said that the Council and Commission retained the option to make a motion that included amending the rule that any signs coming from or any sign plan would have to come before all of them for approval.

Commissioner Katzenbach made a motion to recommend approval of the Zoning Text Amendment, with changes so that the organization must present to the Planning Commission and City Council for final approval of signage. Commissioner Cannon seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Katzenbach; McDaniel; Cannon; Norman; Harley; Bland; Ford; no: N/A; abstain: N/A.

Mayor Parham thanked the Cordish Companies for their collaboration with the City in developing this project over the past three and a half years.

Council Member Myers made a motion to approve the Zoning Text Amendment as drafted, without the restrictions of the master plan, and the amendment of removing Section 4.2(C). Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Myers, Smith-Lee, Hill, Jones, and Parham; no: N/A; abstain: N/A; absent: Westbrook.

Public Hearing of an Ordinance Approving a Request by PPE Casino Resorts Petersburg, LLC on Behalf of Roslyn Farm Corporation to Rezone Property at 2949 South Crater Road and 155, 161, and 301 Wagner Road, Parcel IDs 064020003, 064020800, 082010001, 082010802 from the PUD, Planned Unit Development and B-2, General Commercial Districts to the ERC, Entertainment and Resort Casino District

Naomi Siodmok, Director of Planning, said that they had the Entertainment, Resort and Casino District in place, so this should be a straightforward process. They were primarily looking to rezone these properties to the new ERC district. The subject properties on the provided map were near Brasfield

Parkway and the interstate. They were seeking to rezone the existing PUD zones and B-2 commercial zones to the ERC zoning district to support the casino gaming establishment and associated uses.

Ms. Siodmok said that the proposed use was outlined in the approved agreement with Cordish and the City, including phase one, a temporary casino with a two-year limit, followed by phase two, a permanent casino with a hotel, spa, restaurants, bars, 35,000 square feet of conference center, and 3,000 square feet of entertainment venue. However, this was subject to market and demand, which may lead to opportunities for retail, office, multifamily housing, and additional lodging.

Ms. Siodmok said that the master plan was available for providing clarification on the temporary casino's location. The adjoining zoning included the PUD and commercial zoning they had previously discussed, as well as Comprehensive Plan considerations for the mixed-use area of the Gateway. This area was suitable for hospitality, economic development, and could be considered for community entertainment. Staff's recommendations were simple: either approve or deny the rezoning.

Mayor Parham asked if the applicant had a presentation.

Robert Norton, President of Cordish Gaming, said that the temporary structure was indicated on the master plan, and would allow them to build the access road and the casino without disrupting the existing Brasfield Parkway during phase one. They would construct surface lots around the temporary casino to support the customers arriving there. He said that this should provide a clear answer to the question about the location plan for the temporary facility.

Mayor Parham opened the public hearing.

Barb Rudolph, 1675 Mount Vernon Street, said that she appreciated the applicant for illustrating the temporary casino. She said that that made a lot of sense, given its accessibility and the fact that it had been pushed back into the farther reaches of the property. This particular aspect of the discussion about rezoning brought to her attention the need to examine this issue more closely. She stated that she did not think this was a Cordish issue, but rather a City issue. There were four parcels in question, and according to the package, each was approximately 92.5 acres in size.

Ms. Rudolph said that when she reviewed the City's assessment records, she noticed that the actual size of the properties was significantly different from what was being discussed in these packages, including the agreement between Cordish and the City in May 2024. She would like to provide a couple of examples. She said that for instance, 155 Wagner Road was consistent, with Cordish's materials showing 6.22 acres, which matched the City's records.

Ms. Rudolph said that the discrepancies became more apparent when examining the other parcels. 161 Wagner Road showed 63.35 acres in the City's records, but only 26.32 acres in the plan presented tonight. 301 Wagner Road showed 28.36 acres in the City's records, but only 18.89 acres in the plan.

Ms. Rudolph said that the most striking difference, however, was 2949 South Crater Road, which was being considered as a 41-acre parcel, whereas the City's assessor records showed it as being only 4.72 acres. She said that when adding together the acres for city records, the total was approximately 103 acres, compared to 92.5 acres. Although the locations were in the same vicinity, she was concerned about this difference.

Ms. Rudolph said that she was not sure of any potential legal issues that may arise from this discrepancy. She stated that she did not want to imply that there was anything wrong, but she did notice some anomalies or discrepancies between the information presented tonight and the package, as well as the data shown on the City's website.

Commissioner Cannon made a motion to recommend approval of the rezoning. Commissioner Ford seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Katzenbach; McDaniel; Cannon; Norman; Harley; Bland; Ford; no: N/A; abstain: N/A.

Council Member Myers made a motion to approve the rezoning request by PPE Casino Resorts Petersburg, LLC. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On roll call vote, voting yes: Cuthbert, Myers, Smith-Lee, Hill, Jones, and Parham; no: N/A; abstain: N/A; absent: Westbrook.

**6. UNFINISHED BUSINESS**

There were no items under this portion of the agenda.

**7. NEW BUSINESS**

There were no items under this portion of the agenda.

**8. ADJOURNMENT**

Vice Mayor Hill made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 6:41 p.m.

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, February 18, 2025, at the Petersburg Public Library. Vice Mayor Hill called the Closed Session Meeting to order at 3:05 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/335103>.

**1. ROLL CALL**

Present: Council Member Charles H. Cuthbert, Jr  
Council Member Howard Myers  
Council Member Arnold Westbrook  
Council Member Smith-Lee  
Vice Mayor Darrin Hill  
Mayor Samuel Parham

Absent: Council Member Marlow Jones (Late)

Present from City Administration:  
City Manager John March Altman, Jr.  
City Attorney Anthony Williams  
City Clerk Tangi R. Hill

**2. CLOSED SESSION**

The purpose of this meeting is to convene in the closed session pursuant to:

- a. §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding the Legal Requirements of 58.1-3221; 58.1-3524; 58.1-3706; 58.1-3819 and 58.1-1001 of the Code of Virginia; 15.2-2288.1 of the Code of Virginia; and Petersburg Circuit Court Case No.: CL24-715; and
- b. §2.2-3711(A)(3) of the Code of Virginia for the Purpose of Discussion or Consideration of the Acquisition of Real Property for a Public Purpose and the Disposition of Publicly Held Real Property Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, Specifically Including But Not Limited to the Acquisition and Disposition of Real Property; and
- c. §2.2-3711(A)(1) of the Code of Virginia for the Purpose of Discussion Pertaining to Performance, Assignment, and Appointment of Specific Public Employees of the City of Petersburg, Specifically Including But Not Limited to Discussion of the Performance, Assignment, and Appointment of a Specific Public Officer of the City of Petersburg

Vice Mayor Hill made a motion to enter into Closed Session for the purpose stated. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

The Council entered Closed Session at 3:07 p.m.

Council Member Jones arrived.

**CERTIFICATION**

Mr. Williams stated, "The Mayor would entertain a motion to conclude the closed session called today to certify in accordance with §2.2-3712 that the Code of Virginia that to the best of each members knowledge that only public business matter lawfully exempted from the opening meeting requirements were discussed and that only such public business matters were identified in the motion by which the closed meeting was convened, heard, discussed, or considered. If any member believes that there was a departure from the foregoing requirements should state prior to the vote indicating the substance for departure in which he believes has occurred. This requires a roll call vote Mr. Mayor."

Vice Mayor Hill made a motion to return the City Council to the open session and certify the purposes of the closed session. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting Yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; abstain: N/A.

**A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED**

The City Council returned to the open session at 5:22 p.m.

**3. ADJOURNMENT:**

City Council adjourned at 5:23 p.m.

The regular meeting of the Petersburg City Council was held on Tuesday, February 18, 2025, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/335117>

**1. ROLL CALL:**

Present:

Samuel Parham, Mayor – Ward 3  
Darrin Hill, Vice Mayor – Ward 2  
Marlow Jones, Councilor – Ward 1  
Charles Cuthbert, Jr., Councilor – Ward 4  
W. Howard Myers, Councilor – Ward 5  
Annette Smith-Lee, Councilor - Ward 6  
Arnold Westbrook, Jr., Councilor – Ward 7

Absent:

Present from City Council Administration:

City Manager John March Altman, Jr.  
City Attorney Anthony C. Williams  
City Clerk Tangi R. Hill

**2. PRAYER:**

Vice Mayor Hill led the Council meeting in prayer.

**3. PLEDGE OF ALLEGIANCE:**

Mayor Parham led the Council and the citizens in the pledge of allegiance.

**4. DETERMINATION OF THE PRESENCE OF A QUORUM:**

A quorum was present.

**5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS**

Proclamation Honoring Chief T. C. Hairston

Mayor Parham presented the Proclamation honoring Chief T. C. Hairston.

Proclamation Honoring Harry L. Batts

Mayor Parham presented the Proclamation honoring Harry L. Batts.

FBI LEEDA Trilogy Award Presented to the Petersburg Police Department

Michael Robinson said that he was honored to present the FBI LEEDA Trilogy Award to the distinguished guests this evening. He said that this prestigious award was not given lightly, but rather to law enforcement agencies across the country that had demonstrated a commitment to leadership excellence. He said that these agencies had completed the FBI's Trilogy Courses, which aimed to positively impact the culture of law enforcement nationwide.

Mr. Robinson said that receiving the FBI Leader Trilogy Award signified that all command staff members, including the chief, had taken the Trilogy Courses: the Supervisory Leadership Command course, the Command Leadership Institute course, and the Executive Leadership Institute course. He said that the Petersburg Police Department was the second to do so this year, out of a total of eight agencies to have received the award since its inception in the state.

Mr. Robinson said that without further ado, he would like to present the FBI LEEDA Agency Trilogy Award to Chief Travis Christian and his leadership team. He said that this award was truly a testament to the exceptional work of the entire Petersburg Police Department, and he was pleased to congratulate them on this achievement.

Council Member Jones expressed his gratitude for the diligence and dedication of the Petersburg Police Department in keeping Petersburg residents safe.

**6. SPECIAL REPORTS:**

**7. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS):**

- a. Minutes of Previous Meetings:
  - February 4, 2025, Closed Session Minutes
  - January 21, 2025, City Council Minutes
  - January 7, 2025, City Council Work Session Minutes
  - September 17, 2024, City Council Minutes
  - July 16, 2024, City Council Minutes

Council Member Jones made a motion to approve the Consent Agenda as presented. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

**8. OFFICIAL PUBLIC HEARINGS**

Public Hearing and Consideration of an Ordinance Revoking a Special Use Permit Granted to Michael and Nina Stanley for a Vehicle Rental Business, Auto Body, and Vehicle Repair Shop at 1036 West Washington Street, Parcel ID 024270001 in the B-2, General Commercial District for Failure to Comply with Conditions of Approval

Naomi Siodmok, Director of Planning, presented an aerial view of the subject property that showed some of the previous conditions of this property, noting that there was a significant number of vehicles stored on the property, as well as outside storage of materials.

Ms. Siodmok said that in 2012, City Council approved a special use permit for this property to operate a vehicle rental and auto body and vehicle repair shop at 1036 West Washington Street, subject to nine conditions. Since July, Zoning staff have been working closely with the property through communication and letters of violation to ensure compliance with the conditions of this SUP.

Ms. Siodmok explained that they had not seen significant compliance with those letters until recently; however, the owners had made a lot of progress. She said the Planning Commission had scheduled a hearing for this property on December 5, but due to time constraints, it was postponed, which was beneficial as it allowed the property owner to continue making progress on the site. She said that as of January 29, 2025, all staff's noted violations had been addressed.

Ms. Siodmok said that conditions of approval for this SUP included that the permit was not transferable, not allowing vehicles to protrude onto West Washington Street, submitting site plans and building permits, not storing inoperable vehicles on the site, following hours of operation regulations, and meeting local, state, and federal law requirements, as well as no outside storage.

Ms. Siodmok said that the conditions that were violated included storing inoperable vehicles on the site for longer than three days at a time and storing car parts, including tires, outdoors. The previous condition of the site showed outdoor storage and vehicle storage. She said that prior to the Planning Commission's review, the site was in a state of progress, but they were not yet compliant. She noted that they were still waiting for the removal of a box truck and other debris.

Ms. Siodmok said that the current state of the site was that it had been thoroughly cleaned up, and the property's conditions had now been met, as outlined in the recommendations. She stated that the Planning Commission had recommended revoking the permit because, upon review, the violations had not been fully addressed, despite staff's efforts since July to address them. Ms. Siodmok said that staff also recommended revoking the permit, as the process aimed to determine how to bring the property up to code and meet the special use permit requirements.

Ms. Siodmok clarified that the property had been thoroughly cleaned up, and the site's conditions had been met. However, this was a past goal for staff and the Planning Commission, and it was the primary objective of this process. She said that if Council wished to approve the revocation of the special use permit, deny it, or amend it, they could do so. If they chose to deny it, they should state the reason why, and if they chose to amend the permit, they should outline those amendments.

Mayor Parham opened the public hearing.

Jeff Fleming, 1819 Chuckatuck Avenue, said that he believed in giving people second chances, provided they met their obligations. He said that the delay from July to February in addressing this issue had been excessive. He said that he thought it was reasonable to approve it, but he also recommended that any future violations result in the immediate revocation of the special use permit.

Mayor Parham closed the public hearing, and the matter rested with Council.

Council Member Jones asked how much time on average was given to properties such as this to clean things up.

Ms. Siodmok said that their standard process typically involved initial contact with the parties involved, followed by a letter of violation if the conversation was unsuccessful. She said that this letter gave them 30 days to address the violation. She said that if they agreed to work with them, they accommodated their needs. She said that the typical timeline was 30 days, plus a subsequent letter stating that they had an additional 10 days to resolve the matter, after which they would take them to court. She said that in this instance, they opted for a different approach, pursuing an SUP rescission instead.

Council Member Jones said that Ms. Siodmok had mentioned an additional 30 days and an additional 10 days and asked if staff worked with the intention of removing the permit and at what point they decided to approach Council about revoking it. He asked if there was clear communication with the owners about the permit revocation, as they had cleaned up under the assumption they could keep it.

Ms. Siodmok confirmed that the property owners were notified of the SUP rescission. She said that a letter was sent to them, and the adjacent property owners are notified, so the process is similar to an SUP application. She said that initially, they did not anticipate rescinding it. She said that at the beginning of the process, they treat it as any other violation, so if they can work with the property owners to remove the abandoned vehicle and debris from the property, they can resolve the issue.

Ms. Siodmok said they were unable to address the problem through normal channels, and they have a separate process in place for addressing violations of the established conditions, which allows them to come before Council and revoke the special use permit if necessary. She confirmed that property owners were notified of the special use permit rescission. She said a letter was sent to them, and adjacent property owners were notified, following a procedure similar to the special use permit application. She said they initially did not anticipate rescinding the permit. She said they treat it like any other violation, working to remove abandoned vehicles and debris.

Council Member Jones asked why they had not taken legal action against the property owner, as he believes that when it came to their zoning and code, they should have been actively litigating these issues as often as possible, before they became a problem. He said that he was puzzled as to why they had not taken them to court sooner, particularly after the 30-day and 10-day deadlines had passed.

Ms. Siodmok said staff was still in the process of determining the most effective court process for everyone involved, and addressing criminal issues took precedence over matters such as zoning violations. She said that staff may not be able to complete summons and other documents in a timely manner, but this was one area where the City had full control and could address it in a timely fashion.

Council Member Myers asked when they had initiated the request for the removal of these vehicles.

Ms. Siodmok responded that they began working with the property owners in July.

Council Member Myers said that Mr. Stanley had contacted him and mentioned that some vehicles he was unable to move because they lacked the necessary parts or specific parts required to remove the bus. He said that at this point, the situation had changed, as the vehicles had been cleaned up. He said that staff was now asking whether they were being asked to decide whether to allow the petitioner to maintain their permit or to deny it, given that the vehicles had been cleaned up.

Ms. Siodmok confirmed that was correct.

Council Member Myers said that the serious question was what the intended use was if they approved moving forward and whether the situation would recur. He said that perhaps the petitioner should speak with the Council if they were present.

Ms. Siodmok said that the subject property owner was not present but had been informed.

Council Member Myers said that he would like Ms. Siodmok's opinion on what the future of this property would entail.

Ms. Siodmok said that staff took the necessary steps to clean it up and address the conditions of the SUP. She said that their primary concern was ensuring the property was in a suitable state for continued operation of the vehicle rental business and auto body shop, which this process addressed.

Anthony Williams, City Attorney, clarified that if Council decided to follow Ms. Siodmok's recommendation, they would need to deny the revocation, and if Council wished to preserve the applicant's ability to continue using the property, then they should approve it.

Council Member Smith-Lee said that she often drove by the location, and it initially looked very well-maintained but over time had deteriorated significantly and appeared to be in disrepair. She said that if they intended to keep it looking presentable, she could support the SUP. She said that they were striving to move in a different direction, particularly on that section of Washington Street, as they had experienced significant issues with the area's appearance.

Council Member Cuthbert said that they had issues with zoning compliance all over the City. He expressed concern that the Zoning Department needed to be more proactive in addressing all longstanding violations.

Vice Mayor Hill made a motion that Council deny revoking the special use permit, and in the event that the applicant violate the conditions again, staff would bring the special use permit back before Council for revocation. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Public Hearing and Consideration of an Ordinance to Approve a Request by Virginia Electric & Power Co. DBA Dominion Energy to Rezone with Proffers Property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District

Naomi Siodmok, Director of Planning, said that this request was to rezone these properties to Light Industrial to expand the existing Dominion Energy storage and maintenance facilities. She said that the properties listed were 3311, 3345, and 3339 West Washington Street, currently zoned B-2 and R-2, respectively. She said that they had 11 proffers for consideration. She said that the properties were not being utilized and that the proposed use was for expanding the Dominion Power Facility to include a gravel storage yard with security fencing. She noted that the entrances along West Washington Street would be reduced to one, with wetlands sectioned off from the development.

Ms. Siodmok presented the proposed site plan, stating that they had incorporated landscaping, decorative security fencing, and a potential location for public art. She emphasized that the pedestrian right-of-way would feature an eight-foot-wide sidewalk, landscaping, and pedestrian lighting. She said that the 30-foot buffer along West Washington Street would include a sidewalk, landscaping, signage, and lighting. She detailed the landscaping plan, indicating the placement of deciduous trees, evergreen trees, and shrubs. She mentioned that the ornamental security fence would be eight feet tall, and only one entrance would remain, reducing access concerns. She added that the property owner would dedicate a 30-foot by 40-foot easement for public art. She clarified that the site would be limited to B-2 commercial uses or general wholesale storage and distribution uses, not rezoning to M-1 for all uses.

Ms. Siodmok stated that signage would conform to the zoning ordinance and that stormwater management and maintenance were the applicant's responsibility. She highlighted that the area was recognized as a corridor commercial zone and a gateway corridor area on the future land use map (FLUM), emphasizing pedestrian experience and welcoming people into the City.

Ms. Siodmok noted the staff's initial concerns about the project's incompatibility with the comprehensive plan but said they worked with the applicant to incorporate pedestrian amenities. She reiterated that the proffers submitted were part of the applicant's guarantee for a walkability and gateway component. She concluded by stating the Planning Commission's recommendation for approval with a 6-1 vote, while staff recommended denial due to non-compliance with the comprehensive plan.

Mayor Parham opened the public hearing.

Marlo Green, 301 Rolfe Street, said that she supported Ms. Siodmok. She said that if it were a corridor that did not align with their comprehensive plan, it would not be wise to invest in it. She said that the area should be prioritized for walkability, and given the current market conditions, selling it off to Dominion as an industrial site may not be the most beneficial move from a development standpoint.

Jeff Fleming, 1819 Chuckatuck Avenue, said that he was in favor of supporting Ms. Siodmok's recommendation for this site, as a company was coming to their City to install green space, which would not only look nice but also serve as a corridor buffer. He said that their City corridors currently lacked aesthetic appeal, and this initiative would address that issue.

Leonard Davis (address not recorded) said that he wanted to clarify the impact of this project on the opposite side of the street, specifically 340 West Washington Street and 3310 West Washington Street. He said that while he could appreciate the aesthetic appeal of this project, he was more concerned with its potential impact on their business operations on the opposite side of the street.

Derek Johnson with Timmons Group, representing the applicant, said that he would like to start by expressing his gratitude to the Planning Department for their collaboration on this case and to the Planning Commission for their consideration. He said that the applicant owned this property, which consisted of four parcels, with the largest piece already zoned M-1. He said that they were seeking to rezone the remaining three parcels to M-1 to facilitate the expansion of the yard.

Mr. Johnson said that although the comprehensive plan designated this area as a gateway to the City and a corridor district for commercial use, the applicant intended to maintain a non-commercial use for this property. He said that working closely with the Planning Department, they had developed a concept for the streetscape, which spanned a significant distance across Washington Street. He said that a 30-foot buffer off the front right-of-way had been dedicated, and they planned to implement extensive landscaping with approximately 70 different plantings. He said that they would replace the existing gooseneck lights with pedestrian lighting and upgrade the sidewalk width from four feet to eight feet. He noted that they would reduce the number of entrances from five to one. He said the applicant had agreed to dedicate a 30-by-40-foot area within the 30-foot buffer for public art installations or displays.

Mr. Johnson believed that they had made a concerted effort with the applicant and the Planning Department to create a suitable solution for this site, and as the first development on this block, he was pleased with the progress made in shaping the future of Washington Street.

Mayor Parham closed the public hearing and the matter rested with Council.

Council Member Jones expressed that the buffers and landscaping commitment meant little for the area's development. He noted the limited benefits of sidewalks due to few destinations. Jones also voiced concerns about the proposal's single ingress/egress, potential traffic impact from loading/unloading rocks, and questioned the commercial tax revenue. He urged the applicant to prioritize the Washington Street corridor's aesthetics if no other options were available.

Council Member Westbrook asked if Dominion Power, the actual applicant, could provide any comments or speak on their behalf. He said that he had similar questions to Council Member Jones. He said that there was a drastic difference when crossing the boundary from Dinwiddie. He said that he was wondering why they were not receiving a request to mirror that development.

Timothy McGarvey of Dominion Power said that the primary issue was the land availability, which had been largely within the County limits rather than the City limits.

Council Member Westbrook asked if the applicant truly understood what the Council meant regarding the beautification of the Gateway. He said that he was concerned about how the applicant would make Petersburg a place to come to, rather than just a gravel storage area. He said that he liked the art idea, but he wanted to know if they were committed to making this a true beautification project, rather than just a gravel storage area.

Mr. McGarvey said that they were committed to that. He said that he did not think anyone would actually see the gravel, as there was a 30-foot landscaping barrier. He said that they were doing as

much as they could. He said that if any member of the City Council had a recommendation to do more, they were open to continuing to work with them on that.

Council Member Cuthbert said that Dinwiddie received the main development, while Petersburg was left with a secondary project, and it is difficult to forgive this situation. He said that when he visited the area, he noticed a sign that read "Leaving Petersburg, Entering Dinwiddie." He said that on the Petersburg side, a gravel lot would be constructed, whereas on the Dinwiddie side, a multi-million dollar complex was built. He said that the tax revenue generated by the project is now concentrated in Dinwiddie, while Petersburg was left with only the tax revenue from a gravel lot.

Vice Mayor Hill made a motion to approve the petition by Virginia Electric Power with the stated proffers and beautification plan for the gateway entrance to the City of Petersburg. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Public Hearing and Consideration of an Ordinance to Approve a Request by Fortune Founders LLC for a Special Use Permit with Conditions for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District

Naomi Siodmok, Director of Planning, stated that the subject property was located near East Washington Street just off of South Crater Road. To provide some background on the request, this is the former Oyo Hotel, and the applicant is seeking to convert it into a multifamily dwelling development with up to 75 units. Currently, the property is vacant and in need of repair. According to the application, the development must include a management office, laundry and vending facilities, electric vehicle charging, and 10% to 20% of the units would be furnished, as stated in the application.

Ms. Siodmok said that the public hearing was held on December 5, 2024, but action was deferred to request the applicant's presence. She stated that the typical floor plan consists of studio apartments and that the area is identified as community mixed-use on the future land use map, aligning with their vision for interconnected commerce centers.

Ms. Siodmok explained that the principal land uses include adaptive reuse, multifamily housing, offices, personal services, small-scale offices, and retail. She mentioned that the goal is to offer a diverse housing stock, including missing middle housing. She said the future land use map ensures developments have amenities, green space, and pedestrian improvements.

Ms. Siodmok said that staff also included some adjoining zoning information, which shows the commercial zoning district and the R3 residential district nearby, both of which are adjacent to the property. The proposed conditions for this application include ensuring on-call management and maintenance staff, on-site security surveillance and security staff at all hours, secure laundry facilities, and at least 20% of the apartments being furnished. The existing parking area must be milled, repaved, and re-stripped prior to the issuance of a certificate of occupancy, and at least one parking space must be provided, with the option to request a waiver from the Board of Zoning Appeals.

She said the existing chain link fence must be replaced with an ornamental option, and additional green space must be integrated. She stated that the projects must include at least two amenities from a list, such as public art or a fitness center, and use high-quality materials with Zoning Administrator approval.

She emphasized that improvements to street frontage are required, using native species and pedestrian-scale lighting. Ms. Siodmok warned that non-compliance could result in permit revocation by the City Council or its agent. She clarified that these site-specific conditions are backed by the comprehensive plan and need to be completed before occupancy.

Ms. Siodmok noted the Planning Commission's 4-2 vote (one abstention) recommending approval with conditions. She said staff also recommended approval. She provided a sample motion and stated that the applicant was available for questions.

Mayor Parham opened the public hearing.

Jeff Fleming, 1819 Chuckatuck Avenue, said that as he stated earlier, he believed in second chances, and many had been given for this location. He said that his remarks may upset some people, but he could only speak honestly about his community. He said that 25 South Crater Road had a very bad past. He said that he was concerned about the notion that these would be apartments; the floor plan he saw lacked a kitchen, which was a fundamental requirement for an apartment.

Mr. Fleming said that without a kitchen, residents would be forced to use hot plates and other makeshift cooking methods, posing a fire hazard. Given the change in use from a hotel to apartments, he believed it was essential to bring the property up to current codes, including fire sprinklers, alarms, and electrical systems, but he could not find any indication that this would be done. He was also puzzled by the proposal for green space, as parking requirements would take up the land outside the building.

Mr. Fleming said that he had concerns about on-call management, as it did not seem to work effectively in general. He said that if this project were approved, he believed it should be held to a high standard, meeting all applicable codes and ordinances; if it did not meet these standards, the special use permit should be revoked immediately to avoid the need for further litigation. He said that they needed to clean up the area, which affected not just this site but the surrounding community.

Gary Talley, 2323 Fort Rice Street, said that he agreed with everything Mr. Fleming said. He said they needed affordable housing to come into the City. He said that with the casino coming in, they needed smaller, temporary rental options; however, this was not the place for that. He said that there were not 75 units there now, and when they were there, one view would be looking at the Star Motel and the other side would see a Valero gas station. He said that this was not a good place for apartments.

Barbara Rudolph, 1675 Mount Vernon Street, said that she was in agreement with the previous speakers and had a hard time visualizing this concept and understanding how it would work. She said that over-development of rental space was an issue in the City, and she was concerned about the lack of recreational spaces for these studio apartments. She said that this development would not be attractive to families, and it did not improve over the failed hotel previously on the site.

Kara Stevens, 226 Rolfe Street, said that she agreed with everyone else, particularly the first speaker, and there was much more potential in that area than what they were currently trying to achieve. She said that what the applicant was trying to do would not necessarily fully achieve it but changing it would certainly help. She said that she felt it was more about pursuing financial gain than genuinely improving the area. Ms. Stevens said that if they were to reevaluate their vision and mission, perhaps they could refocus on their purpose. She said that if the goal was long-term, it should be approached in a long-term manner. She said that if the primary motivation were financial, then it was unlikely to be successful.

Cheryl Brown, 1860 Westover Avenue, said that she thought the idea was excellent, but she believed it required some creativity and strategy, particularly in small spaces within big Cities. She said that one could incorporate green space on rooftops if there were space limitations. She said that she believed the 75-unit proposal was chasing too much money; the space was too small for that number.

Ms. Brown said that to be up to code, she thought the unit count should be reduced in half, allowing for adequate kitchen space in each apartment and providing consideration for converting the building into condominiums. She said that this would enable residents to purchase units and build equity. She said that she was unsure if it was doable and was not familiar with the building, but she thought it was possible to utilize the space with some creativity and contingency planning.

Mayor Parham closed the public hearing.

Vice Mayor Hill made a motion to deny the request by Fortune Founders LLC for a Special Use Permit. Council Member Westbrook seconded the motion.

Roy Ahluwalia, applicant representing Fortune Founders LLC, said that he would like to share their vision so that everyone can see it. As a resident of Petersburg, he said that they had successfully implemented this model in the City of Chesapeake, where they had developed 30 units and 50 units in Newport News. He said that they had done it the same way in both Cities. He said that this approach had been particularly beneficial for fixed-income individuals, and he would like to highlight the results in Petersburg. Currently, there was not a single unit available for rent to fixed-income residents on Zillow.

He said they were targeting long-term residents who could afford a single bill for all utilities, making it attractive to those with fixed incomes. He said that in Newport News, their City Studios project, with 50 units, had been fully occupied for two years and served low-income individuals who could afford \$1,000 per month. He said he planned to utilize vacant spaces for greenery and noted that the current site was a motel with a problematic crime history. By improving the site with on-site personnel, cameras, and lighting, he aimed to create a safe environment, with all units having kitchenettes. He said the project, costing about \$3 million, could have been pursued in Newport News but was chosen for Petersburg due to a lack of available properties, with the subject property acquired through auction.

Council Member Jones said that while he understood that the estimated cost was \$3 million, and the applicant had mentioned considering relocating it to Newport News, he wanted to emphasize that the Council were not easily swayed by that financial information or by this type of development. He said that they were not desperate for funding, and they were not willing to compromise their values simply because someone was offering a large sum of money.

Council Member Jones said that the applicant described the target population as low-income, financially constrained, and economically disadvantaged; however, the applicant also emphasized that the development was not for families. He said that he did not understand who they thought would be moving into this building. He said that the applicant also mentioned that residents would not have to pay for utilities, but their local Housing Authority already performed that function.

Council Member Jones said that although this new building would not be a hotel, there were still strong memories associated with it due to all the people who died there. He pointed out that this facility had been the site of multiple demolitions and repair requests over the past 15 years, but it was still standing. Unless the applicant was willing to tear it down and build a new structure with the \$3 million, he could not support the idea of keeping this facility due to its past and the proposed target demographic.

Council Member Jones said that Ms. Siodmok mentioned site-specific concerns, and he agreed with Mr. Fleming. He said that the lack of a kitchen, sprinkler system, and fire alarm was a significant concern. He said that to truly transform this facility into an apartment, the applicant would need to provide these essential amenities, and he could not see that happening with the current proposal.

Council Member Jones said that he strongly disagreed with the location chosen, as Mr. Talley mentioned, as it was not suitable. He said that it was situated on the border of residential and commercial zones. In his opinion, the entire block needed to be demolished to move forward. He said

that unless the applicant was willing to use the \$3 million allocated for this project to knock the building down, it appeared that Chesapeake and Tidewater would be receiving \$3 million for that project.

Mayor Parham called the vote on the motion to deny the SUP request for 25 South Crater Road.

The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

A Public Hearing for Consideration of an Appropriation Ordinance to Amend the FY25 Streets Fund Budget, Increasing the Urban Highway Maintenance Funding for Street Operations

Garry Cozier, Budget Manager, said that this item was to amend the City of Petersburg's Streets Fund budget. He said that the Streets Fund was one of the funds in the City's budget, aside from the General Operating Fund. He said that they typically adopted the amount they were funded for the previous fiscal year by the Commonwealth Transportation Board, as the Board's funding decisions were made in June, which was after the City's budget had been adopted. He said that therefore, this amendment would increase the budget to the funded level. He said that this increase was \$64,460, bringing the total to \$8,032,786.

Mayor Parham opened the public hearing.

Jeff Fleming, 1819 Chuckatuck Avenue, said that he was supportive of helping departments. He said that he had a question regarding the \$64,460 allocation. He asked if staff could provide information on how this funding would be used for street paving or pothole repair. He said that the streets were in dire need of attention, and a comprehensive pothole repair effort was long overdue. He said that he was particularly concerned about the recent paving job on Crater Road, particularly the section where a pipeline was installed. He said that whoever was responsible for that project should re-examine their work. He said that the current result was subpar, and he would like to know how much of the \$64,460 would be dedicated to paving.

John Altman, City Manager, said that \$64,000 would not cover a significant amount of paving, but it would help alleviate potholes. He said that to clarify, the work currently being done on Crater was not the final pavement, but rather a patch that would be completed at the end of the project. He said that currently, the asphalt plants were closed due to the temperature.

Mayor Parham closed the public hearing, and the matter rested with Council.

Vice Mayor Hill made a motion to approve the Ordinance to amend the FY25 Streets Fund budget, increasing the urban highway maintenance funding for streets operation. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

A Public Hearing Amending the FY25 Grants Fund Budget, to Accept and Appropriate Ordinances for Several Grants

Garry Cozier, Budget Manager, said that to provide some background for the public, each time staff submitted a grant request to the Council, it typically involved amending the Grant Fund budget. He said that in this case, they consolidated several grants into a single item. He said that this funding came

from various sources, including the Virginia Department of Forestry Urban and Community Forestry Grant, through their Planning Department.

Mr. Cozier said that they also had grants from the DEQ ARPA program for the Poor Creek area, administered through their Public Works Department, as well as the DEQ Litter grant, also through Public Works. He said that additionally, they had a grant from the Virginia Department of Health Office of Emergency Medical Services Rescue Squad Assistance Fund, supporting their Fire Department. He said that the total amount of these grants, when added to the budget, totaled \$5,181,319.31.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing, and the matter rested with Council.

Vice Mayor Hill made a motion to amend the FY25 Grants Fund Budget to accept and appropriate ordinances for the grants as outlined by staff. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

A Public Hearing for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and PBURG ROE PROPERTIES LLC Towards the Sale of City-Owned Property at 125 West Tabb Street (Parcel 011230037)

Brian Moore, Director of Economic Development, said that they had a proposal for consideration tonight, which involved the sale of the lot at 125 West Tabb Street. He said that staff had attached the necessary documentation, including the deed and the purchase agreement itself. He said that this was a purchase agreement, not a development agreement. He said that the property owner did not intend to build on the parcel.

Barry Roebuck, the applicant, said that he was attempting to acquire a piece of property on West Tabb Street for a development project that he was collaborating on with Corey and Lori Bullock. He said that they required dedicated and owned parking in close proximity to the shared development.

Mr. Roebuck said that he currently owned properties on North Market Street and invested in other projects. He said that the historic Seaboard building, which he purchased five to seven years ago, had been redeveloped and beautified. He said that Napa Auto Parts on North Market and West Tabb Street was another building he owned, rented back to Napa, with a bit of time left on the lease. He said that the Petersburg Artillery building, built in 1843, was notable and housed his company, Artfullclutch. He said that the building had undergone significant upgrades, including water and sewer systems, windows, and exterior improvements.

Mr. Roebuck said that Corey and Lori Bullock had acquired the Buckley Lock and Key building on Tabb Street, and he was an investor with them. He said that Alter Ice Cream, with an interior nearly complete, would be a beautiful space. He mentioned their effort, including reusing the original tin and gutting the front to the floorboards, aiming for a spring 2025 completion. He said that parking would be necessary for Alter Ice Cream and the Euterra project, a high-end restaurant and wine bar upstairs.

Mr. Roebuck presented a historic photograph of the gun house from 1865. He said that the building plans included a downstairs tasting room and a walking path for hotel guests to visit nearby restaurants and shops, requiring parking. He said that the Napa Auto Parts building had potential for development and envisioned it as a fresh foods market. He mentioned a "Market on Market" concept with 4,500 square feet, possibly a live music venue.

Mr. Roebuck stressed the need to secure ownership of the parking area, which is distinct from other parking lots. He said that the lot had been unused, with weeds and damaged vehicles, and they planned to fix, seal, clean, reseal, repave, and coat it. He said that they were committed to contributing to Petersburg's growth and greatness and hoped Council would allow the purchase.

Mayor Parham opened the public hearing.

Jeff Fleming, 1819 Chuckatuck Avenue, said that he was familiar with the company's work in other projects and had grown up in an area that inspired the Sopranos. Mr. Fleming said that this culture taught him a lot and made him believe this proposal did not pass the smell test. He said that what concerned him was the \$20,000 purchase price when the assessed value was \$70,400. He noticed something today while walking through the area, observing that parking was scarce, even in the lot they were trying to buy, because of an event at the Petersburg Hotel. He wondered what was going on there. He said that he did not understand the proposed price of \$20,000 and asked why the City should sell it for so little. Mr. Fleming reiterated that it did not pass the smell test.

Paula Chester, 1013 Oakmont Drive, said that she was not convinced that the proposed plan was accurate either. She said that what was concerning her was that Halifax Street was not being included as a historical site, where people could potentially build and revitalize the area. She said that she had been informed when they first began this project that Halifax Street was part of Petersburg's rich history, but it seemed that the focus had shifted to Sycamore Street. She said that she was concerned that they were not pushing to extend and preserve the existing buildings that may be demolished, and instead, they should be promoting growth to include Halifax Street.

Barb Rudolph, 1675 Mount Vernon Street, said that every time there was a lowball offer to buy City property, they had talked about the 50% minimum, 50% of assessed value, on multiple occasions. She said that this offer did not meet the required amount, and she was puzzled about selling the \$70,400 assessed value property for \$20,000 instead of at least \$35,200. She emphasized that a 50% minimum should be the standard and wondered if the Hotel Petersburg had been given an option to purchase the property for \$20,000. She strongly opposed selling the property for such a low price.

Gary Talley, 2323 Fort Rice Street, said that he concurred with the previous speakers. He said that with a sale price of 28.4% assessed value, while they were keeping real estate taxes as high as they are, it meant that they needed to strike a better balance.

Marlo Green, 301 Rolfe Street, said that she agreed with her counterparts that the parking lot could be repurposed for the hotel or another use, and she appreciated the efforts being made in this area. She said that she had been following Alter's development because she planned to visit their ice cream shop. She said that she thought it would not make sense to sell the lot for less than 50% of its assessed value. She said that the City could consider holding onto the lot and potentially implementing metered parking in the future as an additional revenue source. She said that the City could work with the Hotel Petersburg to explore the possibility of purchasing the lot at the correct price, which would be 50%.

Denise Tipton, 212 East Bank Street, said that she supported the sale of this lot to fellow business owners, as parking was essential to the success of businesses in the Old Town area. She said that as many buildings were being converted into apartments, public parking would become even more challenging. She said that those involved in this project had invested significant resources, and the fact that the hotel did not own the lot was irrelevant, as they had not proposed acquiring it. She said it was important to find good, high-end businesses that would attract customers, including hotel guests.

Andrea Matthews, 250 North Sycamore, said that she was in favor of these multiple business owners putting their hearts and souls into historic Petersburg. She said that she had known all of them for several decades now, and she could confidently say that none of them had done anything less than achieve complete success, 100% committed to making it work, regardless of how it may shake out.

Kara Stevens, 226 Rolfe Street, said that she was wondering if parking would be restricted to only the owners' businesses. She said that this was relevant because there would almost certainly be more businesses as the area continued to grow, and they would need parking too. She said that she also would like to know if they would change it from free to paid parking due to potential demand. She said that she would like to know what conditions there would be for keeping it free and unrestricted.

Mayor Parham closed the public hearing.

Vice Mayor Hill said this issue stemmed from past negotiations, specifically the 50% agreement. He noted that when Council Member Jones joined, he emphasized negotiating at a higher rate. He recommended the City Manager secure a fair and equitable cost. Vice Mayor Hill believed the hotel parking was unrelated to this item. He advocated for competitive fairness, urging the City Manager to negotiate a fair cost rather than the \$20,000 based on recent property purchases.

Vice Mayor Hill highlighted the need for more parking due to new hotels, restaurants, and businesses and suggested exploring options such as a parking deck in Old Town. He expressed concern over the cost, noting that the parking lot was underutilized and poorly maintained. He said he supported selling the lot if it could generate tax revenue but opposed the \$20,000 cost. He said that citizens preferred not to give away properties and reiterated support for the City Manager negotiating an equitable cost.

Council Member Jones said that he appreciated the applicant's presentation. He said that this property not widely discussed until someone expressed interest in purchasing it. He said that he was not trying to disparage Hotel Petersburg, but if they wanted the property, they should have made an offer. Council Member Jones said that the 28.4% asking price was due to some piece of information that stated it was the minimum that the City would accept. He said that they had previously discussed this, and he had been advocating for a 50% increase. He said that he was willing to sell, but he would like to ask the applicant directly if he could afford an asking price of the 100% assessed value or 175%.

Mr. Roebuck said that he had been through a similar process before and at that time was informed that the City Hall building was being sold, and this lot was potentially being sold along with it. He said that the matter was brought before Council and was concluded. He said that the hotel had recently opened, and a certain number of public parking spaces in the tiered parking lot had been allocated to the hotel.

Mr. Roebuck said that the status of these parking spaces as either a lease or a purchase remained unclear. He said that in essence, to secure parking for his individual investments, they needed to establish a parking solution. He said that they had indeed demonstrated the need for parking, and the \$20,000 figure was based on a 50% allowance for properties being sold. However, he said that this allowance had varied between 75% and zero, with the 20% figure being an offer that could be made.

City Manager Altman said that they had started at 50%. He said that there was a discussion about increasing it to 75%, and ultimately, Council eliminated the percent requirement altogether. He said that since then, they had not revisited the issue, so they were now at whatever the current offer was, effectively eliminating the 50% policy.

Mr. Roebuck said that he wanted to ensure Council he was not trying to take advantage of the situation; he contributed a large amount of tax revenue to the City for the properties he currently owned.

Council Member Jones asked if the City had considered leasing the facility to them for a period of seven years at a cost of \$10,000 per year, with the understanding that it would be paid for by the end of that period. He said that this would provide the applicant with ownership and the City would be reimbursed for the whole of the assessed value.

Mr. Roebuck said that they certainly could negotiate the terms, but in terms of leasing and not having dedicated and owned facilities, he was uncertain about the long-term stability of the arrangement. He said this purchase agreement was based on a development plan for the area, which allocated parking.

Mr. Roebuck said he believed there may have been a misunderstanding about the parking arrangement. He said that the parking for the event was located in the tiered level parking area, and he did not believe any of it was allocated to this parking space. He said that the occasional one or two cars present may be employees of NAPA who simply wanted to park their vehicle in the rear.

Council Member Jones said that this situation was the City's fault, and they had discussed this when he first joined the Council. He said that they must be fair across the board, people. He said that he would be much more supportive of a sale at the 50% assessed value; this was the lowest he had seen, and they had to remedy their mistakes to prevent issues from recurring. He said that it was unfair for an applicant to be hopeful that their offer was high enough because they did not have a set standard.

Mayor Parham said that this was not just about one individual, but also about the overall impact on the area. He said that since this parking lot was not intended for construction, it would contribute to a vital component of the tax revenue that benefited the community. He said that therefore, it was essential that they provide parking for Mr. Roebuck and ensure that other businesses in the area had a guarantee of parking, whether it was City-owned, private, or managed by the parking authority. He said that this was crucial, as it would be an issue in the future. He said that as they had seen today, with the sellout event at Hotel Petersburg, the parking situation was a significant concern.

Mr. Roebuck said that he was open to exploring the potential of working with whoever was interested in utilizing the lot. He said that the only other properties nearby were the house being renovated next door and The Pittman's Law Office, which occasionally hosted events at Strawberry Hill. He said that the vacant permits and planning building may also be developed in the future. In general, he did not foresee towing services being necessary, as the main concern was finding a suitable location for events like Euterra's pop-ups, which could accommodate up to 24 people. He said that the lot had only 36 parking spaces, which was a relatively small area.

Council Member Myers said that he understood the sentiments surrounding this parking lot. He said that if one reviewed the photograph, they would see that it had not been properly repaired or maintained by the City of Petersburg. He said that they did not repair and maintain it as they should. He said that they were trying to make money from something that was worth less than what the City considered it to be. He said that if the City was going to lease this property, it would need to pay to have it repaved. He said that the cost would be in the range of \$30,000 to \$40,000. He would like to propose that the applicant purchase the property for \$25,000, which was a more reasonable price.

Council Member Myers made a motion to approve the Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and PBURG ROE PROPERTIES LLC towards the sale of City-owned property at 125 West Tabb Street (Parcel 011230037), for \$25,000. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: Cuthbert; abstain: N/A.

Council Member Jones said that while he agreed the Hotel Petersburg was a significant business downtown, they should not make it out to be the sole driving force behind the area's revitalization—as there had been other businesses before that hotel. He said he did not agree with the price, but he believed the project would have a positive impact. Council Member Jones said that it would improve parking, make it more attractive, and encourage people to walk, park, and explore the area. He expressed concern about the \$25,000 cost but was confident that it would benefit the area.

**9. PUBLIC INFORMATION PERIOD**

Paula Chester, 1013 Oakmont Drive, said that she was returning to Council with the same concern she had last year regarding the bridge on Oak Hill Road. She said that City Manager Altman had stated that he may have more information by January or February, and she was hoping he had a specific target date for when they could begin this project. She said that her next concern was the condition of University Boulevard, particularly the triangle surrounding Grove Avenue. She said that it was in a state of disrepair and, quite frankly, embarrassing. She said that she had brought this to their attention last year, and she believed it was essential that they address this issue, as it was a priority for the City.

Bill Hartstock, 239 High Street, said that the City of Petersburg residents were eagerly anticipating the supermarket grocery store, and other planned developments, but several months had passed since the groundbreaking on October 30, 2024, for the Sycamore Grove development at 801 South Adams Street. He said that the issue was that the property had not been transferred to the developer and development corporation, preventing work from commencing.

Mr. Hartstock said that as of two hours prior to this meeting, the property still belonged to the City of Petersburg. He said that he was asking why this transfer had not occurred, and why the project had not been put forward for development. He said that the Governor's Office was likely concerned, given the significance of this project as part of his Partnership for Petersburg program. He said that they were waiting to see what the future held, but it could not move forward until the property was transferred to the development corporation. He said that he left it in Council's hands, as they eagerly awaited the grocery store and other developments that were currently stalled.

Kara Stevens, 226 Rolfe Street, said that on February 6, she and a few of her neighbors were surprised to find that there were "No parking" signs at 226 Rolfe Street when they returned home and were confused and frustrated to find that they could not park at their own homes without any notice. She said that they called the Police Department but did not receive a response, and even the next day, the officer was unavailable. She expressed frustration over the lack of communication and inconvenience, particularly for neighbors with mobility issues. She said that one neighbor, who was wheelchair-bound, had children who could not park at their home. Ms. Stevens added that another elderly neighbor relied solely on street parking. She said that the sudden change without explanation was concerning. Ms. Stevens hoped the City would address this issue. She also brought up a clogged storm drain causing flooding on her street, stating that the flooding on February 6 and 7 was a serious concern.

Marlo Green, 301 Rolfe Street, said she was the founder and president of OCR Community Empowerment Group, a nonprofit dedicated to revitalizing marginalized communities through economic development, beautification, and expanded recreational opportunities. She said that their board consists of a diverse group of experts, including auditors, certified public accountants (CPAS), historians, mental health professionals, and fundraisers. She commended Sheriff Vanessa Crawford for her Pocahontas Island event and encouraged similar initiatives. Ms. Green said that on January 21, City Council rescinded the Pocahontas Island extension and discussed a 2020 proposal, which is part of a bid set dated 2022. She said City Manager Altman will report to City Council in March and urged thorough investigation of road relocation, suggesting consultations with Hazen and Sawyer. She said she appreciated Mr. Arnold Westbrook for emphasizing knowledge. She highlighted two programs for Petersburg residents: Xfinity Essentials Affordable Internet, accessible at 1-855-8INTERNET for those with SSI, TANF, or disabilities, and the Virginia Housing Grant, offering up to \$8,000 for barrier-free home modifications, with more info available from Marcia at 804-353-6503. She said further details are in the newsletter, available by email or QR code, and she can be reached at [agreen@ocrceg.org](mailto:agreen@ocrceg.org). She stated that any revenue generated through these programs supports the Pocahontas Island Historic District.

Jeff Fleming, 1819 Chuckatuck Avenue, said that he wanted to ensure everyone knew to stay indoors during the state of emergency, which had been declared due to severe weather. He said that it was essential to be safe with heating devices, keeping them at least 36 inches away from anything

flammable, including bed sheets, curtains, and other combustible materials. He said that according to the information, it was expected to be a severe storm, with snowfall not seen in a long time. He said that to minimize risks, it was recommended to avoid traveling unless absolutely necessary. He said that many cities had crews that cleared roads, but it was still crucial to exercise caution.

**10. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL**

Council Member Cuthbert said that he would like to bring up two points related to data centers. He said that he was hosting a Ward 4 meeting on February 27 at 5:30 p.m. to discuss data centers, and he encouraged everyone interested in the topic to attend. He said that the potential for data centers to generate municipal revenue was truly remarkable. He said that earlier this year, Mr. Rizer from Loudoun County, who was the Director of Economic Development, presented some impressive numbers to the Council.

Council Member Cuthbert said that he showed them a ratio of municipal revenue to municipal cost for data centers in Loudoun County, which was 26 to 1. This was a staggering difference. He said that the real estate tax rate in Loudoun County decreased from \$1.28 per \$100 in 2012 to \$0.086 per \$100, largely due to the revenue generated by the data centers. This was a significant advantage.

Council Member Cuthbert said that in contrast, residential development typically generated less revenue compared to the municipal cost. He said that a 26-to-1 ratio was a game-changer. He said that he would like to emphasize the importance of protecting their neighborhoods and resources. He said that this ratio highlighted why data centers were attracting municipalities' attention. He said that he would like to mention that Chesterfield County was hosting community meetings to discuss data centers. He said that he had prepared a list of the meeting dates, times, and locations, which he had available for anyone in the audience.

Council Member Cuthbert said that if anyone was interested, he encouraged them to grab a sheet and attend these events. He said that he planned to attend because he had a lot to learn about data centers, and this seemed like a great opportunity to gain knowledge. He said that the first meeting was tomorrow night at Cosby High School, and the next one was next Monday at Midlothian High School, both starting at 6:30 p.m. He said that representatives from the City would be present at his Ward 4 meeting tomorrow night, including the Planning Director and the Director of Economic Development, who would be available to share their expertise and contribute to the conversation.

Council Member Jones said that February is Black History Month, and he wanted to speak to the Black community, and the white community as well. He said that he wanted to make it clear that there were no living individuals in this room who owned a physical slave. He said that while some of the audience members may have ancestors who owned slaves, it was essential to recognize that no white person in this room today owned a slave. Council Member Jones said that with that being acknowledged, there still existed mental slavery. He said that these mental slaves were Black people who were afraid of white people. He said that there were not only slaves used for labor on plantations, but people enslaved as electricians, carpenters, and horse grooms.

Council Member Jones said that his message to the Black man was that they feared the white man, but still had so much hatred, jealousy, and envy towards the Black man, woman, child, and business. This was why they struggled to progress as a community. He said that they gave unprompted sycophancy to white people, while showing contempt to fellow Black people.

Council Member Jones said that they had been taught to blame the white man for their struggles, but it was time to take ownership of their own empowerment. He said that he wanted to address a point that had been on his mind, particularly during Black History Month. He said that many white individuals had played a significant role in freeing enslaved people, and in contrast, many Black individuals had been

instrumental in catching runaway slaves and sustaining injustice. This same mentality was still present today. Looking around the room, he was struck by the majority of white faces.

Council Member Jones said that as a Black man, he had worked tirelessly to provide for his community, and he had been fortunate to have the support of City Council, the City Manager, and other officials who had listened to his visions. He said that he was disheartened to see that his own community often chose to support businesses in neighboring areas, such as Chesterfield, rather than investing in their own community.

Council Member Jones said that just today, a man was threatening to hit him, even though he had done nothing to him. He said that they chose to destroy each other every day. He said that he was simply saying that they needed to treat their brothers with better love, respect, and consideration. He said that their kids were being fed death because they had nowhere else to eat from. They learned what they were taught, and what he saw many Black people teaching was the slave mindset, which only promised death. He said that 20 murders a year in their City was too much. The blood that they spilled, and the families they sent into mourning each year, would catch up with them. The City was growing, and regardless of racial lines, all Petersburg citizens must face these difficult conversations.

Council Member Jones said that they needed to work together to create a more positive and supportive environment, one that allowed their children to thrive and grow in a safe and nurturing space. He expressed hope that he was not causing discomfort, but it was necessary. He said it was crucial that they acknowledged this. He was not one of those who feared people based on their skin color. However, he did fear for his future and his children's future, especially if they fell victim to violence to hands that looked like his or anyone else's.

Council Member Westbrook said that he would like to share seven key points, as he always does. He said that he would like to revisit the discussion about trees that has been ongoing in the City over the past six months. He said that specifically, he would like to focus on Ward 7, particularly the Wilcox Lake Conservancy area.

Council Member Westbrook said that he believed it was essential to examine the trees in this area, as evidenced by the recent incident where a tree fell across the road just two days ago, narrowly missing cars. He said that unfortunately, many of the trees in this area were dying, and he thought it was crucial that they address this issue, not only for the health of the Wilcox Lake Conservancy but also for the overall well-being of the City. He said that the trees were leaning, and old pine trees needed to be removed. He said that he hoped they could consider this as they developed their approach to tree management in the City.

Council Member Westbrook said that second, he would like to revisit a topic he mentioned last month. He said that he had been researching other states and had noticed that many cities had implemented a plastic bag ban. He said that he had brought this to the City Manager's attention, and he had an update. He said that he would like the City manager to elaborate on this issue further. He said that additionally, he would like to request that they consider discussing this at the April meeting. He said that he knew there was a lot going on, but he believed it was essential that they have a clear understanding of how this policy was working in other states before they made a decision.

City Manager Altman said that there was a bill currently being considered by the General Assembly that would aim to ban plastic bags. He said that as a result, they were waiting to see how this bill progressed before taking any further action. He said that session was scheduled to end in March, and by then, they would know whether the bill passed or not. He said that once that was determined, staff would be able to prepare a proposal to bring back to the work session in April.

Council Member Westbrook said that he appreciated the update. He said that he wanted it to be on the record because, as he had mentioned earlier, this was why he had recommended April for this item. He said that the reason behind it was that a \$0.10 tax typically generated about \$0.02 to \$0.04 for area

projects and \$0.06 for businesses that sold those bags. He said that he thought it would be beneficial as they continued to build their tax base and revenue in the City. He said that he planned to discuss this further with the Commissioner of Revenue and Treasurer.

Council Member Westbrook said that third, he would like to mention that following the casino retreat, he was not sure if it was properly advertised, but the casino was now accepting applications for careers, not just jobs. He said that he had asked Ms. Joanne Williams if they could post the link provided by her on their Facebook page or social media pages, so that their residents could stay informed.

Council Member Westbrook said that many people had expressed concern about where the jobs were for Petersburg residents. He said that if they did not apply now, they risked missing the opportunity to be considered for these careers before the casino was completed. He hoped they could be at the forefront of this process. He said that the information would be in the newsletter and on their social media pages soon.

Council Member Westbrook said that fourth, it was Black History Month, and he would like to encourage their support for the Parks and Recreation Department's efforts to bring community events, including a gospel concert at the end of the month and other activities. He said that everyone should visit their website to learn more about the remaining events as they approach the end of the month.

Council Member Westbrook said that as they moved into March Madness, he would also like to recognize the Petersburg speech and debate team. He said that Coach Terry Smith would like to bring to their attention that one of his students, Kayani, was already qualified for nationals as an alternate in Iowa this June. He said that she still had opportunities to qualify other team members. He encouraged the community to support them as well.

Council Member Westbrook said that as a shameless plug, he was the coach of the VSU speech and debate team. He said that recently, they had participated in the social justice debates in Atlanta, focusing on the resolution to achieve housing justice. He said that the United States should prioritize addressing the root causes of homelessness rather than providing immediate, permanent housing and supportive services.

Council Member Westbrook said that if they did not catch the details, he would be happy to explain further. He said that he was impressed that both the affirmative team and his team won the novice championship. He said that in essence, the judges agreed that they needed to focus on the root causes of homelessness, rather than just providing houses and shelters. He said that they needed to examine the root causes of homelessness more thoroughly.

Council Member Westbrook said that he recently visited Pleasants Lane Elementary School, where they honored students at the end of each month. He said that his daughter, Elisa Westbrook, was named student of the month for He said that he would like to remind everyone to be safe during the snowstorm. He said that they should govern themselves over the next few days, but also enjoy the snow. He said that he looked forward to burning off some of the germs in the air, and he was confident that Public Works would do a great job clearing the streets by Monday.

Council Member Myers said that he would like to take this opportunity to express his gratitude to the Works Department, particularly Steve Stinson, for their assistance in resolving the recent water main break on West Washington Street. He said that they had done an excellent job in addressing the issue. He said that he also wanted to thank Richard Harris and the Gilfield Baptist Church for their efforts in repairing and rebuilding the dilapidated sidewalks around the church.

Council Member Myers said that their dedication to improving the City's infrastructure was truly appreciated. He said that he would like to extend his thanks to the Works Department for all that they did, not just this specific project, but for their ongoing efforts to maintain and improve the City's infrastructure. He said that he would also like to thank the City Manager for his support. He said that

during their recent visit to Virginia Beach, they had the opportunity to engage in productive discussions about broadband, and they were hopeful that a proposal would be forthcoming to address the needs of the community.

Vice Mayor Hill said that he wanted to take a moment to express his condolences to their Clerk, who recently lost her sister, Tina Hill-Foyce. He said that she would be returning home this weekend to attend her sister's funeral. He said that he kindly requested that everyone keep her in their prayers. He said that he wanted to revisit a topic that was previously discussed, which unfortunately took a misstep. He said that during their first meeting, held on the first Tuesday of each month, he believed it was essential that they incorporate a community engagement component.

Vice Mayor Hill said that it would involve individuals coming forward to share their concerns and ideas during their meeting and having a designated process in place for them to connect with their Councilperson. He said that this would enable them to provide more effective support and answer questions in real-time. He said that they did not want to silence the community's voices, so this would serve as a more efficient way to serve them.

Vice Mayor Hill said that while it may not be feasible this year, he proposed that they consider implementing a community engagement piece during their first work session meeting, allowing them to streamline their process and better address the needs of their constituents. He said that he wanted to engage with the community, and he thought they needed to take a closer look at the process. For example, at Ward meetings, individuals had to wait for their Council member to speak with them, which could be a lengthy process.

Vice Mayor Hill said that he looked forward to the upcoming pothole repair efforts, as they had some potholes due to the weather. He had mentioned this before, but he believed it was essential that they pick up the signs in the right-of-way. Specifically, on Crater Road, between exit 54 and Graham Road, there were numerous signs that had been present for weeks. During their campaigns, they had made a concerted effort to pick up signs, but now they were scattered throughout the neighborhoods and on public property. He urged everyone to remove these signs.

Vice Mayor Hill said that he wanted to thank the citizens who were staying engaged with the City. The Council valued their participation and appreciated their engagement, whether they agreed or disagreed. He said that he wanted to thank the City employees, directors, and other staff members who worked diligently every day. He thanked everyone for attending today's meeting.

Mayor Parham thanked everyone for coming out to today's meeting. He asked everyone please prepare for the snow that was coming. He said that he would like to extend his gratitude to Dr. Eric Edwards and Phlow Corporation for hosting him at their annual event at Hotel Petersburg.

Mayor Parham said that it was a fantastic event, providing insight into the future of pharmaceutical manufacturing. He said that exciting news and developments are on the horizon for Petersburg, with notable companies like Novo Nordisk already making their presence known. He said that they were exploring future expansions, including those proposed by Phlow. He said that it's an exciting time for the City.

Mayor Parham said that he would also like to take a moment to acknowledge Black History Month. He said that their Black History Month program was scheduled for this Friday, featuring an excellent program by Marquis. He said that he encouraged everyone to arrive early, as the event was expected to be well-attended. He said that additionally, Bon Secours was hosting their Black History Month program on February 26 at 3:00 p.m., with Senator Dance and himself in attendance.

Mayor Parham said that next, he would like to highlight the Trailways bus station, now known as Griffin Cigars and Lounge, a restaurant located there. He said that he highly recommended checking it out, as it was a fantastic addition to the City. They would be cutting the ribbon on February 27 at 10:00 a.m. He

said that he would also like to remind everyone to stay safe and avoid traveling tomorrow due to the snow. He asked if City Manager Altman could address Ms. Chester's question about the Oak Hill Bridge.

City Manager Altman said that they were currently updating cost estimates, which would then be presented to the Council for consideration, allowing them to move forward with the project. He said that staff would be providing that information to Council next month.

**11. ITEMS REMOVED FROM CONSENT AGENDA**

There were no items under this portion of the agenda.

**12. FINANCE AND BUDGET REPORT**

Department of Finance Monthly Update

Garry Cozier, Budget Manager, said that tonight, they would be discussing budget to actuals, the earned interest update, and project updates, as well as their budget timeline. Reviewing their budget to actuals, they were currently at 56% of the year spent and 58% of the year gone. This was in line with their expectations. The same was true for their other funds, which were tracking closely to their projections or under. Their earned interest update showed that for their LGIP account, January interest was \$164,000, and for the Atlantic Union bank account, January interest was \$31,000. This brought their total earned interest year-to-date to \$1.4 million.

Mr. Cozier said that staff also had some project updates to share. The Banking Services Request for Proposal (RFP) was currently underway, with the Treasurer's Office and the RFP Committee working together to move the project forward. The Enterprise Resource Planning (ERP) System project was also in progress, and he would provide regular updates as they continued to evaluate and select an ERP system that met the needs of all City departments.

Mr. Cozier said that the Real Property Delinquent Taxpayer Targeted Collection Project, led by the Customer Care and Collections Division, had identified 500 properties that had not paid taxes since 2020 through 2024. These properties had been separated into Priority Collection Groups, and the Office of the City Attorney and Finance was managing the process.

Mr. Cozier said that they were also making progress on their Annual Comprehensive Financial Report (ACFR), which was scheduled to be completed by October 31, 2025, which was well before the deadline. Finally, he will be discussing their FY26 Operating Budget, which would provide an update on their main timelines and milestones for budget development. In January, they had processed any new requests, reviewed all those requests, reviewed the revenue, and developed the first requested budget. In February, which was the current month, they were conducting revenue meetings. He said that they would also be holding department budget meetings and meetings with the City Manager of Finance.

Mr. Cozier said that in March, they would make funding decisions and meet with Council. They planned to present the first proposed budget to Council by April 1. In April, they would also hold further community budget meetings. He said that assuming all went well, the proposed budget would be subject to a public hearing on April 15. He said that in May, Council could propose any amendments to the budget, and they anticipated adoption by May 20.

**13. UNFINISHED BUSINESS**

There were no items under this portion of the agenda.

**14. NEW BUSINESS**

Appointments to the Social Services Advisory Board

Council Member Myers made a motion to appoint five members to the Social Services Advisory Board, which included Vondele Parham, Ja'scotta Jefferson, Raymond Bessix, Mary Kate Gerschick, and Kameko Coleman. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Hill, and Parham; no: N/A; abstain: N/A; absent: Smith-Lee.

Appointments to the Economic Development Authority

Council Member Myers made a motion to appoint seven members to the Economic Development Authority, which included Ahkinyala Abdullah, Winston Sanders, Joel Erb, Kofi Adih, Kofi Annan, Samuel Rhue, and Benjamin Jarvela. Vice Mayor Hill seconded the motion.

Council Member Cuthbert made a substitute motion to table the item. Mayor Parham seconded the motion.

There was no discussion on the motion. The motion failed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Parham; no: Jones, Myers, Westbrook, Hill; abstain: N/A; absent: Smith-Lee.

Mayor Parham called the vote on the original motion to appoint the seven members to the Economic Development Authority.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Jones, Myers, Westbrook, Hill; no: Cuthbert, Parham; abstain: N/A.; absent: Smith-Lee.

Resolution to Extend Personal Property Tax Due Date

John Altman, City Manager, said that they had a request this evening to extend the due date to March 7, 2025, due to the delays experienced with the billing process. He said that they aimed to minimize any adverse impact on their residents and were requesting an extension.

Vice Mayor Hill made a motion to approve the extension of the personal property tax due date to March 7, 2025. Council Member Myers seconded the motion.

Council Member Cuthbert asked if the City Manager could elaborate on the reason behind the request.

City Manager Altman said that upon receiving the file back from the printers, they noticed a charge that typically appeared on second-half billings but unexpectedly appeared on the first-half billing. He said that as a result, they had to rerun the process to ensure accuracy.

Council Member Cuthbert asked who was responsible for that mistake.

City Manager Altman said that staff were currently in the process of identifying who that was.

Council Member Cuthbert asked when the mistake took place.

City Manager Altman said that when they received the printed files back from the company, they sent them out, they noticed the charge for the second half was on the first half instead, so they had to correct that and send them out for reprinting. He said that he was unsure of the exact date the mistake occurred, but it delayed the initial issuance of the bills, which was the reason for this extension request.

Mayor Parham opened the floor to public comment on this resolution.

Jeff Fleming, 1819 Chuckatuck Avenue, said that he approved of this resolution to extend the personal property due date. He said that it was an error that had been made. He said that he did not know who was responsible, but that was not the issue. He said that the concern was to avoid any adverse impact on the taxpayer. He said that this was the City's mistake, and the City must accept responsibility for it. He said that he approved of extending the personal property tax due date to March.

Barb Rudolph, 1675 Mount Vernon Street, said that she strongly believed they should have the extension, and she had no problem with that. She said that, on Council Member Cuthbert's comments, she thought there were concerns with the personal property tax that extending the deadline by a week may not adequately address.

Ms. Rudolph said that it was not a simple matter. She said that for example, she had noticed a discrepancy between her online bill for her two vehicles and the paper bills she received. She said that the paper bills were accurate, but she preferred to pay online, which meant she either had to visit the office to pay for her paper bill or mail it in. She said that she was not suggesting this was an insurmountable problem, but rather that there were underlying issues that persisted for years, affecting not just her, but possibly Council Members and their constituents as well.

Marlo Green said that as an accountant, in her previous role at Virginia State, she was responsible for overseeing 1098Ts for student tuition forms. She said that she believed the problem lay not only in identifying who was accountable, but also in examining the internal processes that governed the review of data and implementing quality control measures. She said that she had implemented similar procedures in her own office, which had helped them avoid errors.

Ms. Green said that if accountants were preparing the data, it was essential to have a third layer of review, such as quality assurance, to ensure accuracy. She said that she supported extending the deadline, but it was crucial to address the underlying issue of cash flow. She said that rather than solely focusing on assigning blame, they should conduct a business process improvement analysis to identify where the problem occurred and implement changes to prevent similar issues in the future.

Brittany Flowers, Commissioner of the Revenue, said that this had happened far too many times. She said that she had completed the assessments on Friday, January 17. It was baffling to her why they were here again. They knew who was responsible and what had happened with the false information being shared with the public, and she did not appreciate it. Therefore, they must be transparent and take accountability to rectify the situation. The bill still went out incorrectly due to quality control issues. She needed to know how the City would fix it, as they could not continue to repeat this mistake.

Ms. Flowers said that she had been with the City for 12 years. During her time in the Treasurer's Office, this did not occur. In fact, when the Council had voted to split the billing into half, it was fine. She said that they had less people and less money, but more efficiency. She said that she had been with the Commissioner of Revenue since January 2018. If they had the proper people in place with the proper education, who were willing to listen to those who had been there for a long period of time, then everything would be fine.

Ms. Flowers said that they could not keep doing this. Assessments had been completed on January 17. She had received numerous emails regarding the personal property bills, and they still went out incorrectly. Multiple people had received the same bill in the same envelope at the same address. Personal property was tied to the Social Security number, which was not public record. This had been

explained to them when it occurred with real estate, where real estate taxes were tied to the property, not the person. In contrast, personal property was tied to people's Social Security numbers.

Ms. Flowers said that she kept hearing people talk about quality control, but it was clear that there was no quality control in place. Something needed to be done, and someone must take responsibility because the citizens did not deserve it. She said that she was passionate about her job and the work she did, but Council was not at her office helping answer the phones. She said that she believed accountability, transparency, and genuine care for the work being done would go a long way in addressing these issues.

Mayor Parham called the vote on the resolution to extend the personal property tax due date.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Hill, and Parham; no: N/A; abstain: N/A; absent: Smith-Lee.

**15. CITY MANAGER'S REPORT AND SPECIAL REPORTS**

John Altman, City Manager, said that Mr. Fleming had mentioned that they had given a public service announcement about snow. He said that as a heads up, they were expecting the storm to start snowing around 8:00 a.m. and intensify during the day. He said that they were still on the six to eight inch forecast line, although current forecasts suggested an increase in moisture, which may push the total to more than expected.

City Manager Altman said that the next forecast update would be released at 9:00 p.m. tonight. He said that he would like to remind everyone to stay off the streets when it snows and let Public Works handle their responsibilities. He said that if they did not have the Dominion Power app, please download it, as it would be available, and one could use their app to report any power outages. He said that he was just echoing Mr. Fleming's message to ensure clarity. He said that he would like to thank Public Works for their hard work in addressing waterline breaks and maintaining their citizens' water supply, especially considering the recent cold weather.

Council Member Cuthbert said that he had a couple of questions to ask the City Manager, if he may. He said that he was reviewing the minutes from the September 17 Council meeting, which could be found on page 54 of the agenda packet. He said that according to the minutes, Mr. Rose of Davenport had stated on September 17 that sometime in January, he would present a comprehensive investment plan for the City. He said that it was now February, and they had yet to receive that comprehensive investment plan. He said that he would like to know if City Manager Altman could please receive an updated timetable for presenting this plan to them.

City Manager Altman said that they were finishing up that plan right now. He said that they had incorporated comments and discussed the casino revenue with Cordish to ensure the accuracy of that number. He said that as a result, they were finishing up that work now, and he expected them to have that information available for their discussion in March.

Council Member Cuthbert said that in the same minutes, September 17, page 2, they had discussed a \$30 million loan to the City, and a grant covering 30% of the cost of a new elementary school. He said that it was clear that in Washington, one could not rely on anything until it was a done deal. He asked if there was any progress being made on building a new elementary school. He said that the initiative did need to originate from the School Board, but it would be greatly appreciated by the community at large.

City Manager Altman said that the schools were moving forward with their discussions on the new elementary school. He said that they had revisited the site that they previously discussed, which was

the land behind Walnut Hill and some additional property. He said that to alleviate concerns, the grant money received by the City and the schools was state funding, not federal funding, and it was not at risk of being lost.

City Manager Altman said that the Governor's Office had assured them that these dollars were available, and the funding they secured through the literary loan program would be made available when needed. He said that they were already in a position to provide funding, and it was now a matter of working with the schools, the new Superintendent, and the School Board members to move forward with the project. He said that he had attended a meeting about a month ago, where they were discussing the school and its progress, and it was clear that they were moving forward with the discussions.

Council Member Cuthbert said that he was concerned about the availability of all funding due to the volatility of the federal government.

City Manager Altman said that the good news was that these state-level programs were not federally tied.

**16. BUSINESS OR REPORTS FROM THE CLERK**

Tangi Hill, City Clerk, said that she had no report this evening.

**17. BUSINESS OR REPORTS FROM THE CITY ATTORNEY**

Anthony Williams, City Attorney, said that he had no report this evening.

**18. CLOSED SESSION**

At 8:31 p.m., Mayor Parham made a motion to hold a closed session to discuss performance, assignment, and appointment of specific public employees of the City of Petersburg, as outlined in Section 202.2-3711A1 of the Code of Virginia. He said that this discussion would pertain to the performance, assignment, and appointment of specific public employees, including the discussion of a specific public office in the City of Petersburg. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Hill, and Parham; no: N/A; abstain: N/A; absent: Smith-Lee.

**19. CERTIFY CLOSED SESSION**

At 8:43 p.m., Vice Mayor Hill made a motion to conclude the closed session and certify, in accordance with Section 2.237.12 of the Code of Virginia, that only matters for which the closed session was called were discussed. He said that any member who believed there was a departure from the foregoing should state so for the record, identifying the substance of the departure they believed had occurred. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Smith-Lee.

**20. ADJOURNMENT**

Mayor Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 8:45 p.m.

DRAFT

The Petersburg City Council held its Council Advance on January 26-27, 2025, at the Live! Casino & Hotel in Hanover, Maryland. Mayor Parham presided. The Advance was called to order on Sunday, January 26, 2025 at 2:00 p.m.

**1. ROLL CALL**

Present: Council Member Charles H. Cuthbert, Jr  
Council Member Marlow Jones  
Council Member Howard Myers  
Council Member Arnold Westbrook  
Council Member Annette Smith-Lee (Late)  
Vice Mayor Darrin Hill  
Mayor Samuel Parham

Absent:

Present from City Administration:  
City Manager John March Altman, Jr.  
City Attorney Anthony Williams  
City Clerk Tangi R. Hill  
Interim Deputy City Manager Kenneth Miller  
Police Chief Travis Christian  
Fire Chief Wayne Hoover  
Director of Government Relations Joanne Williams

Facilitator: Jane Dittmar, Virginia Institute of Government

On January 26-27, 2025, the Petersburg City Council met for their annual ADVANCE. Over a two-day period, the Council discussed plans for enhanced revenue streams that are anticipated due to the passage of the casino referendum and the recent Novo Nordis announcement that will further grow Petersburg's "Tech Hub" (Advanced Pharmaceutical Manufacturing Technology and Innovation Hub).

Besides a briefing from the Casino developer on the project's critical path, the Council spent considerable time on the current challenges facing the public safety system and the additional capacity needed to successfully welcome the new casino. The Council also received a briefing on best practices of successful local governing bodies, reviewed Petersburg Council's current rules and protocols and revisited the current priorities set forth in the 2020 – 2025 Petersburg Strategic Plan.

**ADVANCE AGENDA**

- Briefing - Casino Plan Update
- Tour of Hanover County, Maryland Casino and review of HR issues and opportunities
- Public Safety Briefings

The Acting Deputy City Manager, and the Chiefs of Police and Fire and Rescue presented Council with an update and a briefing on the challenges faced by Code Enforcement, the Police Department and Fire and Rescue.

The Advance recessed on Sunday, January 26, 2025 at 10:00 p.m.

The Advance reconvened on Monday, January 27, 2025 at 8:30 a.m.

The Facilitator, Jane Dittmar, presented the Roles and Responsibilities of Locally Elected Officials and Tools for High Performance Governance. Tools such as Robert's Rules of Order were discussed, Council procedures and Council norms were reviewed.

The Council reviewed the 2020-2025 Strategic Plan, which serves as the official document tying together community features with the overall vision for its future. It is broken into 4 areas of community policy and development:

- 1) Economic Development
- 2) Good Governance
- 3) Neighborhood Vitality
- 4) Celebrate Petersburg

Members brainstormed each category, the goal statement and companion objectives.

No action was taken by Council during the Advance on January 26-27, 2025. An After Action Summary is being prepared by Jane Dittmar and will be provided to Council and the public at an upcoming meeting.

**3. ADJOURNMENT:**

The Advance adjourned on Monday, January 27, 2025 at 4:30 p.m.

The regular meeting of the Petersburg City Council was held on Tuesday, October 15, 2024, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/317722>.

**1. ROLL CALL:**

Present:

Samuel Parham, Mayor – Ward 3  
Darrin Hill, Vice Mayor – Ward 2  
Marlow Jones, Councilor – Ward 1  
Charles Cuthbert, Jr., Councilor – Ward 4  
W. Howard Myers, Councilor – Ward 5  
Annette Smith-Lee, Councilor - Ward 6  
Arnold Westbrook, Jr., Councilor – Ward 7

Absent:

Present from City Council Administration:

City Manager John March Altman, Jr.  
City Attorney Anthony C. Williams  
City Clerk Tangi R. Hill

**2. PRAYER:**

Vice Mayor Hill led the Council meeting in prayer.

**3. PLEDGE OF ALLEGIANCE:**

Mayor Parham led the Council and the citizens in the Pledge of Allegiance.

**4. DETERMINATION OF THE PRESENCE OF A QUORUM:**

A quorum was present.

**5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS:**

- a. Recognition of the City of Petersburg Sheriff's Office for Obtaining Certification as Law Enforcement Professionals from the Virginia Law Enforcement Professional Standards Commission (VLEPSC)

The City Council recognized the City of Petersburg Sheriff's Office, which came before the Virginia Law Enforcement Professional Standards Commission (VLEPSC) on October 3rd, 2024, and has met the requirements set forth by the commission and is therefore an accredited agency for four years.

- b. Breast Cancer Awareness Proclamation

Mayor Parham read a proclamation recognizing October 2024 as Breast Cancer Awareness Month and October 18th, 2024, as Mammography Day in the City of Petersburg.

- c. Domestic Violence Awareness Proclamation Presented to Monique Lindsey-Howell, Chairperson of the Petersburg Domestic Violence and Intimate Partner Violence Taskforce (DVIPVTF)

Mayor Parham read a proclamation recognizing October 2024 as Domestic Violence Awareness Month in the city of Petersburg and urging the citizens of Petersburg to work together to eliminate domestic violence in the community.

**6. PRESENTATIONS:**

- a. Presentation by Dr. Brandi P. Justice, Facility Director/CEO, Central State Hospital

Ms. Brandi Justice, Facility Director and CEO, stated that she has been at Central State for 10 years, including six years as the chief clinical officer and four years as the facility director. She noted that Central State was created towards the end of the Civil War by the Freedmen's Bureau for formerly enslaved individuals. Ms. Justice said the facility started at Howard's Grove in Richmond, and through the efforts of City Council and Mayor Cameron, the General Assembly designated a permanent site in Dinwiddie in 1882, opening its doors in 1885.

Ms. Justice said the site grew from 370 patients to 4,000 at one point and achieved full integration in 1967. She stated that the current campus spreads across 524 acres with 18 operational buildings, some of which are shut down, creating a dispersed sense of community. Ms. Justice highlighted that out of 932 positions, 805 are currently filled, a notable improvement from the height of COVID-19. She explained that Central State operates with 111 maximum security beds for the entire state and 166 civil beds for the Central Virginia region. Ms. Justice noted that the operating plan for the fiscal year is \$102 million, and the current grounds are separated into parcels and would be available for sale.

Ms. Justice stated that the new facility will be on 50 acres across from Hiram Davis Medical Center, spanning 461,000 square feet, with a project cost of approximately 400 million, scheduled to open in January 2027. She confirmed that the new facility will maintain 111 maximum security beds and reduce civil beds to 141. She emphasized that the facility would continue to provide psychiatry, social work, and various therapies, alongside a medical clinic offering radiology, dental, ophthalmology, and other in-house medical services. She mentioned that the new facility will include a 90-seat multi-purpose room to engage the community and foster relationships with stakeholders, aiming to break down stereotypes.

She offered to answer questions.

Mayor Parham said that the campus looks great, and this has been a long time coming.

Council Member Jones asked if they were going to decommission the old hospital.

Ms. Justice responded that Hiram Davis would be shut down, and the planning committee would be meeting on October 16 and would continue their work over the next year, submitting their recommendations to the General Assembly for consideration next year.

Vice Mayor Hill asked whether Central State was located in Dinwiddie or Petersburg, and what typically happened with patient relocations, particularly upon release.

Ms. Justice confirmed that Central State is located in Dinwiddie and explained that part of what the planning committee would be discussing was resident placement and making sure that planning was done in advance.

Council Member Cuthbert clarified that the question was whether residents would be deinstitutionalized and moved to facilities in the City of Petersburg.

Ms. Justice replied that there would be different types of placements, and not everyone would be placed in Petersburg—depending on the level of care they need.

Council Member Cuthbert stated that the pattern in the past has been to move them into group homes in Petersburg, which is doing more than its fair share. He noted that he received complaints from constituents frequently, and he asked Ms. Justice to bring that issue to the attention of the committee.

b. Presentation by Gilbane Building Company and Commonwealth Architects of the New Petersburg Courthouse

Rachel Pest, Business Development Manager at Gilbane, introduced Brett Thompson, Gilbane Project Executive, as well as Lee Shadbolt, Principal, and Jane Sutton, Associate Principal and Director of Interior Design, with Commonwealth Architects.

Mr. Brett Thompson stated that Gilbane comes as a builder, with Commonwealth Architects as a design partner. He mentioned that the team includes experts familiar with courthouse construction across the country and introduced names that are involved in current projects and familiar with the City. He highlighted the involvement of Timmons Group as civil engineers, major security consulting, design, and site design experts.

Mr. Thompson emphasized Gilbane's extensive history with courthouses and their successful execution of such projects, as well as a longstanding partnership with Commonwealth Architects. He referred to his last project with the General Assembly building in Richmond, noting his understanding of building in a downtown environment with a public client, security levels, meeting rooms, and AV requirements that are comparable to a courthouse.

Lee Shadbolt of Commonwealth Architects said the firm had recently celebrated 25 years in Shockoe Slip, proudly contributing to civil and higher education projects across Virginia, including several in Petersburg.

Jane Sutton of Commonwealth Architects mentioned that their firm, which boasts 125 design awards, is a national entity with expertise in various project types, especially courthouses. She noted that their regional courthouse expertise is based in Columbia, South Carolina. Ms. Sutton shared her experience as a former employee in Atlanta, where she worked on the supreme court courthouse project.

Mr. Shadbolt presented a concept sketch done under a term contract from the Timmons Group. He stated that they have a term contract with the City and were tasked with a programming and design study for the courthouse, and this was one of the working products from that collaboration with the courts work group. Mr. Shadbolt said the study began in May 2022 and initially included only the three courts: general district and circuit courts.

He said that as they progressed, they interviewed judges and clerks about their square footage requirements, adjacency uses, and growth needs. He added that several updates were made with the City working group throughout the project. He noted that the sketch began as a working document and evolved into a final design study and building program, establishing the square footage for the PPEA in June 2023.

Mr. Shadbolt stated that the team then brought in Gilbane and SSLE to design a three-story, 73,000-SF building, incorporating elements from the original study. He described the design as a blend of modern and traditional architecture, contextual and compatible with its site. He

emphasized that the design is not final and was put together without extensive input from the judges or the City. He explained that the floor plans include all required elements and functions. He concluded that this design was created within their own resources to submit the PPEA proposal, demonstrating their commitment and initiative to move the project forward.

Mr. Thompson stated that the project was voluntarily funded by their team. He explained the need for a space study and the development of a proposal to move forward. Mr. Thompson highlighted the importance of their estimating group's expertise along with national knowledge of courthouses. He mentioned that the proposal utilized the PPEA procurement method to present an idea to the City.

Mr. Thompson emphasized the importance of moving forward through this process and described the next step as the interim agreement phase. He elaborated that this phase aims to continue collaboration with the City Manager to finalize the design. Mr. Thompson outlined the need for design services and studies such as geotechnical, utility, and traffic studies.

He explained that once the design reaches 80% completion, they would propose a cost and schedule, guaranteeing the courthouse's cost and timeline. Mr. Thompson reiterated the goal of working closely with the City Manager's team to develop the design and move forward. He highlighted the continued energy in Petersburg with ongoing projects and emphasized the importance of community outreach events.

Ms. Pest reported that in April, they held their trade contractor outreach program, an event aimed at introducing new businesses to their team for potential collaboration on the courthouse project and others in the community. Ms. Pest shared that the last event was successful and mentioned they have another one scheduled for this Thursday at the Appomattox Event Center in Petersburg. She encouraged any local, small, and diverse-owned businesses to attend and meet their team for future partnership opportunities.

Mayor Parham asked for comments from City Manager March Altman.

City Manager Altman stated that they were moving forward under some duress due to a court order, emphasizing the need to proceed with haste. He explained that the Council would later approve the interim agreement to allow the project to move forward. City Manager Altman noted there would be opportunities for public interaction to address any concerns. He highlighted that they had chosen a contractor and design team to represent the City's interests effectively. City Manager Altman expressed confidence that the partners involved would do a good job and meet the City's needs, and he hoped the Council would support the related agenda items to maintain momentum and complete the project.

Vice Mayor Hill said he wanted the public to be assured that they were not taking down Hustings Courthouse, as it is a historic staple of the City.

Mr. Shadbolt explained that it was in the same vicinity, emphasizing that the courthouse functions would remain interconnected with Hustings. He reiterated that the courthouse would not be touched and said that it is considered sacrosanct.

Council Member Cuthbert referenced the sketch entitled "History of the Project Drawing." He said that North Sycamore Street had a rectangle with an X through it, adjacent to the sell-off parcel. He asked what the X indicated and if it meant that the buildings were being torn down.

City Manager Altman clarified that the X was just to show that the City did not own those parcels, and they are not being torn down. It is just showing that it's not a City-controlled parcel.

Council Member Cuthbert said he had never understood where price competition entered into the calculations here, as he thought competition based on price was an important consideration. He said he had not seen anywhere in this process and asked if there was any price competition, as he wondered if another qualified firm could do the project for less.

Mr. Thompson responded that it is not up to his team, but they were here to present an idea and concept based on a design and their expertise, and choosing Gilbane was part of that selection process.

City Manager Altman added that the portions of proposals received were proprietary—so that information cannot be released, but the City has a number that it is aiming for.

Mr. Thompson stated that one benefit of this partnership and process is cost control, and they can advise on things that will increase costs or save money.

Mayor Parham thanked him for the presentation.

**7. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED:**

Mayor Parham stated that responses are found under Council Communicates.

**8. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS):**

There were no items on the Consent Agenda.

**9. OFFICIAL PUBLIC HEARINGS**

- a. A Public Hearing for Consideration of an Ordinance to Amend and Re-Adopt the FY25 Petersburg City Public Schools Budget to Allocate Additional Funds for Food Service Upgrades, to Include Capital & Operational Improvements

Budget Manager Garry Cozier stated that this is a budget amendment for Petersburg City Public Schools. He said the contribution from the City would be \$1.5 million, the contribution from the schools for their own food service budget would be \$2 million, so the total amendment would be \$3.5 million.

John Wallingford, Interim CFO for Petersburg City Public Schools, said he was here with Dr. Woods to answer any questions about these projects. He said the \$2 million that Mr. Cozier mentioned comes from fund balance, which is in the food service fund. He said the \$1.5 million would be a return from a portion of the money swept back from the school division around mid-August.

Council Member Jones questioned why it took complaints from citizens and the state for the administration to recognize the need for repairs. He pointed out that funds were available, yet no action was taken. Council Member Jones emphasized the importance of holding someone accountable for the lack of maintenance and the subsequent need to request additional funds. He expressed his frustration with the situation and stressed the necessity for a proactive maintenance program. He asked why they needed to ask for the money now, when it had been available, yet nothing was done with it.

Mr. Wallingford responded that the executive leadership team for Petersburg schools is 100% new; he is the most senior member, as an interim person, and has been with City schools for about six months. He explained that the new leadership team with the school division is working on the kinds of plans Council Member Jones has asked about. Mr. Wallingford explained that

they had a fund balance of about \$3 million in their food service fund, with \$2 million intended for this purpose. He mentioned a meeting with the City Manager, who raised similar questions. He acknowledged the need and stated they were working toward addressing it. He noted that both the VDOE audit and a review by Alvarez and Marsal were conducted on their food service operations. Mr. Wallingford emphasized that the current administration had taken a proactive stance on capital planning, maintenance, and business practices.

Council Member Jones thanked Mr. Wallingford and the new superintendent for their efforts, attributing the Virginia Department of Education's involvement to the new superintendent's proactive actions. He emphasized the necessity of ensuring such issues do not recur, stating that routine maintenance, such as biannual hood cleaning and servicing, is straightforward. Council Member Jones stressed the importance of accountability for those in relevant positions, including holding individuals responsible for their duties. He acknowledged the new superintendent and the school board's efforts but reiterated the need for a meeting to review and prevent future occurrences.

Mayor Parham opened the public hearing.

Barbara Rudolph, 1675 Mount Vernon Street, emphasized the importance of addressing the \$3.5 million required for extensive work on the schools, noting the severity of the conditions identified by the VDOE study, recounting how a VDOE team member expressed significant concern following a site visit. Rudolph commended the new superintendent for seeking assistance but questioned if the School Board had fully acknowledged the extent of the issues. She referenced a letter by the School Board chair, which seemed to downplay the situation. She also raised a broader issue regarding the \$6.1 million balance that was redirected by the City from the schools, suggesting that these funds should be utilized for necessary improvements. She urged for more transparency on the allocation and use of these funds, advocating that they be directed towards addressing the current challenges faced by the school system.

Pat Hines, 1227 Hamilton Street, said that she has been back in the area for 20 years and was a former School Board member. Ms. Hines emphasized the importance of addressing the problems at hand and referenced a previous inquiry about the \$6 million that had been explained to her. Ms. Hines highlighted the proactive approach of the new superintendent, who had been evaluating the issues since her appointment as interim, noting that the school district often played catch-up due to a lack of personnel and teachers. She acknowledged the role of the public in bringing attention to these issues and expressed gratitude for their vigilance. Ms. Hines urged the City Council to collaborate with the School Board to address the problems, reminding them that the newest school in the district was built 50 years ago, and encouraged everyone to work together to build a better Petersburg.

Vernell Gannaway, 652 Old Wagner Road, said he had observed for many years that the community lacked unity. He voiced the need for funds to address various issues, including old school structures, and stressed the importance of collaboration between City Council and the School Board. He noted that the City remained divided, mentioning the potential arrival of a casino, and expressing concern about the City's reputation. He urged City Council and the School Board to work together for the community's benefit, acknowledging the changing times and the need for new leadership in some areas.

Council Member Jones suggested tabling the discussion until a joint meeting with the superintendent and School Board could be arranged. He emphasized the importance of a collaborative plan involving both the School Board and City Council to address financial needs. He urged the City Manager to facilitate this meeting as soon as possible to ensure that both parties could work together effectively to develop a prevention and positive action plan.

Council Member Jones motioned to direct staff to schedule a joint meeting with the School Board to address financial needs as discussed.

Council Member Cuthbert seconded the motion.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

b. A Public Hearing for Consideration of an Ordinance to Utilize the Budget Stabilization Fund to Fund Emergency Repairs

Budget Manager Garry Cozier stated that a budget stabilization fund had been established for unforeseen emergency expenditures or unplanned revenue declines. He stated that the situation at 110 Bank Street involved a partial building collapse and the collapse of a stabilization retaining wall behind City Hall. Mr. Cozier noted that the total cost for these repairs was \$655,936 and recommended utilizing the fund for this purpose.

City Manager Altman explained that the first item for Council's consideration was the building at 110 Bank Street. He mentioned that an overnight storm had caused a flash flood, washing out the front entrance and collapsing it into the brick house drainage way. He stated that remediation was necessary to prevent further flooding and damage to Bank Street. Regarding the failing retaining wall at City Hall between City Hall and the Hotel Petersburg, City Manager Altman described how the wall was leaning towards the hotel, posing a threat; therefore, they had to demolish the wall, pull back the dirt, and start constructing a new retaining wall to stabilize the area. He emphasized that the wall's replacement was urgent as it could potentially damage the hotel, and the funding request was essential to address these issues and prevent further potential damage.

Council Member Jones stressed that he always wanted to ensure that they explain things in a way that is clear to the public, and he asked Mr. Cozier to define the budget stabilization fund.

Mr. Cozier explained that it is part of their committed fund balance—another fund used for unforeseen events and projects such as this and established per their financial policies, which Council approved in July 2023. He clarified to Council Member Jones that the fund balance was currently \$4.7 million.

Council Member Jones recalled a previous meeting where the definition of emergency repairs was discussed, noting that no clear definition had been established at that time. He pointed out that the bridge discussed earlier should qualify as an emergency repair since it was unforeseen. He expressed his concern about the need to be fair to both the City and the school system, stating that if funds were available for the City, they should also be available for schools. He addressed the DMV building on Bank Street, acknowledging it as part of the request. He said that he did not consider the hotel wall to be an emergency repair and suggested that the recipient of previously allocated funds should return some of that money. He urged Council to reconsider the allocation of resources and prioritize the most pressing needs.

City Manager Altman clarified that the retaining wall belongs to the City and is not a private retaining wall.

Council Member Jones said the retaining wall began to deteriorate when construction of the adjacent hotel began. He said the wall had stood for hundreds of years without issues until vibrations from the nearby construction activities likely started affecting its foundation; consequently, the wall's condition worsened, highlighting the need for immediate attention.

Mayor Parham opened the public hearing.

Barb Rudolph, 1675 Mount Vernon Street, thanked Council Member Jones for asking some pertinent questions.

Sarah Melissa Witiak, 22 Centre Hill Court, stated that she knew some other neighborhoods in the City were facing some major building projects, and neighbors impacted by them should understand that their homeowner's insurance would be responsible for fixing any damage that occurs. Dr. Witiak asked that the City's insurance pay instead of using taxpayer money.

City Manager Altman explained that residents can submit for an insurance claim, and this would refund any money spent—but there was a chance that the City's insurance would deny the claim.

Gary Talley, 2323 Fort Rice Street, asked for clarification as to what constitutes an emergency. He stated that they have two bridges out at 10 Bank Street, and that work seems to have stopped although the sinkhole is still there.

Paula Chester, 1013 Oakmont Drive, said she was concerned about why there is not extra money from the contractor. She said that she is an avid watcher of HGTV shows where contractors build homes for people, and they always add a little extra into the total cost in case of an unexpected event, so there should be some extra within the contract for the retaining wall.

There being no further public speakers, Mayor Parham closed the public hearing.

Vice Mayor Hill reiterated concerns about what constitutes an emergency and asked if they had the funding now to take care of the bridge.

City Manager Altman responded that they have the \$4 million in the fund, assuming that Council approves this, but the bridge project at Oak Hill is about \$5 million so they would have to get additional funding for its replacement. He said that outside of the emergency funds, they could look at their fund balance as a way to do that. He emphasized that the collapse of the building and the replacement of the retaining wall are unplanned expenditures—which constitute an emergency and need to be addressed immediately.

Council Member Jones said this is a simple emergency repair, as the bridge went out before the flood happened, before the DMV happened, and definitely before the wall collapsed. He said that he considers emergency repairs to be anything like a natural disaster or that type of thing. He inquired if the owner of the Petersburg Hotel would be willing to pay at least 10% of the cost, which he thinks is fair, as it is right at the butt of their property and it was not an issue until they started doing work there.

Vice Mayor Hill clarified that this is a public hearing for consideration of an ordinance to utilize the budget stabilization fund to fund emergency repairs. He asked if they wanted the funding for that particular repair or if that was just an example.

City Manager Altman explained that Council had established the budget stabilization fund at a previous meeting and authorized the \$4 million to be put in that fund for the items being

considered tonight. He said that staff is asking for the ability to utilize the approximate \$656,000 of those funds to address the two projects listed. He said that he fully understood Council's concerns about Oak Hill Bridge, and staff could bring back a proposal to fund repairs for that.

Council Member Myers asked about the Lafayette Bridge.

City Manager Altman said that staff could bring back both but would have to identify some source other than this fund because they were not going to have enough money. He said that taking the \$656K would leave approximately \$4.1 million.

Council Member Jones asked how the stabilization fund was replenished.

City Manager Altman explained that every year when they adopt the budget, they put money in the stabilization fund—equivalent to what is required by the state and the City's financial policies—for that particular budget year. He said that as the budget rises, so does the stabilization fund.

City Manager Altman also explained that the City has a fund balance of about \$40 million that is not included as part of their general operating fund, and Council would have to authorize staff to use those funds and address those other repairs. He explained that they would have to bring forward an amendment to the budget to utilize those funds, amend the ARPA, and amend the capital budget for the current year and go into the fund balance to make those repairs.

Council Member Jones asked if they had a total for the cost of all the bridge repairs.

City Manager Altman responded that they did not want to go into the fund balance and raid it for all those repairs, as Council has done a really good job of putting money into that account as a savings—and at one point, they were \$9 million in the red. He cautioned that they did not want to spend all of that savings account down because it now does not replenish as quickly.

Council Member Jones asked if they were saving money to look good or to fix things.

City Manager Altman explained that the City's capital needs far exceeded their available funds. He stated that addressing water infrastructure alone, such as the Poor Creek main pump station and transmission force mains and waterlines would require \$60 million. He clarified that this does not include other parts of the City that need significant water and sewer improvements, including the main water line and various water tanks. He expressed that total capital needs surpass \$40 million and emphasized the importance of a comprehensive plan for water and sewer projects.

City Manager Altman highlighted potential new revenue sources, including a referendum in November, for additional capital projects. He stressed the need for a solid financial plan to avoid spending down the \$40 million too quickly, maintaining financial stability for a positive bond rating.

City Manager Altman concluded by stating that the immediate funding request for contractors is part of a larger plan, which he will present for further consideration. He emphasized that careful financial planning is necessary to ensure long-term stability, keep their bond rating intact, and avoid any negative consequences.

Council Member Jones said that he has not seen a priority list on those neglected things.

City Manager Altman explained that this would be part of their annual budget and capital budget proposal, which would include discussion of a five-year plan. He cautioned that their needs go out well beyond five years, given their ability to pay for them. He noted that the next part of the process was for him to bring back priorities of what they need to fund each year to move things forward.

Council Member Jones said he understood the wall emergency that happened down on Bank Street and the need to pay contractors, but these other things need to be on a list this year as priorities. He said that he did not like the sound of a five-year plan, as it was too long term, but his feeling is that they should shift up other priorities that may not be on the five-year plan list.

City Manager Altman said that this was how the five-year plan worked, and they would do everything possible to fund those items, with specific items funded in the first year but a more comprehensive list to include the project further out.

Council Member Myers asked about the wall and what the City's responsibility was to pay for it.

City Manager Altman explained that it was failing and collapsing into the building, and they had to stabilize it and shore it up to keep it from collapsing into the building, then put straw in underneath it. He said this was to protect the private property from being damaged by City property. He also clarified that the City has insurance, but there was a chance they would not approve the claim.

Council Member Myers stated that they have put enough money next door to not worry about these extra added features. He said that he wants the hotel open, but not at a tremendous cost to the citizens of Petersburg. He suggested that after Mr. March gets the answer regarding the insurance, then maybe they can reconvene and give him authority to proceed.

Vice Mayor Hill asked if the City had actually done the work or was just being billed for it and asked if the wall was stabilized now.

City Manager Altman responded that the City called a contractor to come out and demo the wall and begin the replacement so they could shore it up and stabilize it to keep it from collapsing. He confirmed that everything had been on the City's side, and the private property owner had not done anything because it was the City's wall.

Council Member Myers said that he understood that, but he still needed to know what precipitated the movement of this wall.

Council Member Myers motioned that they table this item until they get more information from the City Manager.

Council Member Jones seconded the motion.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

c. A Public Hearing for Consideration of Acceptance & Appropriation of Funding from the Virginia Department of Elections for the 2024 Election Equipment Grant

Budget Manager Garry Cozier stated that the Virginia Department of Elections provides funding to localities to enhance voting system and election processes, and funds can be utilized to acquire polling software, equipment, training, etc. He stated that the City applied for and received a grant in the amount of \$65,690, and staff is recommending approval of this grant to fund the equipment purchases.

Mayor Parham opened the public hearing.

Sarah Witiak, 22 Centre Hill Court, congratulated the City for receipt of the grant and encouraged Council to continue to apply for grants, as although it is a lot of work, it saves citizens a lot of money.

There being no further public comment, Mayor Parham closed the public hearing.

Vice Mayor Hill motioned to accept the appropriation funding from the Virginia Department of Elections in the amount of \$65,690 to fund equipment purchases.

Council Member Smith-Lee seconded the motion.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

d. A Public Hearing for Consideration of a Resolution Authorizing the Issuance & Sale of General Obligation and Refunding Bonds of the City of Petersburg

Roland Kooch of Davenport and Company introduced himself and mentioned that his colleagues David Rose and Ben Wilson, who was with him tonight, had been working with Petersburg for more than a decade as the City's financial advisors.

Mr. Kooch presented the financing plan for the courthouse and related projects, referencing a previous meeting from September 2023. He noted that the City issued approximately \$30 million in general obligation bonds for the initial funding of the new courthouse. Mr. Kooch explained that the City now plans to issue roughly \$60 million in bonds to complete the courthouse funding and address other infrastructure needs, including the police station and animal shelter. He highlighted a refinancing opportunity for \$1.6 million of existing bonds, which would lower the interest rate from about 5% to 2.97%, saving approximately \$137,000 over the bond's life.

Mr. Kooch provided an overview of the City's debt situation, stating that the new debt service would peak at about \$7.5 million per year, or 6% of general fund expenditures, well below the City's 10% policy limit. He emphasized the importance of maintaining a healthy fund balance, which has significantly improved since the fiscal crisis of 2016. Mr. Kooch mentioned that the City had achieved A+ ratings from Standard and Poor's and Fitch, and an A1 rating from Moody's, which facilitated access to public market funding.

He stated that the bonds are planned for sale in the public markets by November 21st, with closure and availability of funds by December 12th. Mr. Kooch said that he anticipated earning approximately 1% over the bond costs through reinvestment in the state non-arbitrage program during the construction period. He concluded by reiterating the critical role of a strong fund

balance in maintaining the City's financial health and credit ratings. He concluded his presentation and offered to answer questions from the Council.

Mayor Parham thanked him for his presentation and opened the public hearing.

Sarah Witiak, 22 Centre Hill Court, asked if the bond issuance for the courthouse, animal shelter, and other needs was explicitly listed in the minutes for transparency. She noted the importance of ensuring that all expenditures were clearly documented for the citizens. Dr. Witiak also questioned the prudence of seeking more loans without a clear understanding of the courthouse costs, comparing it to asking for a mortgage without knowing the house price. She emphasized that City Council and the public should have access to detailed cost information before approving additional loans.

Barbara Rudolph, 1675 Mount Vernon Street, said she had questions about how the bond issuance proceeds would be spent. She noted that earlier presentations listed the bond issuance as \$50 million, while tonight it is \$60 million, and the agenda package mentions \$66 million. Ms. Rudolph expressed concern about the increase and stressed the importance of borrowing and following through on the projects. She highlighted the courthouse project, noting that \$30 million had already been borrowed, and now \$66 million more was being requested. She emphasized the need to understand the total cost of the courthouse, police department headquarters, and animal shelter. Ms. Rudolph recalled that ARPA funds were previously allocated to the police department and mentioned the list of upfront incentive payments from the casino operator, which included \$4 million for the animal shelter. She acknowledged the casino funding would be spread over several years and stressed the necessity of prioritizing projects. Ms. Rudolph stated the importance of knowing the total amount needed for each project, the funds already spent, and the sources of funding. She reiterated the need for clarity on why the bond issuance amount had increased since the last meeting.

There being no further public comments, Mayor Parham closed the public hearing.

Vice Mayor Hill asked City Manager Altman for clarity about the actual number and for what exactly it was being used.

City Manager Altman responded that the bond resolution in the Council's packet allows the City to borrow up to a maximum of \$66 million, specifically designated for the courthouse, police facilities, and animal shelter facilities in this resolution. He said that those three projects at a maximum of \$66 million could be borrowed under this issuance.

Mr. Kooch clarified that various factors influence a bond issue, with current market estimates sizing the bonds at roughly \$60 million. He mentioned that the not-to-exceed size is a legal parameter that accommodates changes in bond size to fund the \$60 million worth of projects. He noted that the bond size depends on interest rates and investor demands for bond yields. Considering contingencies and market conditions, Mr. Kooch emphasized that the not-to-exceed amount is approximately \$66 million, and they are not planning to hit that amount.

Mayor Parham said it was important to have a breakdown of the projects, as they used some ARPA funds to begin the police facilities. He noted that typically things run over, and he could understand the need to have that cap higher.

City Manager Altman explained that they have the three projects identified, and the ARPA funds were used for remediation at the Social Services/Police Department building, which will require \$10 million to complete. He said that about \$5 million was needed for an animal shelter, with the remaining amount designated for the courthouse—which hopefully would not take all of that.

Council Member Jones asked what interest rates they were going with, as rates were dropping and continuing to drop. He asked if they were going to lock in at a high interest rate or wait and lock in lower, and when that would happen.

Mr. Kooch responded that they were discussing interest rates for tax-exempt bonds issued in the public markets, similar to what the City of Petersburg did in 2023. He mentioned that current market conditions were near historic lows, excluding the unusually low rates during the stimulus period; tax-exempt, treasury, and mortgage rates change daily due to fluctuating market conditions. He estimated that the rates were around 4% for November, and once credit ratings and offering documents were completed, the exact rates on the bonds would be determined. Mr. Kooch noted that rates had been decreasing, providing a favorable opportunity to lock in costs. He further added that there would always be an opportunity to refinance the bonds after a 10-year period, allowing them to take advantage of potentially lower rates in the future.

Council Member Jones thanked him and asked the City Manager about the proposed uses for the unassigned fund balance of \$42 million plus the \$15 million, which totaled \$57 million.

City Manager Altman explained that the unassigned fund balance of \$40 million is what they have sitting if something comes up—but they do not plan to use those dollars because this helps with financial stability and helps maintain their bond rating with the rating agencies. He said they take some of that fund balance and put it into an investment that generates interest income they can access within 24 hours, but it is not creating \$15 million of spendable money, just the interest off of that.

Mr. Kooch explained that the investment pool in the unassigned fund balance functions like a savings account. He said the unassigned fund balance, as per policy, should be around \$33–34 million, allowing the City to operate throughout the fiscal year without borrowing. He noted that while the fund sits unused, it earns interest, which is currently around 5%. Mr. Kooch mentioned that the fund balance fluctuates throughout the year based on expenses and revenue cycles. He emphasized that this balance ensures fiscal health and solid standing with the lending community, as well as generating interest income.

Council Member Cuthbert asked if the size of their unassigned fund balance affects the interest rates the City pays when borrowing large amounts of money. He asked if this time last year they borrowed around \$35 million.

Mr. Kooch responded that the size of the fund balance affects their credit rating, which in turn affects their borrowing rates.

City Manager Altman clarified that there was \$31 million borrowed, and \$1 million of that went towards the purchase of the fire truck, which Council had authorized, leaving \$30 million in an interest-bearing SNAP account.

Council Member Cuthbert asked Mr. Kooch if he thought municipal bond rates would fall in the next six months.

Mr. Kooch responded that it was impossible to predict, but currently, interest rates are probably at their near 45- to 50-year lows. He said that it is possible that the short-term fed rates would decrease, but there are many other factors such as overall economy, federal deficits, national debt interactions, and geopolitical considerations that impact those.

Council Member Cuthbert asked about tabling this for three months to see what happens.

Mr. Kooch emphasized that this was a gamble, as they had completed an audit for 2023, had very good credit ratings now, and didn't want to end up in an unfortunate rate environment.

Council Member Cuthbert said they have \$30 million sitting for the courthouse that they have not spent, and everything he has read says that interest rates were going to fall again. He stressed that he felt they should be treading water to see where things end up, rather than borrowing money they do not need in the near future.

Mr. Kooch stated that one reason for this recommendation is the fact they are about to enter into a contract with the courthouse PPEA developer, and they will know what their costs are. He said they would have the funding in place not only for the courthouse to finish it off, but also the police station and other funds locked in place. He said that gets them a "bird in hand," and they will always have the ability to refinance this at a later date.

Mayor Parham said he would like to know from the City Manager's perspective about moving forward with the necessary funds for the Southside Depot, referring to the rising costs. He emphasized the need to consider the expenses of building a new police department instead of allocating \$10 million into an old building, which may later require additional funds. He expressed concern over the possibility of encountering unforeseen issues with old structures, such as plumbing, roofing, and HVAC systems, leading to ongoing financial burdens. Mayor Parham suggested that constructing new facilities could prevent the City from falling into the trap of continual repairs and increasing costs.

Council Member Jones proposed that the best course of action would be to demolish old structures and provide the City's public safety departments with new, adequately funded facilities. He argued that the community deserved modern amenities, including a new police department, fire administration building, City Hall, and schools, rather than investing in outdated properties. He pointed out the inconsistency in the City's financial resources, noting that despite seemingly available funds, there was a lack of effective utilization. He urged a comprehensive approach to City planning to ensure that resources were not wasted on ineffective renovations and that the City could avoid scattering its operations across multiple outdated buildings. He concluded that consolidating City operations into a single, modern facility would create a more positive and efficient working environment.

Mayor Parham emphasized that they were looking at the most effective way for City operations, and most municipal government offices these days are under one roof. He said that Prince George has a whole municipal complex in one area, and he would like a one-stop shop so people can come to a single municipal building. He commented that they were still in the 1950s with facilities all over the place, and they cannot provide the services that constituents want. He emphasized that if they were going to do bonds, they should do so to have a better future—not just bond to throw good money on bad projects.

City Manager Altman acknowledged the need for a centralized City Hall and emphasized the importance of moving forward with this plan. He noted that while a new municipal complex would typically include a police headquarters, it might not be housed within City Hall itself. He expressed concern about renovating older buildings, as unforeseen issues might arise, leading to additional costs. He said that he supported the idea of a new police station over renovating the old social services building, which had already been stripped to the studs, making it more predictable in terms of potential issues. He agreed that a municipal complex would be beneficial for both the community and employees by providing a consolidated, efficient workspace.

City Manager Altman stressed the urgency of adhering to the courthouse project deadline and warned against potential interest rate fluctuations, which could increase costs. He said that he believed proceeding with the current interest rates was prudent, as future economic conditions were uncertain, and he trusted Davenport's recommendation to move forward with the project. He assured them that if the Council decided to pursue an alternative for the police department, the funds could be invested and used for future projects, ensuring flexibility in municipal planning.

Vice Mayor Hill said he supported acting promptly because the current interest rates were known and the \$30 million was underutilized. He said he agreed with the rationale for the proposed \$60 million bond and felt that most questions had been satisfactorily answered. Recalling how they had helped the City navigate out of a financial crisis in 2016, Vice Mayor Hill said he trusted Davenport's counsel, although the City had taken some hits.

Vice Mayor Hill motioned to approve the resolution authorizing the issuance of the sale of a general obligation bond for the City of Petersburg.

Council Member Myers seconded the motion.

Council discussed whether the bond issuance was actually enough, given the potential costs for future projects. Mayor Parham asked if they had the capacity to do that.

Mr. Kooch stated that they do have the capacity and asked what the City Hall cost was.

City Manager Altman stated that it was estimated at about \$65 million, but they had not done a full analysis of that yet.

Mr. Kooch confirmed that doing projects simultaneously could save money on the cost of issuance, but they did not know the timing of those other facilities and they did not want to borrow for projects too far into the future.

Council Member Myers asked what the cost would be for the City Hall and courthouse, and whether they had the capacity to do that.

City Manager Altman said that total costs could be as much as \$120-130 million.

Mr. Kooch stated that they would need to do a further analysis on those costs and their impacts, and they also needed to consider school costs and how they would fit in.

Mayor Parham asked if they needed more time for this analysis.

Vice Mayor Hill said he would like to withdraw his motion.

Council Member Myers asked that he not do that yet. He stated that they have a court order for courthouse repairs, and he did not want to go to jail for the City. He said they were already spending a huge amount fixing the Farmers Street building and still need another \$10 million; now they are talking about a City Hall to house everyone.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

e. A Public Hearing for Council to Resolve to Reallocate \$279,552.95 of CDBG-CV Funds for Critical Home Repair

Kofi Adih, Chairman of the CDBG Advisory Board, addressed the Council and referenced their September 3rd conversation on the lack of critical home repair funding in the recent CDBG allocation. He said that Justin Randolph from Project Homes and Jennifer Murphy-James, City of Petersburg CDBG Administrator, would present further details.

Ms. Jennifer Murphy-James explained that the Community Development Block Grant (CDBG) Advisory Board requested that funds from the \$561,734 from the CARES Act be reallocated to support critical home repairs. She mentioned that \$16,000 was used for business and economic development grants, and \$263,552.85 was allocated for public service call centers. She added that another \$18,350 went toward improving a leaking pool house roof.

Ms. Murphy-James said the Health Department call center received \$216,245.45, while the City Hall call center used \$47,307.40. She noted that the total public service expenditure was \$263,552.85, and \$16,000 was spent on small business support. She reported the remaining balance as \$282,181.15. She proposed that the remaining balance, less the funds promised to Public Works, be directed to critical home repairs to assist at-risk populations in staying in their homes during another pandemic. She elaborated that Project Homes, a subrecipient, had a waiting list of 161 households needing immediate repair, with 25 homes prioritized.

Ms. Murphy-James emphasized the importance of utilizing these funds by July 6, 2026, to avoid returning them to HUD. She concluded by highlighting that the repairs qualifying under HUD guidelines included roof leaks, heating systems, plumbing, and ADA-accessible bathrooms.

Justin Randolph of Project Homes explained the prioritization of clients on the waitlist. He said that homeowners call in with service requests, detailing their issues; project managers then assess the severity of the problems, such as leaking roofs or no heat. He said if deemed urgent, the cases are prioritized and addressed within 15 business days. Mr. Randolph emphasized the focus on the building envelope to keep homeowners safe and dry, especially during the winter. He noted that many clients lack heating systems, making this a critical priority. Mr. Randolph shared that Project Homes completed 153 home repairs last year at a total cost of \$1.2 million, averaging \$8,300 per household, and provided demographic data on the homeowners served.

Mayor Parham opened the public hearing.

Pat Hines, 1227 Hamilton Street, thanked Project Homes for installing a split unit heating and air conditioning system in the hub used to shelter people from the elements. She noted that despite this help, the small building could only accommodate a few people. Ms. Hines questioned the City's priorities, pointing out that while they were building animal shelters, people were sleeping outside. She urged the Council to consider using some of the COVID relief funds to help residents without homes. Ms. Hines emphasized the need for a larger facility, suggesting the use of the Harding Street Recreation Center to provide more assistance to the homeless. She stressed the importance of addressing the needs of the people over other projects.

Mary Howard, 608 South Park Drive, stated that she is chair of the Petersburg Redevelopment and Housing Authority, and they get calls every day about somebody needing homes and people getting put out. She urged Council to consider a portion of that money to help with getting someplace for people so that homeless have somewhere to go, especially now that it is getting cold outside.

Barbara Rudolph, 1675 Mount Vernon Street, commended the CDBG representatives for their thorough and clear presentation, particularly their explanation of funding sources, utilization, and remaining funds. Ms. Rudolph suggested that this level of transparency should be the standard for all financial presentations in the City. She emphasized the importance of this expenditure and its relevance to concerns raised by Council Member Cuthbert regarding CDBG funds. Ms. Rudolph acknowledged the persistent issues facing the homeless and the possibility of using ARPA and CARES funds to address them. She noted that the City had received CARES money about four to five years ago and had only spent half of it, while ARPA funds, received three years ago, also remained largely unspent. She requested a comprehensive report on the expenditures and remaining balance of these funds, as well as the current priorities. She recognized that priorities might have changed since the initial plans were made and stressed the need to address both new and ongoing issues. She said while ARPA funds might not solve all problems, they could help address some pressing needs that the City claims it cannot fund.

Bernard Gannaway, 652 Old Wagner Road, said a lot of people do not believe that citizens come first, but Project Homes does excellent work for them and needs any help they can get. He said that he appreciates them, and people like himself coming forth to bring up this issue.

There being no further public comment, Mayor Parham closed the public hearing.

Council Member Cuthbert motioned to reallocate \$279,552.95 of CDBG-CV funds for critical home repair.

Council Member Westbrook seconded the motion.

Council Member Jones emphasized the need to return to the original request made during the last meeting, stressing that the asking price was \$132,000 for Project Homes to support critical home repairs. He clarified that the additional funds being requested now stemmed from the COVID-19 Cares Act, initially intended for another purpose. Council Member Jones proposed an alternate motion to allocate the original \$100,000 requested and split the remaining funds among other priorities such as homelessness. He believed this approach to be a fair resolution, given the public's feedback and the existing obligations.

Council Member Jones provided a substitute motion to allocate the original \$132,900 requested and split the remaining funds among other priorities such as homelessness.

Council Member Myers seconded the substitute motion. He stated that there needs to be some infrastructure established for the homeless initiatives, and he wants to ensure that this funding is only to be spent on houses in Petersburg.

Vice Mayor Hill suggested that when people encounter specific issues with their homes, it would be helpful if the housing representatives here can help them navigate their insurance.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

f. A Public Hearing on an Ordinance to Amend and Re-Adopt Section 21-2 of the Petersburg City Code Pertaining to the Petersburg Arts Commission

City Attorney Anthony Williams reported that this request originated from Council Member Myers, who has been leading efforts on the Petersburg Arts Commission for City Council. He

reminded Council that when the Arts Commission was initially formed as an advisory board, the question of forming a foundation to collect donations had been raised. He said the Arts Commission found a way to proceed by hiring private legal counsel to manage the funds separately from the City, which enabled them to make donations to benefit the City.

Mr. Williams mentioned that the Arts Commission successfully appointed two members currently serving, with Sandy Graham assisting. Mr. Williams noted that these members perform duties similar to an executive director and legal counsel, which is not typical for board members. He suggested making these members ex-officio, opening two more voting seats on the board. He clarified that these are unpaid positions, but the Arts Commission has the option to use donated funds—not City tax dollars—to reimburse Mr. Graham for the legal fees incurred for these services.

Mayor Parham opened the public hearing. There being no public speakers, the Mayor closed the public hearing.

Vice Mayor Hill motioned to adopt the ordinance to amend and re-adopt Section 21-2 of the Petersburg City Code pertaining to the Petersburg Arts Commission.

Council Member Smith-Lee seconded the motion.

Council Member Jones offered a substitute motion to reflect the amount of \$2,200.

Council Member Cuthbert seconded the motion.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

**10. PUBLIC INFORMATION PERIOD:**

Barbara Rudolph, 1675 Mount Vernon Street, noted that comparing actual and proposed casinos in Virginia revealed many similarities—including the size of the casino floor, number of slot machines, table games, hotel rooms, restaurants, bars, and employees. She pointed out that Petersburg's project stood out with a \$1.4 billion investment compared to about half a billion for others. Ms. Rudolph reminded that on May 28, 2024, the City signed an agreement with Cordish, detailing three phases. She emphasized that Cordish was obligated to complete phases one and two, which included the interim and permanent casinos and the hotel.

Ms. Rudolph clarified that everything outlined in phase three might be developed in the future, but Cordish was not obligated to do so. She explained that the total investment figure included this potential phase. She highlighted the significant difference in hiring practices from December 2022 when Cordish initially promised to give preference to local residents. Ms. Rudolph indicated that the May 28, 2024, agreement only required Cordish to make commercially reasonable efforts to hire City residents, without specific preference for Virginia or Petersburg residents. She found this change in hiring preference remarkable.

Vernell Gannaway, 652 Old Wagner Road, congratulated the Mayor on the outstanding presentation from him and his wife about prostate cancer.

Mr. Gannaway expressed concern about the lack of lighting in his neighborhood, requesting a light to be reinstalled on a pole that had been replaced after a major storm years ago. He emphasized the darkness in the area and the inadequacy of existing lights, particularly those near a doctor's office. Mr.

Gannaway called on City Manager Altman to address this issue promptly. He also spoke about the importance of integrity and honesty in dealing with citizens, highlighting a discouraging incident his daughter faced with the City's water department. He urged City officials to ensure that all employees treat residents with respect and professionalism, acknowledging the pressures they face.

Mr. Gannaway inquired about the number of people moving out of the City, expressing concern about the financial implications if the trend continued. He voiced his desire to be part of efforts to attract new residents instead of seeing them leave faster than they arrive. He mentioned a recent visit to Davenport and stressed the need for careful financial planning that does not solely rely on citizens for revenue. He concluded by reiterating the necessity of addressing residents' needs and ensuring that City departments provide top-notch service.

Pat Hines, 1227 Hamilton Street, said she is before them as a citizen but also as the president of a nonprofit that was established in 2007 as a 501 (c)3, which for the past two years has taken in the unsheltered in this City. She said they have done that strictly on community donations, but this year applied to Dominion Energy for one of their community grants. She said they have certain churches that have pledged \$5,000 in matches, but they have not received a dime of that money. She said that apparently it needed to come back to the Council first, and winter is coming.

Ms. Hines outlined their plan to open a small facility from November 15th through March 15th. She noted that it costs \$1,000 a week to run the program, emphasizing that they maintain strict rules against drugs and alcohol. She highlighted the need for staff to monitor the guests, whether they have one person or ten, and mentioned that they provide food, showers, and clean clothing. Ms. Hines added that their new facility lacks a washer and dryer, but they still offer clean underwear and socks. She reiterated that the program operates seven days a week, with guests signing in at 6:00 PM and leaving at 7:00 AM. Ms. Hines concluded by asking the City for help to continue their proven and tried program.

Cheryl Brown, 1860 Westover Avenue, expressed her gratitude for a productive and engaging meeting, stating she learned much from both the Council and the citizens. She said she particularly appreciated Ms. Rudolph for her investigative skills and thanked everyone for their engagement. Ms. Brown addressed Mayor Parham, sharing how she had moved to Petersburg while battling cancer and found inspiration in the Mayor's positive presence. She recounted her own struggle, including traveling to Boston for treatments, and her effort to promote positivity in the media despite her condition. Ms. Brown conveyed her gratitude for life and the encouragement she received from the Mayor's dedication to the community. She said she had recently finished her treatments and was now cancer-free.

Sarah Melissa Witiak, 22 Centre Hill Court, emphasized the importance of continued mammogram and prostate cancer screenings, noting their life-saving potential. She pointed out that prevention is even more critical, highlighting the need for access to fresh fruits, vegetables, healthy food, and the means to prepare them. Dr. Witiak also stressed the significance of clean air and protection from pollution, especially from traffic. She mentioned the necessity of local, affordable healthcare and clean water for maintaining public health. Dr. Witiak advocated for smoke-free workplaces, particularly in the new casino, and urged the City to prioritize health in future projects like the new City Hall, courthouse, animal shelter, and public housing. She called for planning measures that ensure access to fresh produce, clean water, and reduced pollution, aiming to improve the City's overall health status.

**11. BUSINESS REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL**

Council Member Cuthbert stated that he had no report.

Council Member Jones recognized department heads and staff for their work, particularly Fire Chief Wayne Hoover. He encouraged citizens who had criticisms and accusations of the Council to come forth with facts, as Ms. Barbara Rudolph does.

Council Member Jones motioned to name the bridge on Hinton Street the “Bobby Harvell Memorial Bridge” and direct the City Manager to erect appropriate signage, as well as contacting the family.

Council Member Myers seconded the motion.

The motion passed on a unanimous voice vote.

Council Member Westbrook said that from the Virginia Municipal League conference the past weekend, he had heard a lot of positive comments about the changes in Petersburg. He also encouraged people to support the little league football team, which is having their homecoming this weekend, and to support the education system as a whole.

Council Member Myers motioned to schedule a first reading and public hearing in November to consider an ordinance to amend and adopt article 25 supplementary height, area, bulk and design regulations and article 28 changes and amendments as set forth in the zoning ordinance of the City of Petersburg pertaining to administrative clarifications on development of contiguous lots under common ownership and requirements for public notice. This language, as currently read, makes the development of nonconforming lots for single family homes practically impossible since it requires owners to conform to neighboring lots were not under common ownership prior to 1971, when the ordinance was adopted. If they were under common ownership, then they cannot be developed as a single family home until the lot is made conforming.

Vice Mayor Hill seconded the motion.

The motion passed on a unanimous voice vote.

Council Member Smith-Lee thanked Council Member Jones for his previous accolades, and she thanked citizens for their support and involvement in the community.

Council wished Council Member Smith-Lee a happy birthday.

Vice Mayor Hill also mentioned the great information obtained at the VML conference, stating that he was hoping to get one of the presenters to come to Petersburg and share information regarding what does and does not work in urban cities.

Mayor Parham stated that they needed to get an AI app for Petersburg as a tourist destination, as other communities had.

**12. ITEMS REMOVED FROM CONSENT AGENDA**

There were no items under this portion of the agenda.

**13. FINANCE AND BUDGET REPORT**

There were no items under this portion of the agenda.

**14. OLD BUSINESS**

- a. Reconsideration of the Closing to Public Use & Travel of a City Street and Right-of-Way Off of Cottonwood Drive (Pecan Street) and Juniper Road Between Cottonwood Drive and Juniper Road Within the Petersburg Redevelopment & Housing Authority

Council Member Jones motioned to deny the request for reconsideration.

Council Member Cuthbert seconded the motion.

City Attorney Williams clarified that for Council to consider this, a member from the prevailing side—the side that voted in favor of it previously—must make a motion to reconsider. He said that they do not need to make a motion not to reconsider, as it is already law. He said that once someone motions to reconsider, then they can talk about it.

Council Member Myers motioned to reconsider.

Council Member Westbrook seconded the motion.

City Attorney Williams pointed out that this is just a motion to allow for discussion to decide what they are going to do; it does not lock them into any vote.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: Jones; abstain: N/A.

Ms. Mary Howard stated that the housing authority is part of the City, and they are supposed to work together in the same way they work with other departments like the Police Department. She said that the part of the street they are asking for belongs to the City, and they have an agreement; if they do not proceed as requested, it would end up costing more. She said that this is why they are coming forward, and they need to have access for their redevelopment projects. She said that they do not ask for much funding, and they are just asking to work together to get this done. Ms. Howard stated that they have to redevelop the properties in Pecan Acres because of flooding, noting that they have an agreement that was signed in 1979.

City Attorney Williams explained that he has not heard nor seen the agreement being referenced, but it is common that localities working with other governmental units will provide this type of thing for a nominal fee of dollar—and what Council Member Jones has requested for \$2,200 is fairly low given the actual value of the property.

Council Member Jones said that it is not a matter of understanding the roles of the entities, but what is clear is that it is the City's property, and it is worth \$80K. He stated that all he is asking is to take the money needed to maintain this street and put it toward another street. He said that they allocated money to the Police Department to manage security on these sites, whereas Petersburg East had its own security and people. He said that they should take the \$2,200 and put that somewhere else in the City that needs it.

Council Member Myers motioned to sell the property for a nominal fee of \$1.

Council Member Westbrook seconded the motion.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Myers, Westbrook, Smith-Lee, and Hill; no: Jones, Parham; abstain: N/A.

**15. NEW BUSINESS**

- a. Approval of Change Orders for the Southside Depot Project, in the Amount of \$13,271.73, as a Result of Change Orders for the Project Exceeding 25% of the \$2,281,441 Original Contract Price

City Engineer Brian Cople stated that this is a change order for the Southside Depot, which staff is requested Council approval for so the project can move forward. Mr. Cople said that one of the items within the change order is for a broken arch window, and they are going to file an insurance claim for that portion of it, which he has already done.

Council Member Cuthbert motioned to approve the change orders as proposed.

Council Member Smith-Lee seconded the motion.

Council Member Jones stated that he was voting no because of the significant number of change orders on this, and he asked if there was a project manager assigned to this.

Mr. Cople said the project manager who had been working on this project resigned earlier this year. He said that the City has taken this over and was just trying to get this across the finish line, with completion stated for mid-January. He emphasized that with this and all other projects, they try to keep their change orders to a minimum—but this one has been prolonged.

Council Member Jones stated that with the money they have put into this, they could have done a lot of other needed repairs.

Council Member Jones said he would like to make a substitute motion to cease all operations on this project until they get a project manager and are able to hold the contractors to their obligations.

Council Member Myers asked Joanne Williams to come to the podium and explain the project and timeline in more detail.

Ms. Joanne Williams stated that they are very close to finishing this project, noting its significance as the main visitor center for the City. She elaborated that the original plan involved partnering with the park service, and discussions with them were ongoing. Ms. Williams noted that the park service intended to start with programming inside the center, which would tell the story of Petersburg, and the west wing would host a year-round farmers market with art and other items for sale, similar to the one in Charleston. She mentioned the attraction this would bring to the downtown old town area, benefiting local shopping and tourism efforts. She stressed the importance of finishing the project, considering the extensive funds already invested, including the renovations and 40 change orders prior to her return to the City. She concluded that not completing the project at this stage would be a mistake and urged the approval of additional funds to ensure its completion.

Council Member Jones pointed out that without a project manager, the possibility of more change orders remained. He noted that they were close to the finish line and had already invested significant funds. He believed it would be a mistake to leave the project incomplete, estimating that over \$4 million had been spent over the years. He also mentioned that the location of the visitor center seemed hidden, suggesting it should be more prominent. Jones concluded by emphasizing the importance of completing the project.

Ms. Williams also mentioned that it would tie into the Appomattox Trail and the Fall Line Trail.

Council Member Jones said if they were this close to the finish line, there should not be additional change orders.

Mr. Copple said that the project manager left because of a family matter that required him to move out of state. Mr. Copple mentioned that staff have tried to manage the project, which has been challenging due to the age of the project and some of the contingencies. He emphasized that with the approval of this change order tonight, they would do their very best to get this project over the finish line with minimal change.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- b. Resolution Authorizing the City Manager to Enter into an Interim Agreement with Gilbane Building Company for the Design and Construction of the New Petersburg Courthouse as per PPEA Guidelines as Adopted by City Council on January 8, 2008, along with the Formation of a Design Working Group Consisting of the Sheriff, Judge, Clerk of the Court (as Designated by the Judge), City Manager, and the City Engineer

Vice Mayor Hill motioned to adopt the resolution as presented.

Council Member Myers seconded the motion.

The motion passed on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, and Hill; no: N/A; abstain: Parham.

**16. CITY MANAGER'S REPORT AND SPECIAL REPORTS**

There were no reports.

Mayor Parham asked when they were going to get the clock downtown fixed.

City Manager Altman responded that they had to file with insurance and would move forward after that.

**17. BUSINESS OR REPORTS FROM THE CLERK**

Tangi Hill, City Clerk, said that she had no report this evening.

**18. BUSINESS OR REPORTS FROM THE CITY ATTORNEY**

Anthony Williams, City Attorney, said that he had no report this evening.

**19. ADJOURNMENT**

Mayor Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 9:27 p.m.



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Petersburg City Public Schools

**RE:** **A Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the Amount of \$1,900,000 (Pages 102-105)**

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**PURPOSE:** A Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the amount of \$1,900,000

**REASON:** A Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the amount of \$1,900,000

**RECOMMENDATION:** Approve Amendment

**BACKGROUND:** Petersburg City Public Schools is making a request for additional funding from the unspent funds allocated to them in previous fiscal years.

**COST TO CITY:** \$1,900,000

**BUDGETED ITEM:** Amendment

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:** Petersburg City Public Schools

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. Funds Request Letter
2. Ordinance - PCPS Allocation Request 2



# PETERSBURG CITY PUBLIC SCHOOLS

*Administrative Offices*  
255 South Boulevard, East  
Petersburg, Virginia 23805-2700  
(804) 255-9770  
FAX: (804) 862-7120

October 21, 2024

Petersburg City Council  
The Honorable Samuel Parham, Mayor  
135 North Union Street  
Petersburg, Virginia 23803

Dear Mayor Parham,

We hope this letter finds you well. The Petersburg School Board is writing to formally request an allocation of \$1.9 million to address essential needs within our school division. This request is in addition to the \$1.5 million requested in September for nutrition and operational support. It comes after conversations as a School Board and a review of the State of the Division conducted by the Acting Superintendent and Senior Cabinet members. This initial review included critical areas of concern and resulted in recommendations to the Acting Superintendent. Based on this review, we have committed to addressing three crucial areas that require immediate attention: 1) Capital Improvements, 2) Division-wide Cultural and Climate Change Initiatives, and 3) Instructional Enhancements. These recommendations reflect the strategic priorities the School Board, the Acting Superintendent, and the PCPS Senior Cabinet identified.

## **1. Capital Improvements:**

A significant portion of the requested funding will be allocated to vital FY 2025 upgrades in our school facilities. Our PCPS 2024-2029 Capital Improvement Plan includes these capital projects. The four key capital projects we aim to address include:

- **HVAC System Upgrades:** To ensure consistent air quality and temperature control in our classrooms, we will modernize aging HVAC systems across all nine schools, including the administrative offices.
- **Restroom Renovations:** We plan to upgrade restrooms in all nine schools to improve accessibility, sanitation, and overall usability.
- **Exhaust System Improvements:** We are upgrading exhaust systems in key areas, such as kitchens, in all of our school buildings, which will enhance safety and air circulation.
- **Interior Painting:** We are refreshing the interior paint in classrooms and common areas in all nine of our school buildings to create a more welcoming and conducive learning environment. Please note that the last school partially painted was Petersburg High School in 2020.

*-An Equal Opportunity Employer-*

## 2. Culture Climate Change Initiatives:

The cabinet's findings underscored the need for a more robust, inclusive school culture to support student success. To promote this, we plan to implement the following initiatives:

- **Gallup Strengths Finder:** Approximately 50 school and division leaders will participate in the StrengthsFinder assessment, training, and coaching, which is designed to help leaders identify and harness their strengths for more effective leadership and teamwork to assist in building the organization's success.
- **Division-wide Customer Service Training:** This training will focus on enhancing communication and service at all levels of interaction, helping staff improve their engagement with students, parents, and the broader community, and fostering a more supportive and responsive school and division culture.

## 3. Instructional Enhancements:

To improve the educational experience for our students, the remaining funds will be directed toward critical instructional tools and resources:

- **Tableau Data Reporting Software Platform:** We will invest in Tableau software to empower educators with advanced data analysis tools. This will allow teachers and administrators to better track student performance, identify trends, and make informed decisions to personalize learning and provide targeted interventions where needed. Additionally, it will give the parents critical performance data on their student(s) so that they can be a pivotal part of their student's academic growth.
- **Staff Professional Development and Teaching Resources:** Additional funds will be allocated for ongoing teacher and staff professional development and updated instructional materials aligned to the Virginia Standards of Learning (SOL), ensuring our educators have access to the resources and training they need to improve teaching and learning.

The proposed \$1.9 million investment will directly address the areas highlighted and drive meaningful improvements that will significantly benefit our students, staff, and the broader Petersburg community. Your support in this endeavor will make a profound difference in the lives of our students.

We sincerely appreciate the continued support of the City Council, and we are deeply grateful for the collaborative efforts that have led to the progress we have made so far. We look forward to continuing this partnership to implement these critical enhancements to our schools.

Sincerely,



Mr. Kenneth Pritchett  
School Board Chair  
Petersburg City Public Schools Board

cc: Petersburg City Council, Petersburg City School Board

For Information: March Altman, Yolonda C. Brown

**AN ORDINANCE TO ALLOCATE ADDITIONAL FUNDS TO PETERSBURG CITY PUBLIC SCHOOLS (PCPS) FOR FOOD SERVICE UPGRADES TO INCLUDE CAPITAL & OPERATIONAL IMPROVEMENTS**

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**WHEREAS**, the FY25 budget for Petersburg City Public Schools was adopted on May 21, 2024; and

**WHEREAS**, per Code of Virginia 15.2-507, a budget amendment is required when altering the appropriated amounts of the adopted budget; and

**WHEREAS**, a budget amendment is necessary to increase the funding level to Petersburg City Public Schools; and

**WHEREAS**, Section 22.1-100 of the Code of Virginia requires that funds which have been appropriated by the locality to the Public Schools which remain unexpended by the end of the fiscal year must be returned to the City's General Funds; and

**WHEREAS**, the City may elect to reappropriate unexpended funds to the Public Schools based upon request; and

**WHEREAS**, the PCPS School Board has made a formal request for an additional allocation of funds, in the amount of \$1,900,000; and

**WHEREAS**, these funds are designated to address capital improvements, culture climate change initiatives, and instructional enhancements; and

**WHEREAS**, the funds are essential to support both capital improvements and operational upgrades for the schools.

**NOW THEREFORE BE IT ORDAINED** that City Council does hereby amend and re-adopt the PCPS FY25 budget and allocate an additional \$1,900,000 to be used for improvements & upgrades.



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Garry Cozier - Budget Manager

**FROM:** March Altman, Jr.

**RE:** **A Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget (Pages 106-107)**

**PURPOSE:** A Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget

**REASON:** A Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget

**RECOMMENDATION:** Approve Amendment

**BACKGROUND:** The City of Petersburg has received additional revenue & requesting it be added to the FY25 Operating Budget.

**COST TO CITY:** \$2,193,168

**BUDGETED ITEM:** Amendment

**REVENUE TO CITY:** \$2,193,168

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. Ordinance - FY25 Amendment

**AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2024, AND ENDING JUNE 30, 2025, FOR THE GENERAL FUND**

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BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriations for the fiscal year commencing July 1, 2024, in the General Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2025.

<b>Previously adopted Revenues</b>	<b>\$94,384,922</b>
<b>ADD:</b>	
Permits, Fees & Licenses	\$590,255
Fines & Forfeitures	\$140,000
Charges for Services	\$592,913
Expenditure Refunds	\$70,000
Use of Money/Property	\$800,000
<b>Total Revenue</b>	<b>\$96,578,090</b>

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2024, and ending June 30, 2025, the following sums for the purposes mentioned:

<b>Previously adopted Expenditures</b>	<b>\$94,384,922</b>
<b>ADD:</b>	
Public Works & Utilities	\$1,577,844
General Government	\$315,324
Non-Departmental	\$300,000
<b>Total Expense</b>	<b>\$96,578,090</b>



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Naomi Siodmok, Director of Planning and Community Development

**FROM:** March Altman, Jr.

**RE:** **A Public Hearing to Approve a Request by Capital City Homes, LLC to Rezone with Proffers Property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District (Pages 108-142)**

**PURPOSE:** The City has received a request to rezone ten parcels at the intersection of North Dunlop Street and Commerce Street to the R-2, Single-Family Residence District to accommodate the construction of eight single-family, detached homes. Three proffers were included with the application for the City's consideration. Planning Commission recommended approval with proffers with a 6 – 0 vote.

**REASON:** The property comprises ten undeveloped lots and totals 0.96 acres. It is located on the north side of Commerce Street at the intersection with North Dunlop Street. The applicant is requesting to rezone the property to the R-2, Single-Family Residence District and construct eight single-family detached homes.

**RECOMMENDATION:** Planning Commission recommended approval with proffers with a 6 – 0 vote.

**BACKGROUND:** The applicant previously petitioned to rezone the subject property to the B-2, General Business District in late 2023. That request did not include proffers, but the applicant indicated the property would be used for residential development despite the proposed commercial zoning. Planning Commission recommended approval of the request based on the proposed residential use, but City Council ultimately denied the request. The current petition more clearly limits the property to residential development with the more restrictive R-2 zoning classification and the proffered conditions.

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. 1. 25-REZ-02 Memo
2. 2. 25-REZ-02
3. 4. Application
4. 5. Proffer Statement
5. 6. Plat with house footprint etc..
6. 7. COMMERCE ST. PLAT 10-17-23
7. 8. COMMERCE ST. REZONING PLAT 10-18-23
8. 9. Elevations
9. Ordinance 25-REZ-02



# City of Petersburg

Department of Planning and Community Development  
135 N Union St, Room 304  
Petersburg, VA 23803  
(804) 733-2308

## MEMORANDUM

**DATE:** March 2025

**TO:** City Council

**FROM:** Planning and Community Development

**RE:** 2025-REZ-02: Ordinance to approve a request by Capital City Homes, LLC to rezone with proffers property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District

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### EXECUTIVE SUMMARY:

The City has received a request to rezone ten parcels at the intersection of North Dunlop Street and Commerce Street to the R-2, Single-Family Residence District to accommodate the construction of eight single-family, detached homes. One parcel is currently in the B-2, General Commercial District (901 Commerce Street) and the other parcels are in the M-1, Light Industrial District. Three proffers were included with the application for the City's consideration. The property is designated as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan and staff is recommending approval of the request with the proffers as submitted. Planning Commission recommended approval with proffers with a 6 – 0 vote.

### CHRONOLOGY OF EVENTS:

1. December 7, 2023 – Petition to rezone property to B-2 heard by Planning Commission; Commission unanimously recommended approval
2. November 21, 2024 – Petition heard by City Council (Council denied the request)
3. January 14, 2025 – Staff received new petition
4. February 6, 2025 – Planning Commission recommended approval with proffers (6-0)

**BACKGROUND:**

The property comprises ten undeveloped lots and totals 0.96 acres. It is located on the north side of Commerce Street at the intersection with North Dunlop Street. The applicant is requesting to rezone the property to the R-2, Single-Family Residence District and construct eight single-family detached homes. Article 7 of the Zoning Ordinance lists the permitted uses in the R-2 District, which are primarily low-density residential, but also include institutional uses such as schools, libraries, and religious centers. If the rezoning is approved, the property will re-subdivided to create eight lots conforming to the minimum dimensional standards for the R-2 District.

The application included a preliminary plat showing the proposed layout of the lots as well as architectural elevations of the dwellings. The proposed homes are two stories with 760-square-foot footprints (20-feet-wide by 38-feet-deep). The renderings show three distinct models for the dwellings.

The application was also accompanied by a proffer statement with three proffered conditions:

- 1) No more than eight single-family detached houses will be constructed on the property.
- 2) The houses will be comparable in architectural design to the architectural plans submitted with the application.
- 3) No adjacent houses will have the same façade.

The applicant previously petitioned to rezone the subject property to the B-2, General Business District in late 2023. That request did not include proffers, but the applicant indicated the property would be used for residential development despite the proposed commercial zoning. Planning Commission recommended approval of the request based on the proposed residential use, but City Council ultimately denied the request. The current petition more clearly limits the property to residential development with the more restrictive R-2 zoning classification and the proffered conditions.

**ADJACENT ZONING/USES:**

Property directly to the north of the subject property is zoned PUD, Planned Unit Development. Property to the west is zoned M-1, Light Industrial and property to the west is zoned B-2 General Commercial and M-1 Light Industrial. Property to the south has a mix of R-3, Two-Family Residence and B-2, General Commercial zoning. There are a mix of surrounding uses including multi-family dwellings to the north, single-family dwellings and a church to the south, a restaurant to the east and vacant industrial to the west.

**COMPREHENSIVE PLAN CONSIDERATIONS:**

The property is designated as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Historic Core Neighborhoods consist of relatively short blocks, small lots, and a variety of residential uses in moderate density. Development in historic

core neighborhoods should be complementary to existing development and should include compact lots fronting on the street. Primary land uses include a variety of residential uses including single-family detached, row-houses, and attached dwellings like duplexes or townhomes as well as institutional uses like schools and parks.

Development principles for Historic Core Neighborhoods state that new and infill development should fit the scale, size, and character of existing development in the neighborhood and should include a variety of housing types. Pedestrian and bicycle enhancements are encouraged where possible along with preservation of existing greenspace and new plantings.

One major objective of the Comprehensive Plan is to facilitate a diverse and attainable housing stock in the City. The plan encourages identification of key opportunity areas for infill development that's compatible with its surroundings.

The rezoning request appears to be supported by the Comprehensive Plan. The proposed residential units are in keeping with the primary land uses and principles of a Historic Core Neighborhood. There is existing sidewalk along the street frontage of the property which would be improved and brought up to current standards during construction meaning improvement to the neighborhood pedestrian system. The additional units would also serve to increase the City's existing housing stock in a compatible area with existing residential and adaptive reuse.

**PUBLIC Input:**

As of the writing of this report, staff have received no telephone calls, emails, or letters in support of or in opposition to the request.

**RECOMMENDATION:** Staff recommends approval of the rezoning with the proffers submitted. Planning Commission recommended approval with proffers in a 6-0 vote.

CITY COUNCIL  
MEETING

MARCH 2025



## 2025-REZ-02:

2025-REZ-02: An ordinance to approve a request by Capital City Homes, LLC to rezone with proffers property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District

# Subject Properties



# Request Overview

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- Rezone to R-2, Single-Family Residence District to construct 8 detached dwellings
- 901 Commerce Street zoned B-2, General Commercial, remaining parcels zoned M-1 Light Industrial
- Three proffers included for consideration
- Previous request for property heard in 2023/2024



# Existing Conditions

# Proposed Use

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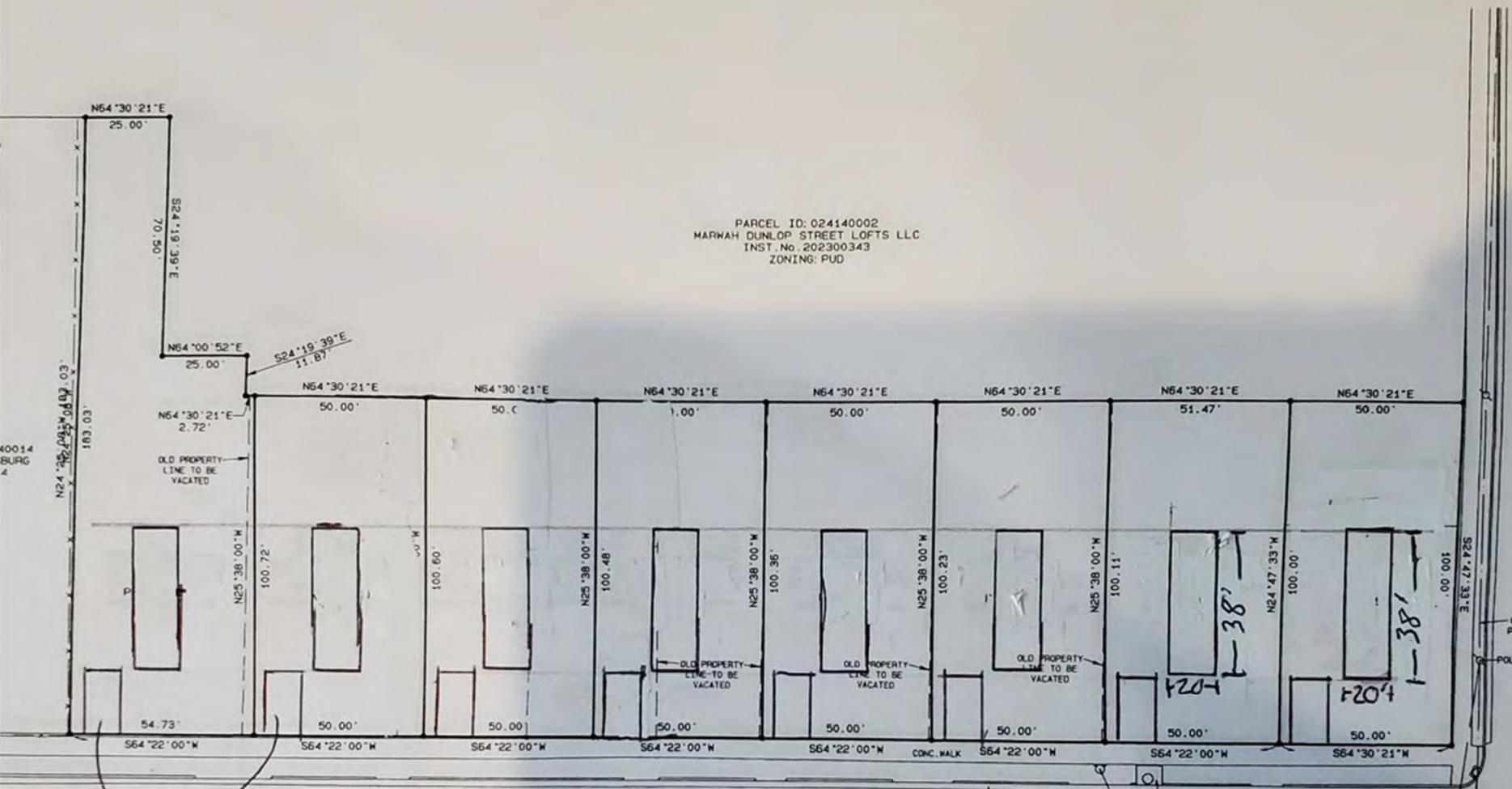
- Construct 8 single-family detached homes
- Site to be re-subdivided into 8 lots meeting R-2 standards
- Three designs for two-story homes approximately 1,500 square feet, on-site paved parking
- Use to be limited through proffer statement and design plans

PARCEL ID: 024140002  
MARWAH DUNLOP STREET LOFTS LLC  
INST. No. 202300343  
ZONING: PUD

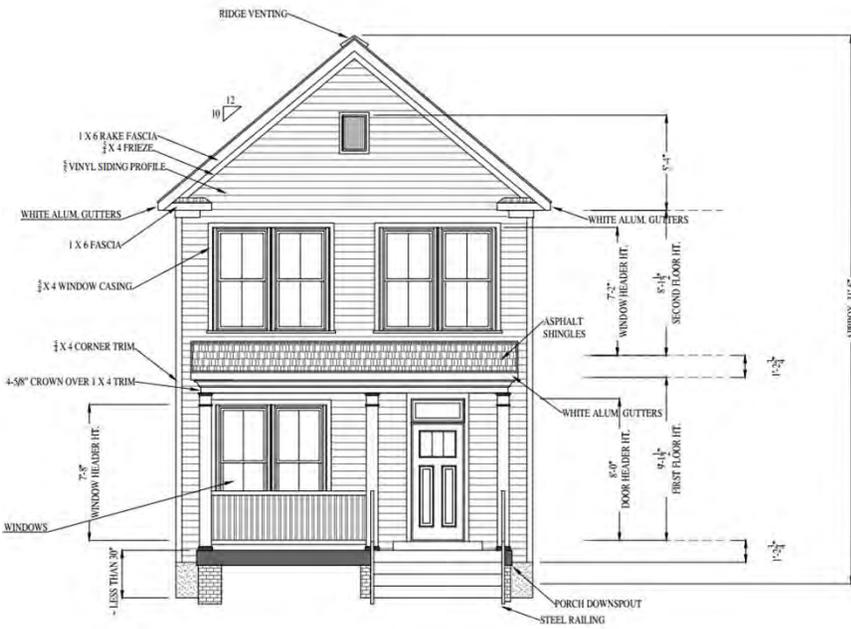
N. DUNLOP STREET  
60' R/M (PB. 1-PLAT 61)

COMMERCE STREET  
60' R/M (PB. 1-PLAT 61)

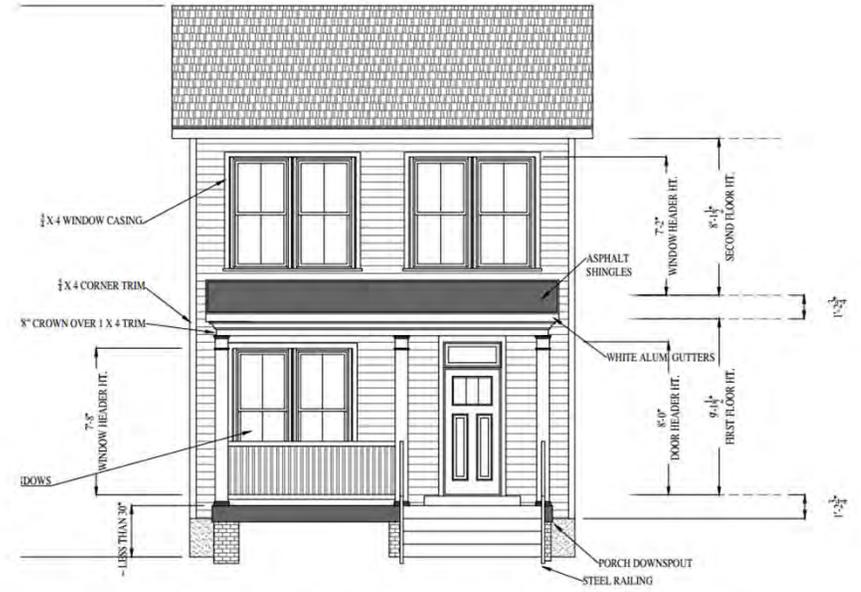
*Paved Parking*



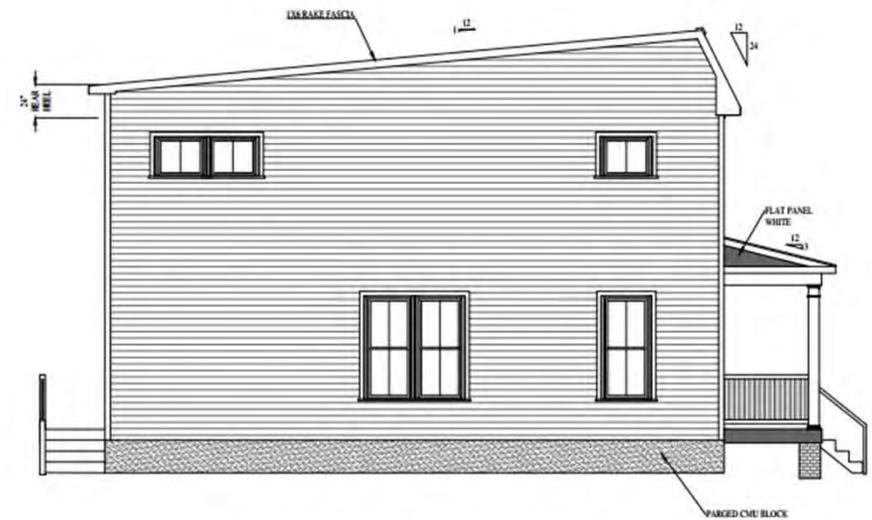
40014  
BURG  
4



**FRONT ELEVATION "A"**



**FRONT ELEVATION "B"**



**LEFT ELEVATION**

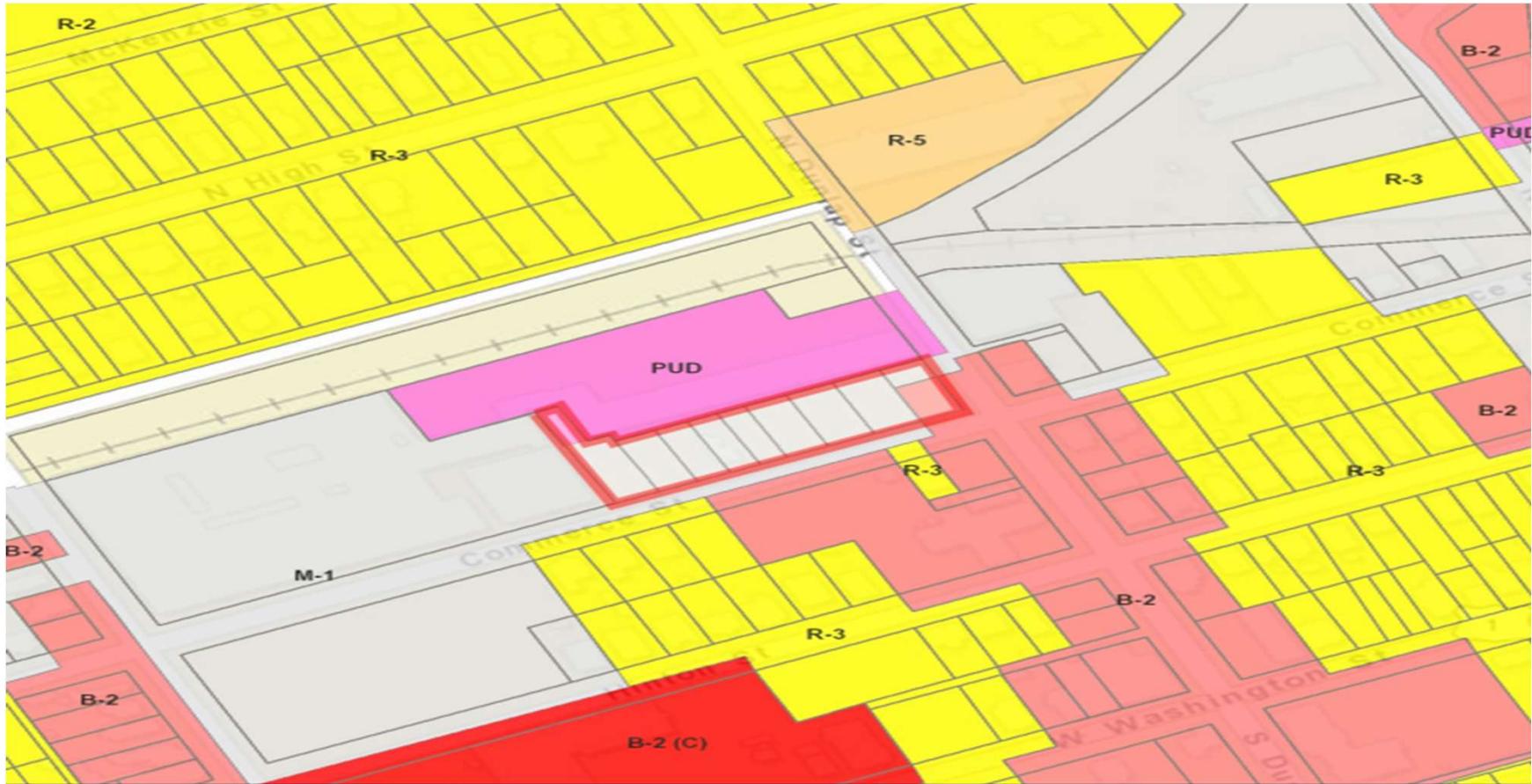
# Proffers

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- No more than 8 single family detached houses will be constructed on the property.
- The houses will be comparable in architectural design to the architectural plans submitted
- No adjacent houses will have the same façade.

# Adjoining Zoning

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# Comprehensive Plan Considerations

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- Historic Core Neighborhood on Future Land Use Map:
  - Short blocks, small lots, variety of residential uses at moderate density
  - Primary land uses include single-family detached, single-family attached, multi-family residential as well as neighborhood institutions
  - New and infill development should fit scale, size, and character of existing neighborhood
- Objective: “Facilitate a diverse and attainable housing stock in the City.”
  - City should identify key opportunity areas for infill development compatible with surroundings

# Planning Commission Recommendation

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- Planning Commission recommended approval with proffered conditions in a 6-0 vote.
- Staff recommended approval with proffered conditions.

# Planning Commission Recommendation

---

- Planning Commission recommended approval with proffered conditions in a 6-0 vote.
- Staff recommended approval with proffered conditions.

# Sample Motion

---

I move that we **APPROVE/DENY/AMEND** an ordinance to approve a request by Capital City Homes, LLC to rezone **WITH PROFFERS** property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District.

IF DENIED: state the reason why.

IF AMENDED: with the following amendment...

# PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
(CITY HALL, THIRD FLOOR, ROOM 304)  
FILING FEE: \$1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: \_\_\_\_\_

APPLICANT: Barry Jones (Capital City Homes)

ADDRESS: 788 Cedar Run Trail  
Manakin-Sabot VA 23103

I, Barry Jones (Capital City Homes) hereby petition to rezone the following described properties  
from zoning district M-1 to zoning district R-2

## A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

Build 8 single family homes

## B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

024140003, 024140005, 024140006, 024140007, 024140008, 024140009  
024140010, 024140011, 024140012, 024140013

2. Current Street Address(es) if assigned:

901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce St.  
208 N. Dunlap St

3. Approximate Area:

40,000 sq. ft. .92 app. acres

4. Public Street Frontage:

app. 400 ft.

5. A boundary plat of this property outlining the area to be rezoned must be attached to this petition.

6. The following deed restrictions may affect the use of this property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Brief:

Said deed restrictions will expire on: \_\_\_\_\_

**C. JUSTIFICATION FOR REZONING**

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).

Property is currently vacant and is in an area that is mainly residential. Changing it from M-1 to R-2 will fit the area + also provide needed housing.

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

The proposed rezoning will not be detrimental to the community. Adding much needed single family houses in an already largely residential neighborhood should not negatively impact adjacent property owners.

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

The rezoning will take a vacant lot + turn it into housing. Additional housing will bring in new tax revenue.

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

We currently own the property that is being proposed for rezoning. We believe that changing it to R-2 will be the best use for the property instead of it just sitting vacant.

**D. CERTIFICATION:**

The undersigned applicant certifies that they:

- (a) are the owner, lessee or agent for (specified in writing)
- (b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:

Benny M

Mailing Address:

788 Cedar Run Trail  
Manakin Sabet VA 23103

Phone Number:

804 283-1725

Email Address:

Capitalcityhomes22@gmail.com

APPROVED

\_\_\_\_\_  
City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**ACTION RECORD**

Date Filed (with Planning Department):

1/14/2025

Date of Planning Commission Public Hearing:

\_\_\_\_\_

Planning Commission Action(s):

\_\_\_\_\_

Date of City Council Hearing:

\_\_\_\_\_

City Council Action(s):

\_\_\_\_\_

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

MT Calvary Church

110 N. Dunlap st  
Petersburg VA 23803

Crissy Royall

908 Commerce st  
Petersburg VA 23803  
Mailing Address  
P.O. Box 37388  
N. Chesterfield VA 23234

Vega Darbin + Daniel Giton

934 Commerce st  
Petersburg VA 23803  
mailing address  
4044 Dorette Dr.  
N. Chesterfield VA 23237

House of Restoration

930 Commerce st  
Petersburg VA 23803  
Mailing address  
P.O. Box 2489  
Petersburg VA 23804

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

JL Empire Homes LLC

944 Commerce St

Petersburg VA 23803

mailing address

7109 Dexter Rd

Richmond VA 23226

Gillian Odell

940 Commerce St

Petersburg VA 23803

Petersburg Lofts Richmond Dunlap Street LLC

214 N. Dunlap St

Petersburg VA 23803

mailing address

P.O. Box 92129

Southlake TX 76092

**PROFFER STATEMENT FOR 2025-REZ-02**

**A Petition to rezone the property located at 208 Dunlop st N; 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce from M-1, Light Industrial Zoning District to R2 Residential**

Date of Proffer: 1/15/2025

Project Name: Commerce/Dunlop Development

Owner: Capital City Homes

Existing Zoning: M1

Zoning Requested: R2

Acreage of Parcel(s): 1

Voting District(s): 5

Tax Map #(s): 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013

Exhibit(s)/Reference(s): Lot 1-7 Commerce St A1.1, Lot 1-7 Commerce St A2.1, Lot 1-7 Commerce St A2.2, Lot 1-7 Commerce St A2.3

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The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by Capital City Homes LLC, provided that the City of Petersburg City Council accepts these proffers and approves the rezoning of the land to the R2 district.

1. No more than 8 single family detached houses will be constructed on the property.
2. The houses will be comparable in architectural design to the above referenced plans that were submitted with my rezoning permit
3. No adjacent houses will have the same façade.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Owner; **Barry Jones Capital City Homes LLC**

Barry Jones  
Signature

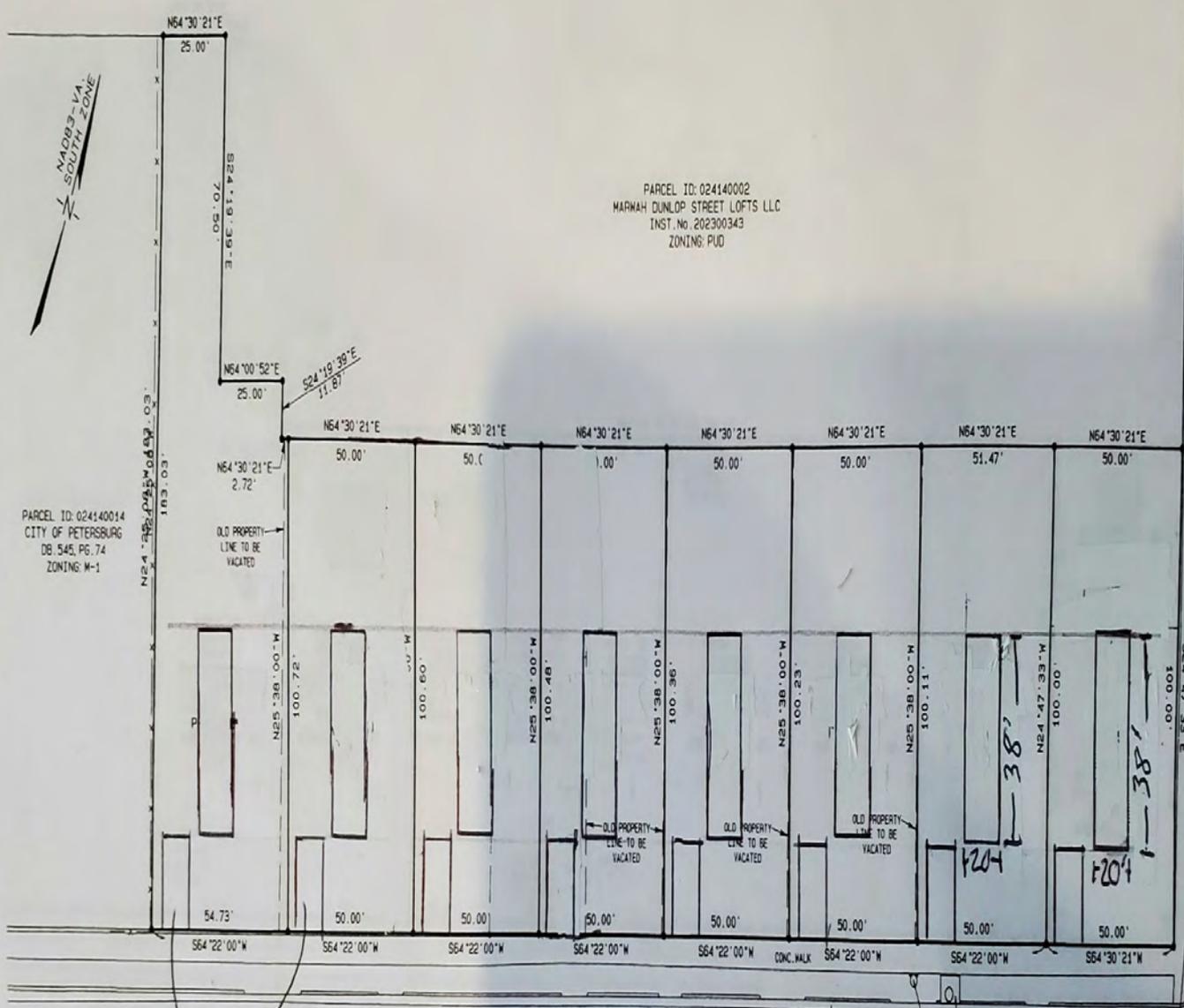
1/15/2025  
Date

Agreed and Accepted: The City of Petersburg, Virginia City Council

By \_\_\_\_\_, Mayor

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



PARCEL ID: 024140002  
MARWAH DUNLOP STREET LOFTS LLC  
INST. No. 202300343  
ZONING: PUD

PARCEL ID: 024140014  
CITY OF PETERSBURG  
DB. 545, PG. 74  
ZONING: M-1

N. DUNLOP STREET  
60' R/W (PB. 1-PLAT 61)

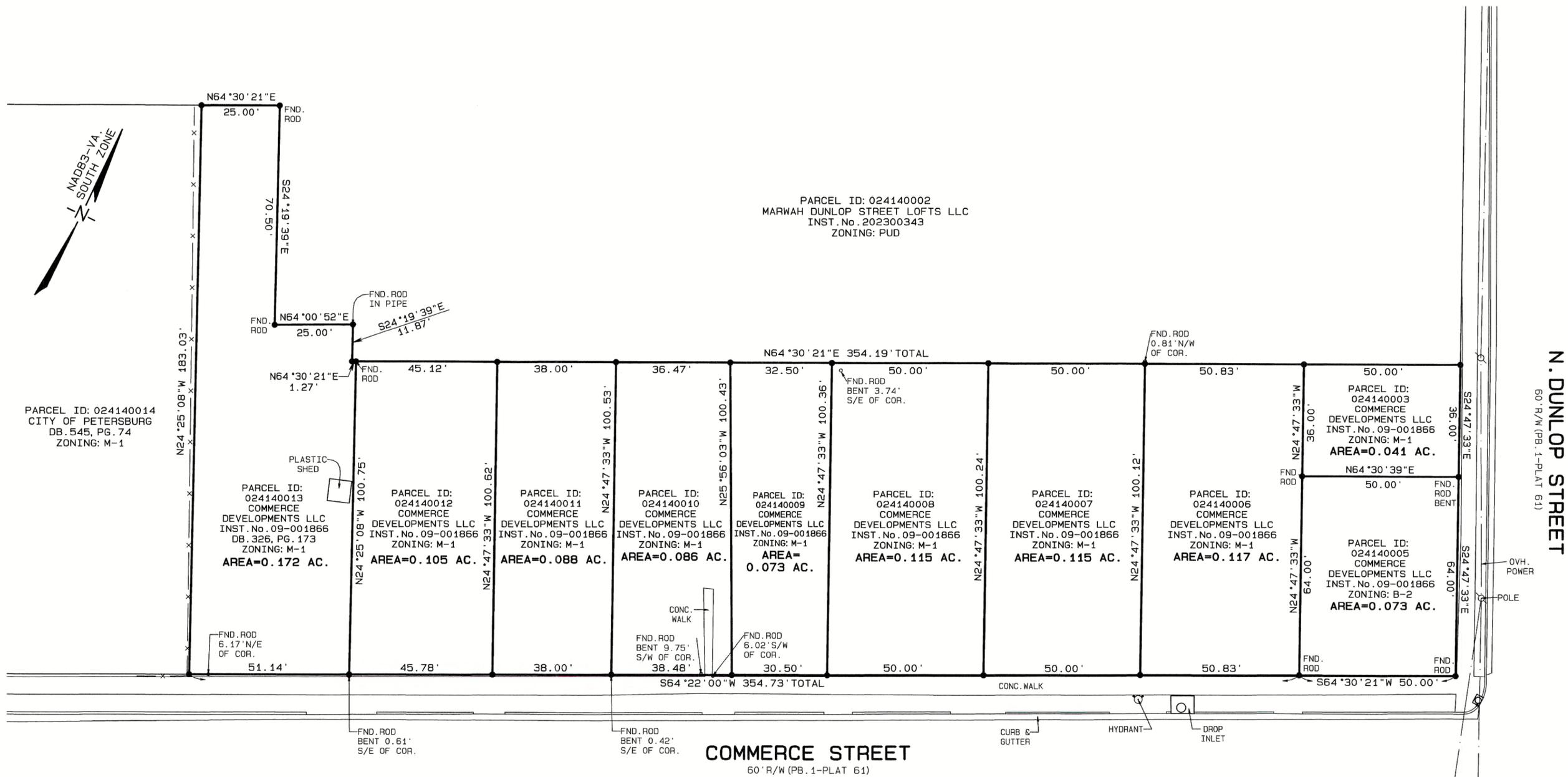
COMMERCE STREET  
60' R/W (PB. 1-PLAT 61)

*Paved Parking*

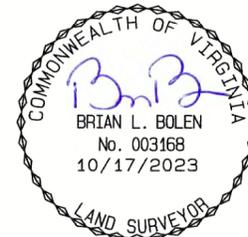
**REZONING PLAT**

PLAT OF PROPERTIES SITUATED ON THE NORTHERN  
LINE OF COMMERCE STREET AND THE WESTERN LINE  
OF N. DUNLOP STREET  
CITY OF PETERSBURG, VIRGINIA

THIS PROPERTY APPEARS TO FALL WITHIN ZONE 'X' AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



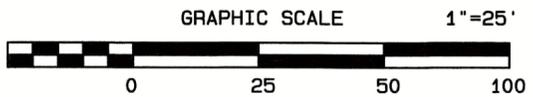
PLAT OF PROPERTIES SITUATED ON THE NORTHERN  
LINE OF COMMERCES STREET AND THE WESTERN LINE  
OF N. DUNLOP STREET  
CITY OF PETERSBURG, VIRGINIA



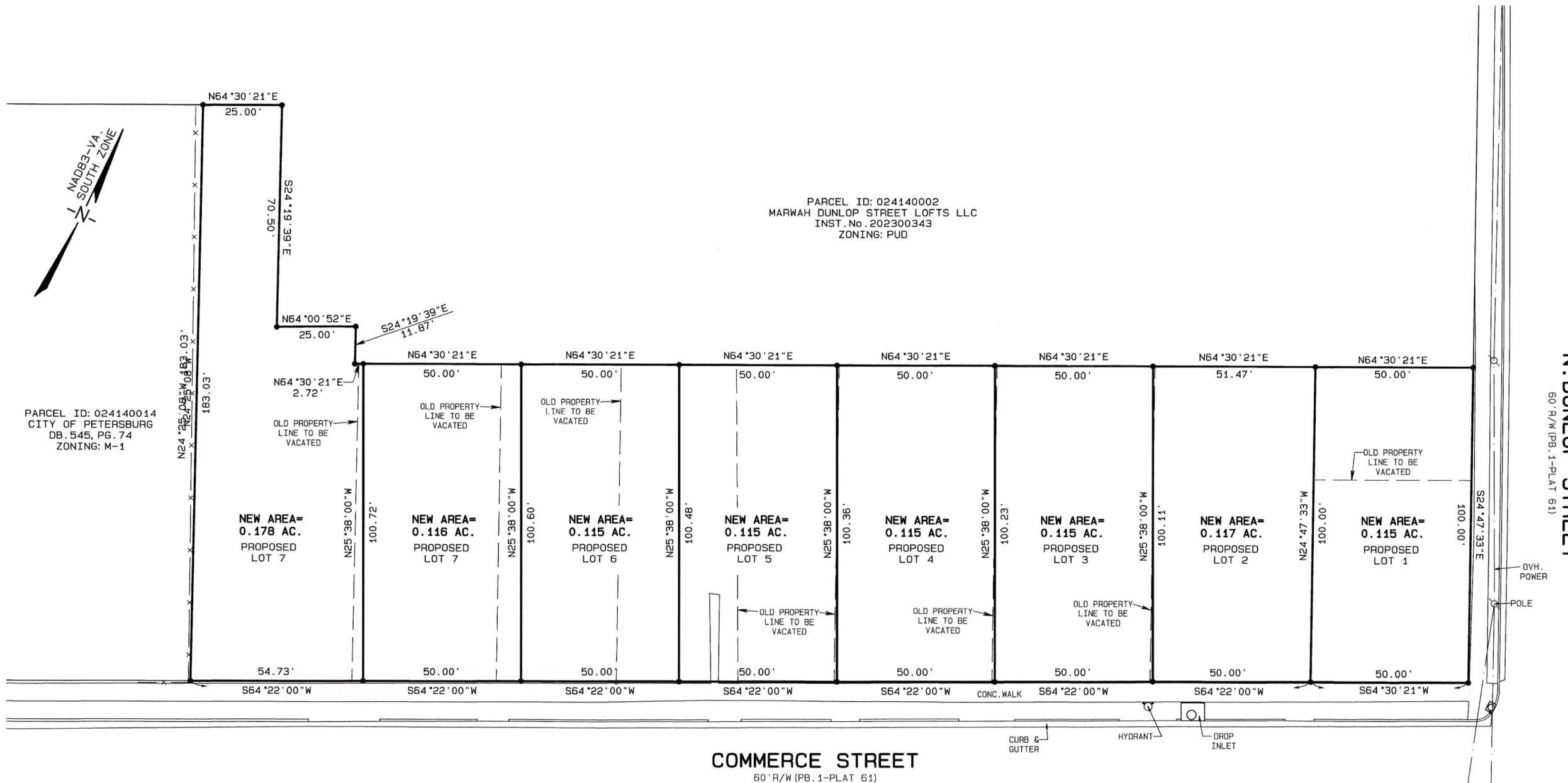
I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS AND CERTIFIED INTERIOR DESIGNERS

**ENGINEERING DESIGN ASSOCIATES, INC.**

P.O. BOX 50067 RICHMOND, VIRGINIA 23250 (804) 236-0190  
DATE: OCT. 17, 2023 SCALE: 1" = 25' JOB No: 2023-371



THIS PROPERTY APPEARS TO FALL WITHIN ZONE 'X' AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



PARCEL ID: 024140014  
CITY OF PETERSBURG  
DB. 545, PG. 74  
ZONING: M-1

PARCEL ID: 024140002  
MARWAH DUNLOP STREET LOFTS LLC  
INST. No. 202300343  
ZONING: PUD

N. DUNLOP STREET  
60' R/W (PB. 1-PLAT 61)

COMMERCE STREET  
60' R/W (PB. 1-PLAT 61)

**REZONING PLAT**  
**PLAT OF PROPERTIES SITUATED ON THE NORTHERN**  
**LINE OF COMMERCE STREET AND THE WESTERN LINE**  
**OF N. DUNLOP STREET**  
CITY OF PETERSBURG, VIRGINIA



I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS AND CERTIFIED INTERIOR DESIGNERS.

**ENGINEERING DESIGN ASSOCIATES, INC.**

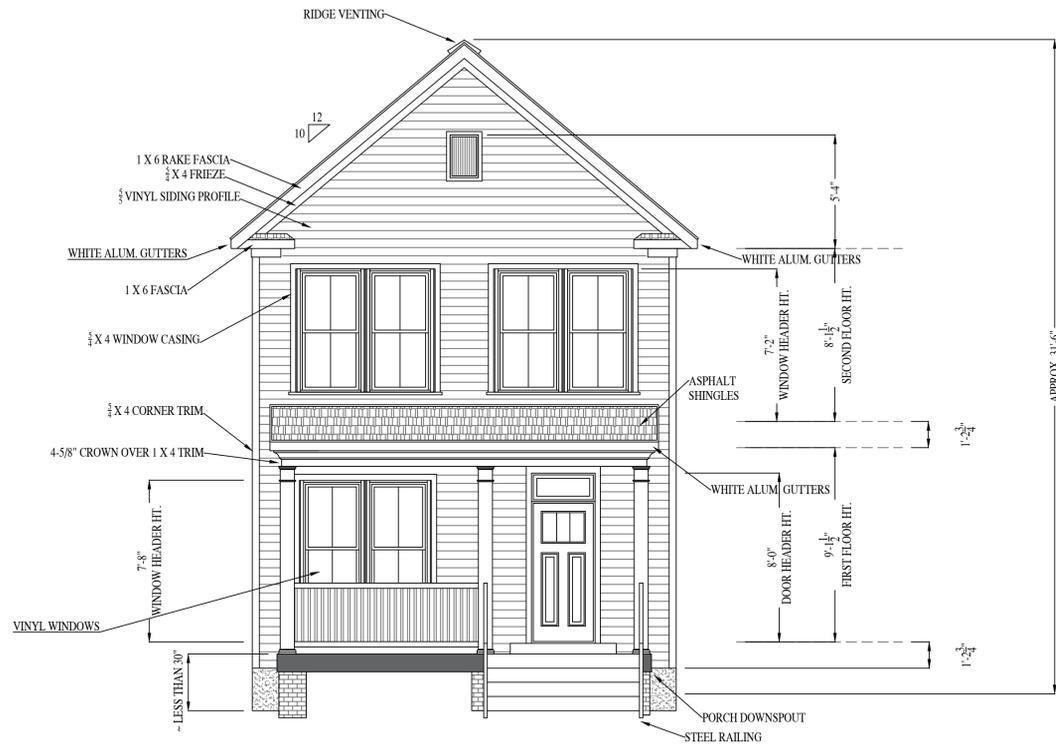
P. O. BOX 50067 RICHMOND, VIRGINIA 23250 (804) 236-0190

DATE: OCT. 18, 2023 SCALE: 1" = 25' JOB No: 2023-371

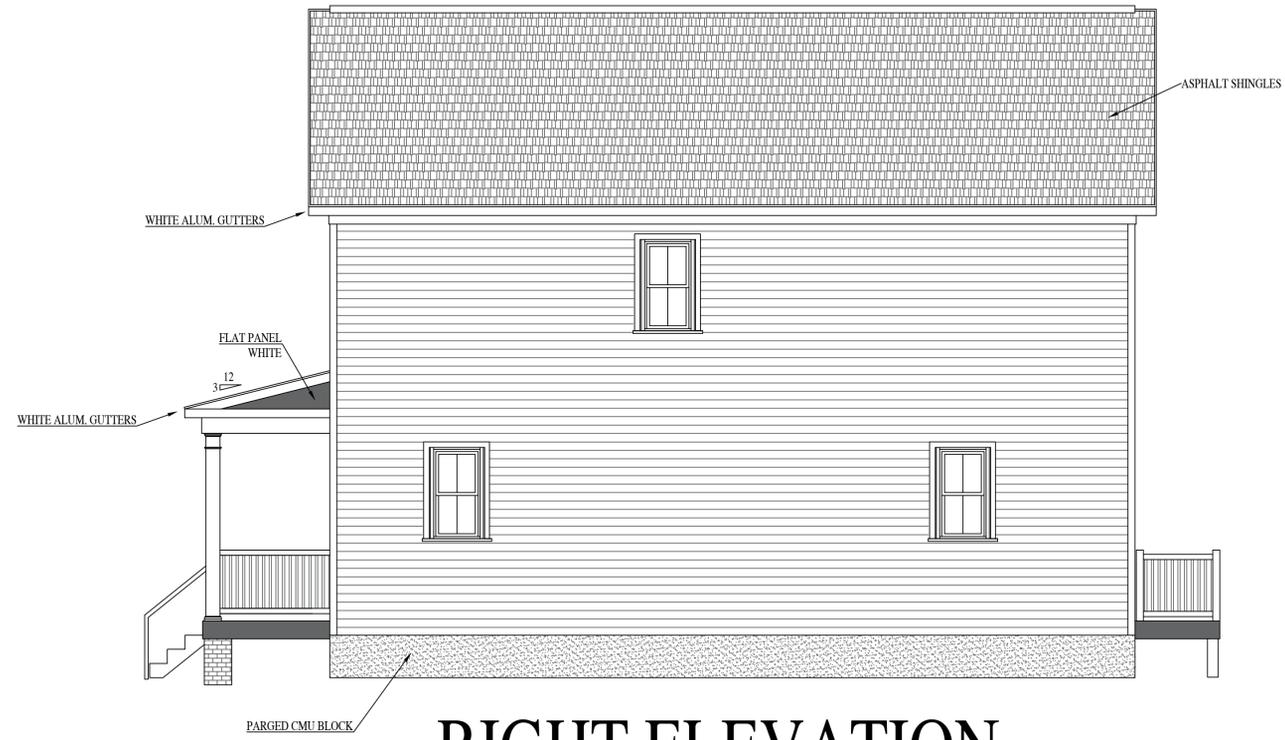
GRAPHIC SCALE 1" = 25'







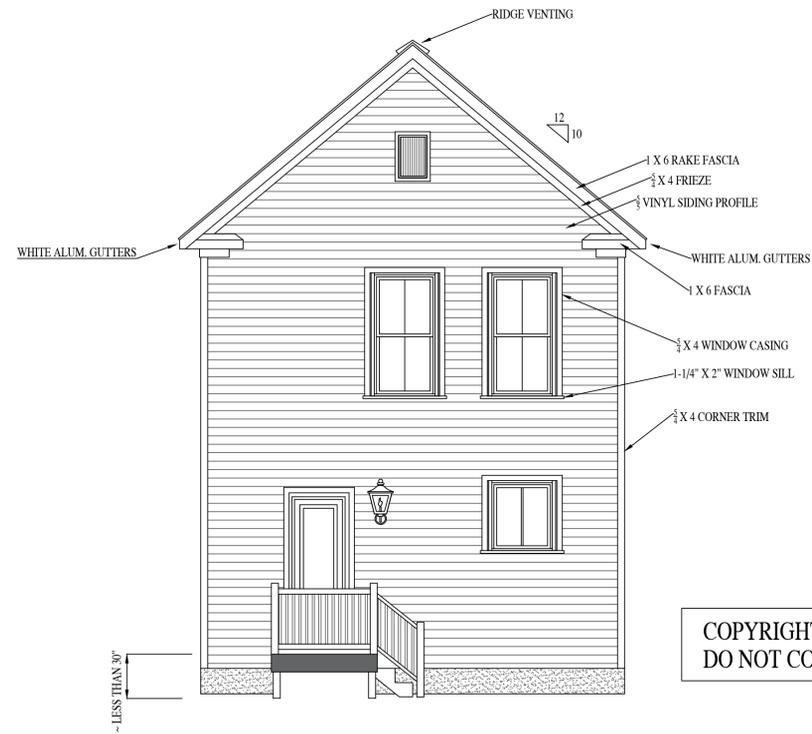
**FRONT ELEVATION "A"**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

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LOT 1-7 COMMERCE ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

**REVISION NOTES**

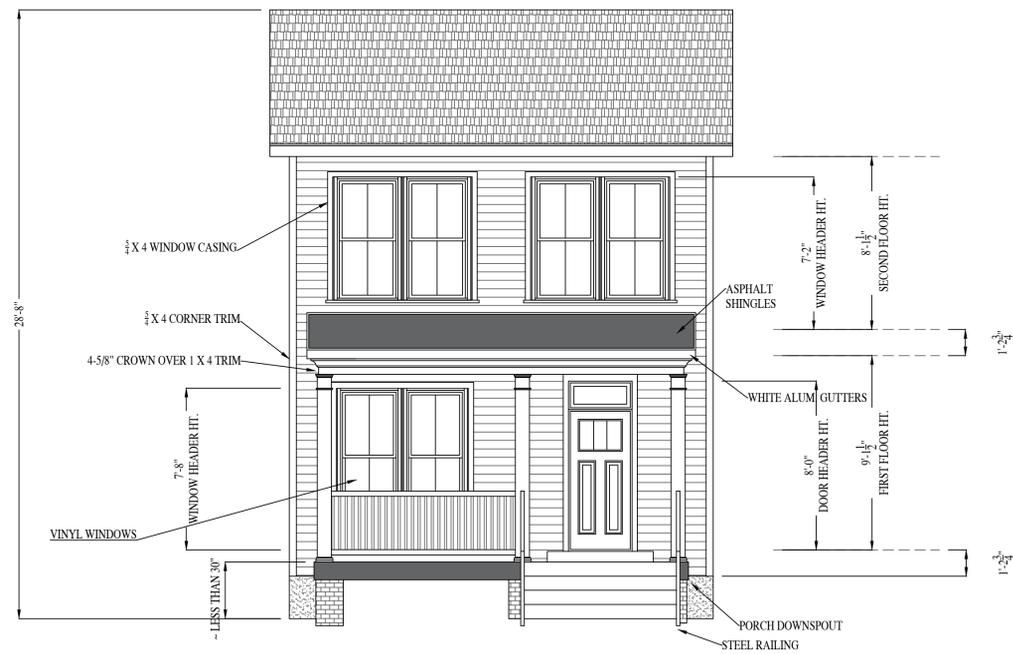
DATE	START

SCALE:  
1/4" = 1'-0"

DATE:  
12-19-2024

SHEET:  
A2.1

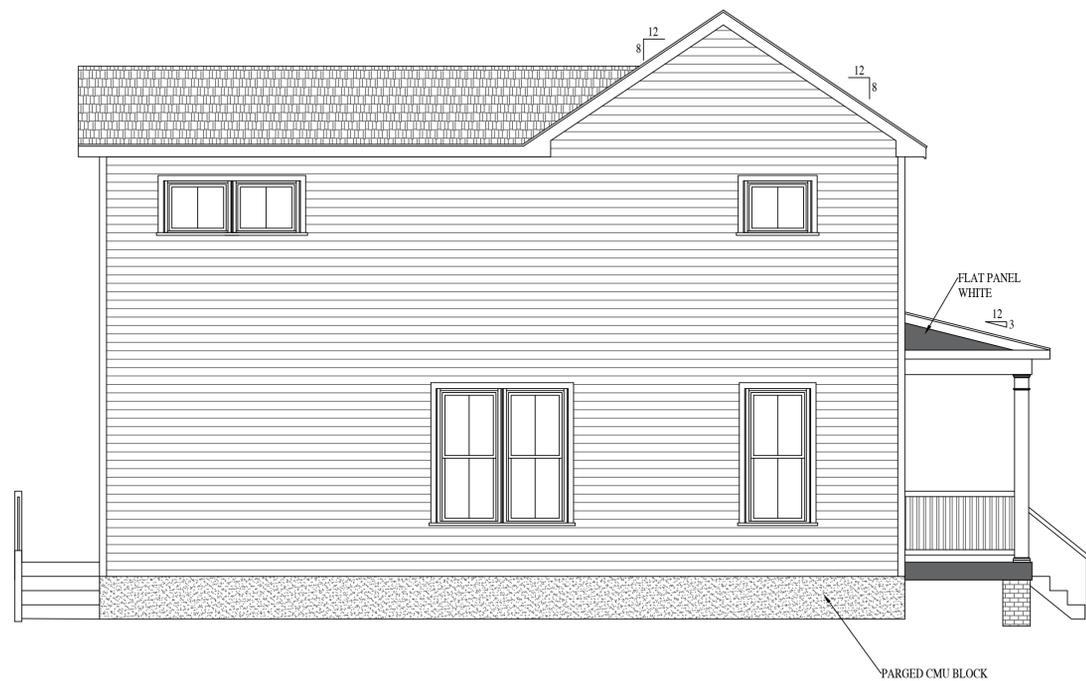




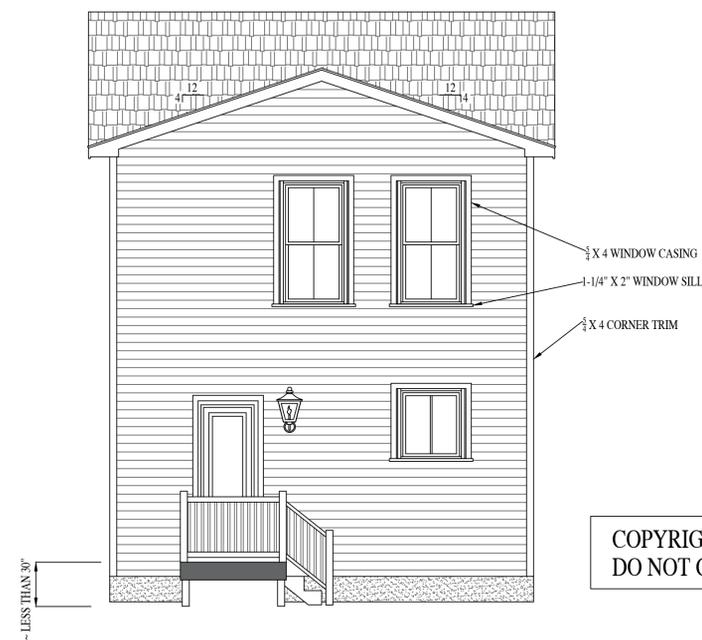
**FRONT ELEVATION "B"**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

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LOT 1-7 COMMERCE ST.

**RIVER MILL DEVELOPMENT**

RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START

SCALE:  
1/4" = 1'-0"

DATE:  
12-19-2024

SHEET:  
A2.2





**MILL CREEK**<sup>®</sup>

**MASTIC**  
HOME EXTERIORS  
by Ply GEM



SUBSTITUTE FORM 1099-S  
PROCEEDS FROM REAL ESTATE TRANSACTIONS  
FOR THE TAX YEAR 2024

# MILL CREEK<sup>®</sup>



**ADVANCED LOCKING SYSTEM AND NAIL HEM**  
 Precise, secure fastening, easier installation and tighter fit combine to deliver added strength and stability — even in high winds.

**165 MPH WIND SPEED — RATED UP TO 165 MPH**

**1/2" PANEL PROJECTION**  
 Enhanced shadow lines replicate the appearance of real wood siding.

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 Exclusive formulation and process boosts durability so panels are more resistant to cracking, impact and thermal distortion. As an added benefit, rich color resides throughout the panel — virtually eliminating the appearance of nicks and minor surface scratches.

**CLASS 1(A) FIRE RATING**

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 Premium guarantee of lasting quality and peace of mind — backed by Mastic, a trusted industry leader for 50+ years (see warranty for complete details).

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 Crafted of readily available natural materials — Mastic vinyl siding is safe, sustainable and recyclable.

**NO PAINT, NO HASSLES... NO HARM DONE**  
 Since vinyl doesn't require paint or stain, harmful VOCs aren't released into the atmosphere.

**BREATHE EASY**  
 Unlike some fiber cement products, vinyl siding does not produce harmful silica dust — silica dust can cause lung disease.

MIAMI-DADE COUNTY APPROVED



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 THIS PRODUCT HAS BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.  
 This means you can be assured that this product complies with specific green practice criteria in the National Green Building Standard. Visit [www.GreenApprovedProducts.com](http://www.GreenApprovedProducts.com) for more details.

\*Consult the VSI website at [www.vinylsiding.org](http://www.vinylsiding.org) for a current list of certified products and colors.



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 by PLY GEM

PLY GEM SIDING GROUP  
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 SUITE 900  
 KANSAS CITY, MO 64108  
 800 962 6973

[mastic.com](http://mastic.com)



**AN ORDINANCE APROVING A PETITION TO REZONE PROPERTY LOCATED AT 208 NORTH DUNLOP AND 901, 905, 909, 915, 919, 921, 925, 929, AND 933 COMMERCE STREET, PARCEL IDENTIFICATION NUMBERS 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, AND 024140013 FROM B-2, GENERAL COMMERCIAL DISTRICT AND M-1, LIGHT INDUSTRIAL DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT WITH PROFFERS**

WHEREAS, the City of Petersburg received a petition from Capital City Homes, LLC to rezone the property located at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from B-2, General Commercial and M-1 Light Industrial to R-2, Single-Family Residence District in order to construct eight single family dwellings on the property; and

WHEREAS, a conceptual layout showing the re-subdivision of the property into eight lots and architectural designs for the proposed dwellings were provided; and

WHEREAS, Capital City Homes, LLC proffered three conditions for the City's consideration including a limit of no more than eight detached dwelling units to be constructed on the property, the construction of the dwellings in accordance with the aforementioned architectural design plans, and a provision that adjacent houses will feature distinct facades; and

WHEREAS, the property is designated as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan, a designation that calls for small lots with a mix of residential uses at a moderate density; and

WHEREAS, the Petersburg NEXT Comprehensive Plan calls for facilitating a diverse and attainable housing stock through infill development in key opportunity areas compatible with existing neighborhoods; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

**NOW THEREFORE BE IT ORDAINED** that City Council does hereby approve the petition to rezone the property located at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from B-2, General Commercial and M-1 Light Industrial to R-2, Single-Family Residence District with the three proffers as presented in Exhibit A.



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** March Altman, Jr.

**RE:** **A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute an Option Agreement and Convey Property Upon Satisfaction of Terms for 3501 Halifax Road (143-147)**

**PURPOSE:**

**REASON:** The City desires to offer an option to purchase the property at 3501 Halifax Street for the purpose of constructing a high efficiency, stacked data center or a commercially similar or better development.

**RECOMMENDATION:** Council to hold a Public Hearing on March 18, 2025, for the consideration of an ordinance to authorize the City Manager to execute an option agreement and convey property upon satisfaction of terms for 3501 Halifax Street.

**BACKGROUND:** This option to purchase is for 94.131 acres of land at 3501 Halifax Road, Parcel ID 092010001, for the purpose of constructing a high efficiency, stacked data center or commercially similar or better development.

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. 3501 Halifax Road Ordinance Final

**AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN OPTION AGREEMENT AND CONVEY PROPERTY UPON SATISFACTION OF TERMS**

WHEREAS, the City is the fee simple owner of approximately 94 acres of land and improvements upon the property known as 3501 Halifax Road, Petersburg VA – Parcel ID No.: 092010001; and

WHEREAS, TWG Petersburg, LLC has expressed an interest in obtaining an Option to Purchase said property from the City for the purpose of constructing a high efficiency, stacked data center or commercially similar or better development; and

WHEREAS, TWG has proposed the terms for such acquisition in the attached draft Purchase Option Agreement (**Exhibit A**) which includes terms stating that as a condition precedent to any closing pursuant to the agreement, the purchaser must first draft and obtain formal approval of Council of a Development Agreement for the data center addressing key concerns to the satisfaction and at the sole discretion of City Council which include but are not limited to noise emissions; adequate buffer zones; and water usage; and

WHEREAS, §15.2-1800 of the Code of Virginia requires that in order for the City to convey an interest property owned by the locality, it must adopt an Ordinance after first holding an duly noticed public hearing; and

WHEREAS, prior to adoption of this Ordinance, Council complied with §15.2-1800 of the Code of Virginia after publishing proper Notice in accordance with the requirements of the Code of Virginia; and

WHEREAS, City Council believes that authorizing the City Manager and City Attorney to execute the Purchase Option Agreement on behalf of the City and effectuate the sale of the property upon TWG's election to exercise the option after first satisfying all requirements of the Purchase Option Agreement is in the best interests of the City of Petersburg.

NO therefore be it ORDAINED that Council does hereby authorize the City Manager and City Attorney to execute the Purchase Option Agreement on behalf of the City and effectuate the sale of the property upon TWG's election to exercise the option after TWG has satisfied all requirements of the Purchase Option Agreement including but not limited to obtaining formal approval by Council of a Development Agreement meeting all requirements described in the Purchase Option Agreement.

## PURCHASE OPTION AGREEMENT

This PURCHASE OPTION AGREEMENT (“**Option Agreement**”) is made as of December \_\_, 2024 (“**Option Effective Date**”) by and between **CITY OF PETERSBURG, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (“**Seller**”), and **TWG PETERSBURG LLC**, a Virginia limited liability company, or assigns (“**Buyer**”).

### RECITALS

A. Seller is the fee simple owner approximately 179 acres of land and any improvements commonly known as 2233 Halifax Road, Petersburg, VA, Parcel Identification Number 076030800, a description of which is attached hereto as **Exhibit A** and which shall be updated upon to include the legal description in accordance with the Title Commitment (as defined below) (collectively, the “**Property**”).

B. Seller desires to grant Buyer the option to buy, and the Buyer desires to secure such option to buy, the Property, for the purposes of constructing a high efficiency, stacked data center or commercially similar or better development, on the terms and conditions set forth herein (the “**Option to Purchase**”).

C. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Contribution Agreement.

**NOW, THEREFORE**, for good and valuable consideration paid to the Seller as described herein, the receipt and sufficiency of which are hereby acknowledged, Seller hereby grants to Buyer an exclusive option to purchase the Property. The parties hereto hereby agree as follows:

**1. OPTION TERM AND PRICE.** The Option to Purchase period commences as of the date of this Option Agreement and expires six (6) months following the Option Effective Date, provided that by notices delivered to Seller in advance of expiration, Buyer may extend the term for up to six one (16) additional consecutive periods of thirty six (306) days-months each. If Buyer exercises its Option to Purchase, the purchase price to be paid by Buyer at closing is Eight Hundred Sixty- ~~Thousand~~ Three Thousand – Four Hundred and 00/100 Dollars (\$863,400.00) (“**Purchase Price**”). Notwithstanding the term of this Option Agreement, Buyer and Seller agree that this Option Agreement shall not merge, terminate, or otherwise expire in connection with exercise of the Option, but upon such exercise, this Option Agreement shall remain in effect through closing on the sale of the Property, unless earlier terminated.

**2. NOTICE TO EXERCISE OPTION.** To exercise the Option to Purchase, prior to expiration of this Option Agreement, Buyer must deliver written notice of exercise to Seller. Such notice shall specify (a) the closing date, and (b) any title objections.

**OPTION CONDITION:** As a condition precedent to any closing pursuant to the exercise of any option contemplated under this Agreement, Buyer must present and receive formal approval of City Council of a Development Agreement for the Data Center which addresses to the sole discretion of Council concerns including, but not limited to: noise emissions; adequate buffer zones, and water usage.

3. **OPTION CONSIDERATION.** As consideration for this Option to Purchase, the Buyer shall pay the Seller five thousand dollars (\$5,000.00) (“**Option Payment**”) within twenty (20) business days following Option Effective Date. Thereafter, ~~any each~~ extension, as authorized pursuant to this Option Agreement, that the Buyer may choose to exercise, shall require an additional \$5,000.00 Option Payment to the Seller. The Option Payment(s) shall be nonrefundable (except as set forth in this paragraph below) and shall be credited to the purchase price at closing if the Buyer timely exercises the Option to Purchase. Notwithstanding the foregoing, if this Option Agreement terminates as a result of Seller’s default, the Option Payment shall be returned to Buyer with statutory interest applied.

4. **RIGHT OF ENTRY.** Commencing on the Option Effective Date and continuing until the earlier of (i) execution of the Contract, or (ii) termination of the Option Agreement, Buyer and its contractors, representatives, investors, employees, consultants, vendors, auditors and agents shall have the non-exclusive right and license to enter the Property to conduct inspection, due diligence reviews, and activities related thereto, provided that Buyer shall indemnify and hold harmless Seller from and against damages resulting from such access and inspection by Buyer. Promptly Following the Option Effective Date, Buyer may obtain a title commitment for the Property (“**Title Commitment**”) from a title company selected by Buyer (“**Title Company**”).

5. **CLOSING.** Closing shall occur on the date specified in Buyer’s exercise notice and shall be facilitated by the Title Company. On the closing date, Buyer shall deliver the Purchase Price (less the amount of the Option Payment) and the closing statement to the Title Company. On the closing date, Seller shall deliver to the Title Company a general warranty deed for recording in each Property jurisdiction, owner’s affidavit, certificate of non-foreign status, and any additional documents requested by the Title Company or reasonably necessary to consummate the transaction. At closing, Seller shall pay all “grantor’s taxes” in connection with the transfer of the Property and recordation of the deed, and Buyer shall pay all recordation and transfer taxes other than the “grantor’s taxes”.

6. **CONDITIONS TO CLOSING.** After exercising its Option to Purchase, Buyer’s obligation to close on this transaction is conditioned upon (a) there having been no damage to the Property or condemnation proceeding brought or threatened, and no condition, event or circumstance has occurred since the Option Effective Date not caused by Buyer that materially adversely affects the condition or value of the Property, (b) Seller has performed all of its obligations under this Option Agreement and all Seller representations remain true and correct (c) the Title Company is irrevocably committed to issuing title policy insuring marketable title to the Property with no monetary liens or monetary encumbrances thereon and (d) the Property has been rezoned from Agricultural (A) to M1.

7. **REPRESENTATIONS.** Each party represents and warrants to the other party that: (i) this Option Agreement has been duly executed and delivered by such party, and constitutes the valid and binding obligation of such party, enforceable against it in accordance with the terms hereof; and (ii) the execution, delivery and performance of this Option Agreement does not violate or breach the terms of any agreement to which it is a party or by which it or its property may be bound.

# Finance Monthly Update

Month XX, 2025



**DEPARTMENT OF FINANCE**

# AGENDA

Budget to  
Actuals

Earned Interest  
Update



# BUDGET TO ACTUALS

GF Department	FY25 BUDGET	Expended Thru 2.28.2025: 67% of YR Completed	Remaining Budget Balance	% of Budget Expended
CITY COUNCIL	386,765	245,826	140,939	63.56%
CITY MANAGER	949,408	702,090	247,318	73.95%
CITY ATTORNEY	483,217	213,903	269,314	44.27%
HUMAN RESOURCES	823,350	818,322	5,028	99.39%
COMMISSIONER OF REVENUE	495,559	295,895	199,663	59.71%
ASSESSOR	629,870	392,965	236,905	62.39%
CITY TREASURER	331,372	273,753	57,619	82.61%
FINANCE	1,159,919	640,960	518,959	55.26%
CUSTOMER CARE & COLLECTIONS	957,196	461,382	495,814	48.20%
INFORMATION TECHNOLOGY	1,241,838	819,100	422,738	65.96%
PROCUREMENT	355,680	148,143	207,537	41.65%
REGISTRAR	604,892	373,607	231,285	61.76%
CIRCUIT CT. JUDGES & ADMIN	93,991	61,811	32,180	65.76%
GENERAL DISTRICT COURT	53,300	15,550	37,750	29.17%
MAGISTRATES	9,900	7,291	2,609	73.65%
JUVENILE & DOMESTIC RELATIONS	8,750	1,404	7,346	16.04%
CLERK of the CIRCUIT COURT	995,167	622,494	372,673	62.55%



# BUDGET TO ACTUALS

GF Department	FY25 BUDGET	Expended Thru 2.28.2025: 67% of YR Completed	Remaining Budget Balance	% of Budget Expended
SHERIFF	2,455,154	1,397,242	1,057,912	56.91%
COMMONWEALTH ATTORNEY	1,788,485	975,598	812,887	54.55%
VICTIM WITNESS - CITY	26,286	13,244	13,042	50.38%
POLICE DEPARTMENT	10,310,983	6,548,745	3,762,237	63.51%
911 EMERGENCY COMMUNICATIONS	2,117,415	975,608	1,141,807	46.08%
FIRE DEPARTMENT	9,408,256	5,820,629	3,587,627	61.87%
REGIONAL JAIL SERVICE	3,300,000	2,085,460	1,214,540	63.20%
11th DISTRICT COURT	112,237	72,721	39,516	64.79%
VJCCA SUB-TOTAL	219,725	126,736	92,989	57.68%
CODE ENFORCEMENT	1,386,552	693,566	692,986	50.02%
ANIMAL CONTROL	335,906	188,475	147,431	56.11%
ENGINEERING	482,503	454,186	28,317	94.13%
REFUSE COLLECTION	2,000,000	1,509,393	490,607	75.47%
GROUNDS	1,415,480	627,319	788,161	44.32%
FACILITIES MANAGEMENT	3,248,851	2,186,757	1,062,094	67.31%
CPO CENTER/VCRC	128,510	44,390	84,120	34.54%



# BUDGET TO ACTUALS

GF Department	FY25 BUDGET	Expended Thru 2.28.2025: 67% of YR Completed	Remaining Budget Balance	% of Budget Expended
SOCIAL SERVICES	11,248,378	6,546,341	4,702,037	58.20%
CHILDREN'S SERVICES ACT	4,267,024	2,804,555	1,462,469	65.73%
TRANSFER TO SCHOOLS	12,361,478	8,240,985	4,120,493	66.67%
RECREATION & LEISURE SERVICES	840,426	611,556	228,870	72.77%
CEMETERIES	85,040	23,920	61,120	28.13%
TURF MANAGEMENT	420,508	225,344	195,164	53.59%
GOV'T RELATIONS	1,054,856	529,859	524,997	50.23%
PUBLIC LIBRARY	1,492,208	846,665	645,543	56.74%
PLANNING	1,032,244	588,763	443,482	57.04%
ECONOMIC DEVELOPMENT	529,454	324,429	205,025	61.28%
NON-DEPARTMENTAL	7,275,686	4,262,156	3,013,530	58.58%
DEBT SERVICE	4,181,099	3,486,359	694,740	83.38%
TRANSFER TO OTHER FUNDS	2,541,226	2,541,226	0	100.00%
<b>TOTALS</b>	<b>95,690,945</b>	<b>60,917,142</b>	<b>34,773,803</b>	<b>63.66%</b>



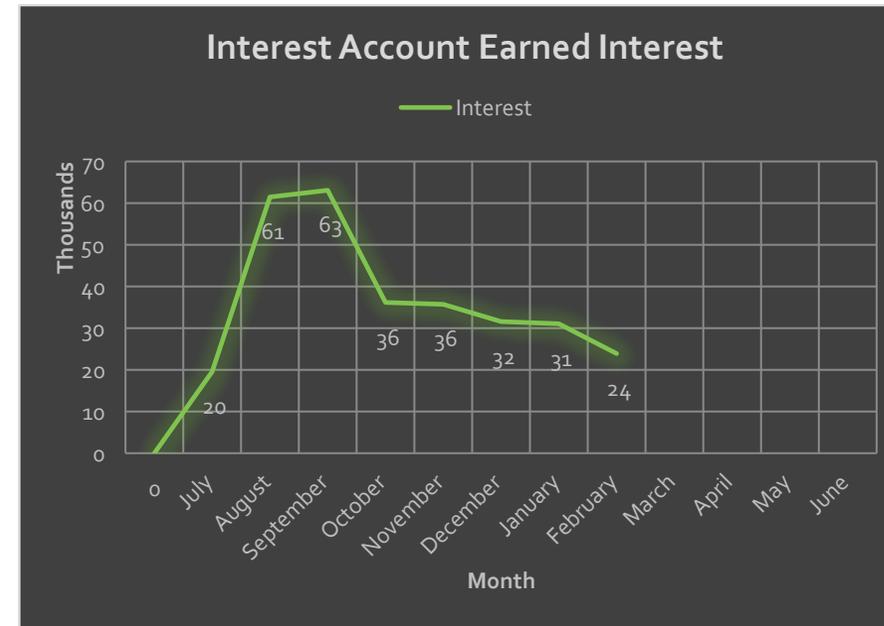
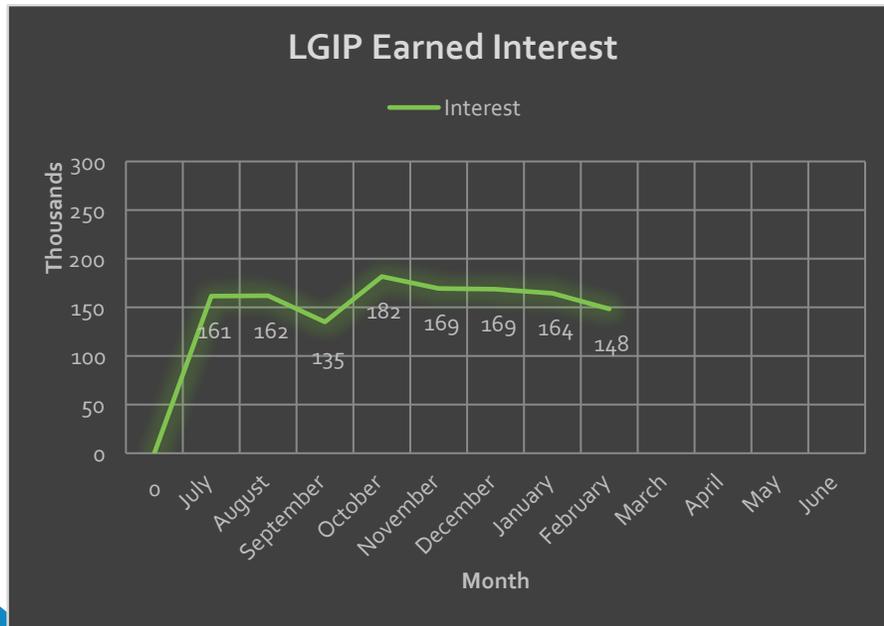
# BUDGET TO ACTUALS

Fund/Department	FY25 BUDGET	Expended Thru 2.28.2025: 67% of YR Completed	Remaining Budget Balance	% of Budget Expended
<b>GRANTS</b>				
Victim Witness Grant - Sub-Total	280,553	173,194	107,359	61.73%
Community Corrections - Sub-Total	533,064	337,221	195,843	63.26%
<b>TOTAL GRANTS FUND</b>	<b>813,617</b>	<b>510,415</b>	<b>303,202</b>	<b>62.73%</b>
<b>STREETS</b>				
Streets Operations Sub-Total	8,037,703	5,633,246	2,404,457	70.09%
<b>PUBLIC UTILITIES</b>				
Wastewater Sub-Total	7,496,161	4,897,712	2,598,449	65.34%
Water Sub-Total	7,637,912	5,182,170	2,455,842	67.85%
<b>TOTAL PUBLIC UTILITIES FUND</b>	<b>15,134,073</b>	<b>10,079,883</b>	<b>5,054,291</b>	<b>66.60%</b>
<b>STORMWATER</b>				
Stormwater Services Sub-Total	1,452,283	642,153	810,130	44.22%
<b>DOGWOOD</b>				
Dogwood Golf Sub-Total	1,299,550	845,946	453,604	65.10%
<b>MASS TRANSIT</b>				
Paratransit Sub-Total	246,630	188,155	58,475	76.29%
State/Projects Sub-Total	2,227,273	643,344	1,583,929	28.88%
Administration Sub-Total	3,938,858	2,337,446	1,601,412	59.34%
Maintenance Sub-Total	1,066,204	690,011	376,193	64.72%
<b>TOTAL MASS TRANSIT FUND</b>	<b>7,478,965</b>	<b>3,858,956</b>	<b>3,620,009</b>	<b>51.60%</b>



# Earned Interest Update

Category	Adopted Budget Projection	Total Funds in Account	FEB Earned Interest	TOTAL EARNED YTD
LGIP Investment Acct (Local Government Investment Pool)	\$1,400,000	\$42,000,000	\$148,362	\$1,290,813
AU Bank Interest Account	\$ -		\$23,898	\$302,519
<b>TOTAL EARNED INTEREST</b>				<b>\$1,593,332</b>





# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Brian Moore

**RE:** **Consideration of an Ordinance Authorizing the City Manager to Execute the Commercial Lease Agreement Between The Wilds LLC and the City of Petersburg for the Property Located at 277 River Street, Petersburg, VA (Pages 155-161)**

**PURPOSE:** The purpose is for City Council to provide authorization for the City Manager to execute the Commercial Lease with The Wilds LLC, for the leased property located at 277 River Street, Petersburg, VA, for the period of May 16 - 18, 2025.

**REASON:** The City has received the Commercial Lease for the leased property located at 277 River Street and this ordinance, which authorizes the City Manager to execute the agreement for the period of May 16 - 18, 2025 for the amount of \$1.

**RECOMMENDATION:** The City Council review and approve the ordinance.

**BACKGROUND:** The City would like to enter into this lease with the City and The Wilds, LLC, for the leased property located at 277 River Street, Petersburg, VA, for the period of May 16 - 18, 2025 for the amount of \$1 per year. This space will be utilized by the Department of Economic Development for the 2025 Armed Forces Day.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. ARMED FORCES DAY - Petersburg Harbor Event Rental Agreement FINAL - ORDINANCE
2. ARMED FORCES DAY - Petersburg Harbor Event Rental Agreement FINAL

**AN ORDINANCE AUTHORIZING CITY MANAGER TO EXECUTE THE COMMERCIAL LEASE AGREEMENT  
FOR PROPERTY LOCATED AT 277 RIVER STREET**

WHEREAS the City of Petersburg would like to lease commercial space for a period of May 16 – 18, 2025, for a special event at 277 River Street, Petersburg, VA 23803.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Petersburg that the City Manager is hereby authorized to execute the lease agreement for the property located at 277 River Street, Petersburg, VA 23803 (see attached).

BE IT FURTHER ORDAINED, by the City Council of the City of Petersburg, that the City Manager, is hereby authorized to sign such agreements and documents as necessary to complete the lease of the aforementioned property on behalf of the City.

## PETERSBURG HARBOR EVENT AGREEMENT

### RENTAL PERIOD:

The Wilds, LLC, a Virginia limited liability company, herein referred to as “Landlord” and THE CITY OF PETERSBURG, VIRGINIA a VIRGINIA MUNICIPAL CORPORATION herein referred to as “Tenant”, agree to the following terms of use for the property located at 277 River Street, Petersburg, Virginia, herein referred to as the “Property”. The lease agreement “Lease” will be in effect from FRIDAY MAY 16, 2025 06:00 (“Start Time”) on \_\_\_\_\_ (“Start Date”) and will terminate at \_\_\_\_\_ (“End Time”) on May 18, 2025 17:00 (“End Date”).

Tenant agrees that the Property will be used for ARMED FORCES DAY EVENT (“Event”) by THE CITY OF PETERSBURG, VA (event organizer) and their attendees between the Start Date/Time and End Date/Time outlined above. The agreement shall terminate upon the End Date/Time. If the event goes past the End Time/End Date, the Tenant will be billed at an daily rate of two hundred and fifty dollars (\$250.00) per day.

### SITE USE:

Approved Property activities include parking, the sale and on-site consumption of alcohol, food, and the sale of other related non-alcoholic goods, performances of music and other entertainment via amplified sound, games, and other festival related activities.

All amplified noise must end at promptly 10:00 PM in accordance with City of Petersburg ordinances.

### FEES AND PAYMENT:

The Tenant agrees to pay a nonrefundable deposit of ~~five hundred dollars~~ (\$0.00) to secure the Start Date, here-in referred to as the “Reservation Fee”. The Reservation Fee must be delivered to the Landlord at the time of lease signing.

The Tenant agrees to pay a refundable security deposit “Deposit” of ~~One Thousand Dollars~~ (\$0.00) to reserve the Property, which must be paid in full at least sixty (60) days prior to the Event. The deposit will be returned within fifteen (15) days after the event once a Property inspection has been completed by Landlord. Tenant shall not alter, deface, injure, mar, or in any manner damage the property. Tenant shall be responsible for any and all damages and required additional labor caused by Tenant’s use of facilities to the grounds, sidewalks, facilities, and equipment all of which shall be in the same condition at the conclusion of the Event as when possession was received by Tenant. Tenant shall pay to the Landlord, on demand, the reasonable cost of any and all repairs and labor required to be made, whether included in the Event invoice or later billed. Tenant agrees to pay costs of repair or replacement for any and all damages related to Tenant’s event, which may have occurred during the Event to restore the facility to a condition equal to the condition before the Event began.

The Tenant is required to pay a venue fee of \$ 1.00 “Fee” for use of the Property. All payment must be made in full a minimum of sixty (60) days prior to the Start Date, or the Tenant forfeits its right to use the Property. **All checks must be made payable to The Wilds LLC and mailed or hand-delivered to 245 E. Bank St., Petersburg, VA 23803.**

All payments become nonrefundable thirty (30) calendar days prior to the Event, except in some cases where the event is cancelled by the Landlord. Refer to the CANCELLATION POLICY section regarding cancellations.

### LEASE REQUIREMENTS:

Landlord and Tenant agree that the Event will be confined to the defined Site Area as outlined in Addendum A of this agreement.

The Site Area is to be demarcated by barricades and fencing secured by Tenant.

The Tenant must apply for and receive a Special Events Permit “Permit” from the City of Petersburg Special Events Committee. The Permit must be submitted to the Landlord at least thirty (30) days prior to the event. The Tenant must

comply with all conditions assigned to the Event by the City and its Special Events Committee including but not limited to presence of EMS, fire, and police services.

Tenant must hold an event insurance policy with a minimum coverage of one million dollars (\$1,000,000.00). Tenant must list Landlord as an additional insured entity on the policy and must deliver a Certificate of Insurance to the Landlord at least thirty (30) days prior to the event.

Tenant is responsible for securing the appropriate license from the Virginia Alcoholic Beverage Control Authority (Virginia ABC) and following all associated laws, rules, and regulations to permit the sale and consumption of alcohol. A copy of the Virginia ABC license must be provided to the Landlord a minimum of thirty (30) prior to the event.

Tenant hereby releases the Landlord, its employees, agents and/or members or owners of any responsibility or liability for loss and/or damages to any vehicle, equipment or person using the lot, including but not limited to theft, collision, fire, acts of god, weather, construction, etc. during the terms of this agreement or before or after it, if they are there at the request, or as a guest, of the Tenant. Further, Tenant hereby indemnifies the Landlord, its employees, members, and agents against loss, cost or damage incurred as a result of any liability whatsoever with regard to access on the Property.

Tenant accepts the Property and its ingress and egress areas in "As-Is" condition. Any cars or equipment remaining on the Property after the End Date/Time shall be deemed to be trespassing and will be towed or removed at the owner's expense. The Tenant shall be responsible to return the Property in the condition in which it was when the Tenant took possession. Any cleanup that is required due to Tenant's use of the Property will be billed back to the Tenant and payable upon receipt. A minimum fee of \$500 shall be charged for any trash, equipment or vehicle removal that must be undertaken by the Landlord.

**LIABILITY:**

Tenant hereby releases the Landlord, its employees, agents, members, owners, or related parties of any responsibility or liability for loss and/or damages to any vehicle or person using the Site Area, including but not limited to theft, collision, fire, acts of God, weather, construction, etc. during the terms of this lease or before or after it. Further, Tenant hereby indemnifies the Landlord, its employees, members, and agents against loss, cost or damage incurred as a result of any liability whatsoever with regard to access and parking on the Site Area.

Landlord shall not be responsible for money, jewelry, vehicles, or other personal property lost or stolen from the Site Area. Except as caused by the negligence or willful misconduct of Landlord, Landlord shall not be liable for any loss, injury or damage to persons using the Site Area, it being agreed that, to the fullest extent permitted by law, the use of the Site Area shall be at the sole risk of Tenant and its employees, agents, members, or related parties.

**CANCELLATION POLICY**

Refundable Cancellation by Tenant: If the Event is cancelled by the Tenant with written notice to Landlord at least thirty (30) days prior to the Start Date, the Deposit, Fee, and any other payments made to the Landlord will be returned to the Tenant, with the exception of the nonrefundable ~~five hundred dollar~~ (\$0.00) Reservation Fee. In the event that a cancellation is made with less than thirty (30) days' written notice prior to the agreed upon Start Date, the Tenant will not receive any refunds for payments made and must pay any outstanding fees at the time of cancellation.

Refundable Cancellation by Landlord: If the cancellation is initiated by the Landlord due to fire, casualty, acts of God, flood, strikes, national emergencies, or any other cause beyond the control of Landlord, the Event may be cancelled without penalty or other liability, notwithstanding the lack of notice. If such an event requires the rented facility to close, or if Landlord determines that safety or other concerns make closing the facility necessary (which Landlord may do in its sole discretion), then Landlord will permit Tenant to have priority scheduling rights with respect to any available dates for the rescheduling of the Event.

If the Tenant does not wish to reschedule the Event, all monies paid to the Landlord from the Tenant shall be fully refunded, excluding the Reservation Fee. Any Landlord refunds shall be processed within 15 days of issuing or receiving the cancellation notice.

Non-Refundable Event Cancellation by Landlord: If all required documentation and payments are not received by Lessor thirty (30) calendar days prior to the Event (or such shorter period as may be specified herein for certain documentation), the Event may be cancelled by the Landlord without refund and without penalty or liability to the Landlord. All required documentation is outlined in the Lease Requirements section of this lease.

**ENTIRE CONTRACT**

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other contract whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

**SEVERABILITY**

If any provision of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**AMENDMENT**

This Lease may be modified or amended in writing, if the writing is signed by both Landlord and Tenant.

**NOTICES**

Any notice, request, approval or other communication required or permitted under this Lease shall be in writing and will be deemed to have been duly delivered upon personal delivery, or on the second business day after deposit with Federal Express or other overnight courier service, or as of the third business day after mailing by United States registered or certified mail, return receipt requested, postage prepaid, addressed to Landlord and Tenant respectively at the addresses set forth below or at such other addresses as may from time to time be designated in writing by Landlord or Tenant by notice pursuant hereto.

**LANDLORD:**

The Wilds LLC  
245 E Bank St  
Petersburg, VA 23803

**TENANT:**

The City of Petersburg VA  
235 N Union St  
Petersburg VA 23803

**GOVERNING LAW**

This Lease shall be governed by the laws of the Commonwealth of Virginia, and if legal action by either party is necessary for or with respect to the enforcement of any or all of the terms and conditions hereof, then exclusive venue therefore shall lie in the City of Petersburg, Virginia.

**ATTORNEY'S FEES**

In the event either Landlord or Tenant brings any suit or other proceeding with respect to the subject matter or enforcement of this Lease or with respect to a breach of a representation or warranty hereunder, the prevailing party as determined by the court before which such suit or proceeding is commenced) shall, in addition to such other relief as may be awarded, be entitled to recover its reasonable attorney's fees.

**WAIVER OF CONTRACTUAL RIGHT**

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver of limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

**NO PARTNERSHIP**

Nothing in this Lease, including the agreements of Tenant contained herein, shall be construed to indicate in any way that Tenant is a partner of, or a joint venturer with, Landlord in respect of any construction required or permitted hereby or any other matter.

**ASSIGNMENT**

Neither party may assign or transfer this Lease without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF: Landlord and Tenant have duly executed this Lease on the day and year first written above.

**TENANT:**

**By:** \_\_\_\_\_  
**Its:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**LANDLORD: The Wilds LLC**

**By:** \_\_\_\_\_  
**Its:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_  
**Date:** \_\_\_\_\_



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Jerry Byerly, Director of Public Works  
March Altman, Jr., City Manager

**FROM:** Brian Copple

**RE:** **Resolution Requesting the Commonwealth Transportation Commissioner and VDOT Convey the Title to the Rights-of-Way Within the Corporate Limits of said City to the City Council of Petersburg (Pages 162-167)**

**PURPOSE:** The City of Petersburg will convey right of way of a service road off of Wagner Road to the proposed developer for construction of a Data Center at 1161 Wagner Road. To initiate this process, a City Resolution needs to be adopted authorizing VDOT and the CTB to begin exercising such authority to convey this right-of-way to the City of Petersburg.

**REASON:** Wagner's Properties, Inc., Joseph E. Wagner, owner Co. is proposing a Manufacturing and Data Processing Center at 1161 Wagner Road. Access from Wagner Road is necessary in order to access the proposed site. Presently, the Service Road right-of-way that is parallel to Wagner Road is controlled by the City, yet VDOT owns the right-of-way. The intent of this Resolution is to authorize the Commonwealth Transportation Board (CTB) to convey this right-of-way to the City, who in turn will dedicate this right-of-way to the developer. The City will require an emergency access easement and utility easement along this right-of-way. The Developer will be required to construct this access road to accommodate emergency vehicles.

**RECOMMENDATION:** Public Works recommends approval.

**BACKGROUND:** Wagner's Properties, Inc., Joseph E. Wagnerowner Co. is proposing to construct a Manufacturing-Data Processing Data Center at 1161 Wagner Road. In order to provide access to the site, the developer will need to have right-of-way conveyed in order to access the site. Currently, this is VDOT right-of-way maintained by the State and controlled by the City of Petersburg. The City intends to accept the conveyance of this right-of-way from VDOT and in turn, convey it to the developer so that access is provided to the facility off of Wagner Road. The City will maintain an access easement over this private road for emergency vehicles and services.

**COST TO CITY:** The estimated cost of \$4,000 for VDOT required appraisal of right-of-way to be conveyed.

**BUDGETED ITEM:** Not currently budgeted. There is not a current line item nor a future proposed Capital Project for this right-of-way.

**REVENUE TO CITY:** None at this time. Eliminates future maintenance costs of right-of-way by Public Works.

**CITY COUNCIL HEARING DATE:** 4/15/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** None

**AFFECTED AGENCIES:** Public Works; Public Utilities; City Attorney's Office; Planning and Development Review; Economic and Community Development; Assessor; Finance; Police Department; Fire Department; Mayor's Office; City Manager's Office

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** None

**REQUIRED CHANGES TO WORK PROGRAMS:** Not known at this time.

**ATTACHMENTS:**

1. VDOT Map marked up 071624
2. OVERALL GEOMETRIC LAYOUT\_markup 20240424
3. OVERALL GEOMETRIC LAYOUT NOT marked up
4. DRAFT RESOLUTION NO for Council 030725

APPROVED FOR RIGHT OF WAY ACQUISITION  
 MARIE WAGNER MARKOW PARCEL 01  
 SHEETS NO. 100B & 11  
 COMMISSIONER  
 DATE 6-17-85

DB 425 Pg. 15  
 Wagon Road  
 DB 425 Pg. 15  
 EASEMENT  
 20' x 50' PROPOSED PERMANENT DRAINAGE

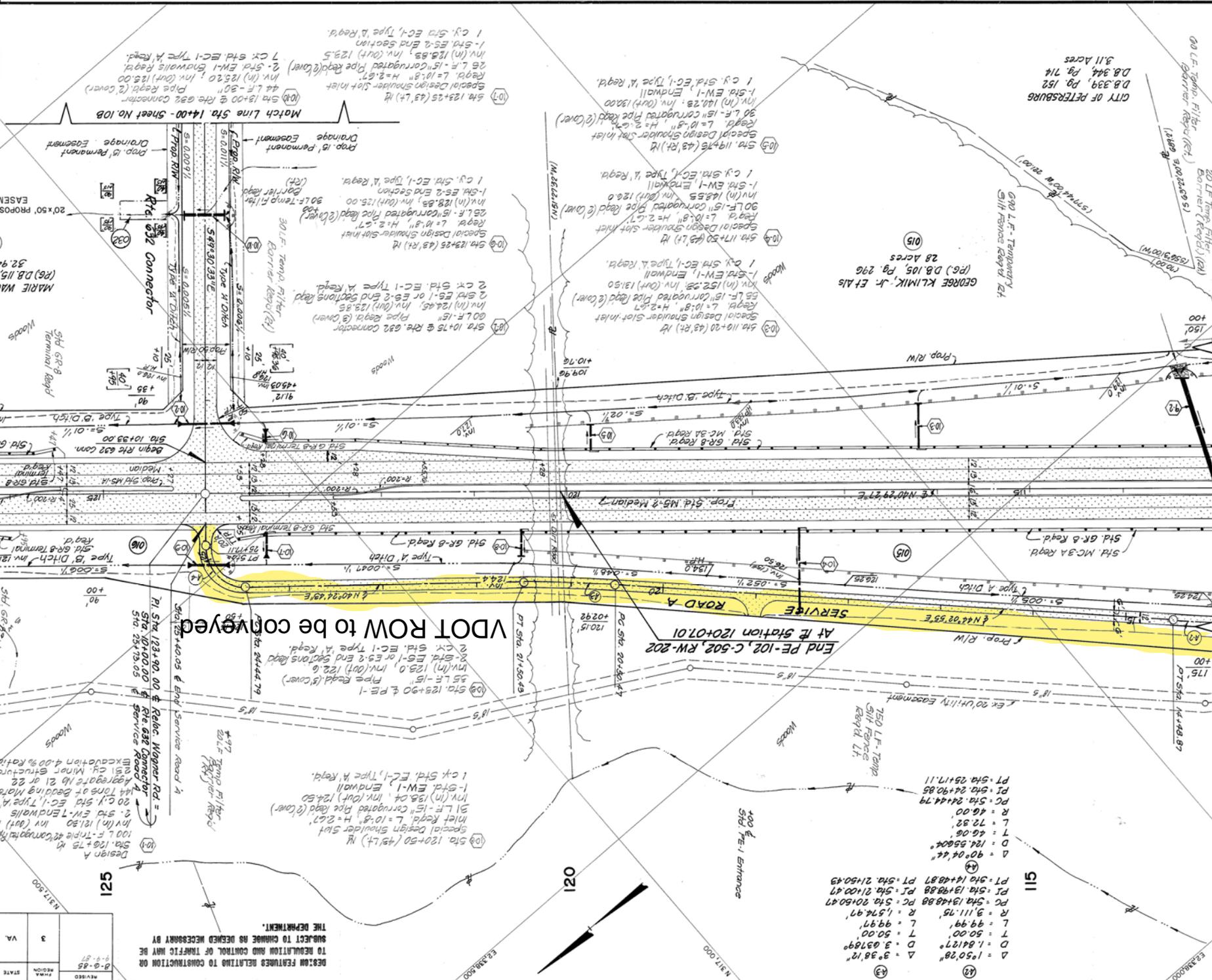
MARIE WAGNER MARKOW  
 (Pg) DB 115, Pg. 459  
 32.94 Acres  
 1/2 U.S. Temp. Filter  
 Barrier Road (Rt.)  
 5th GR-B  
 Terminal Road

5th GR-B  
 Terminal Road  
 5th GR-B  
 Terminal Road  
 5th GR-B  
 Terminal Road

5th GR-B  
 Terminal Road  
 5th GR-B  
 Terminal Road  
 5th GR-B  
 Terminal Road

5th GR-B  
 Terminal Road  
 5th GR-B  
 Terminal Road  
 5th GR-B  
 Terminal Road

REVISION	DATE	BY	REASON
0795-123-101	6-17-85	VA	3



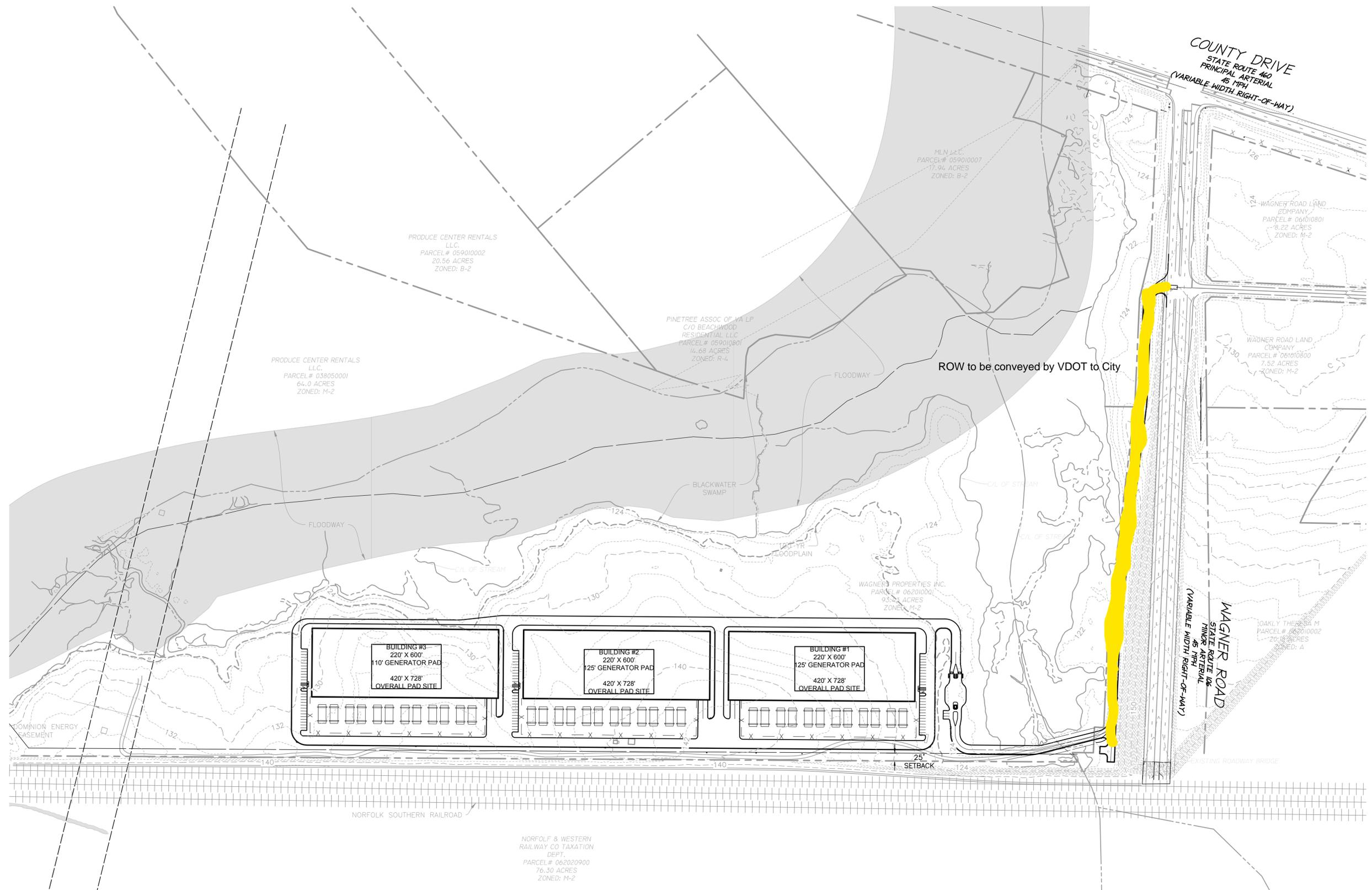
DESIGN FEATURES RELATING TO CONSTRUCTION OR REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

0795-123-101



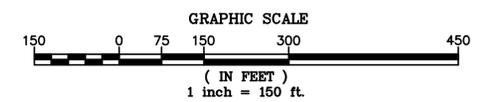
419 CHATHAM SQUARE OFFICE PARK  
 FREDERICKSBURG, VA 22405  
 www.legacy-eng.com  
 540.373.8350 (p) 540.369.4499 (f)

**SITE PLAN**  
**WAGNER ROAD DATA CENTER**  
 OVERALL GEOMETRIC LAYOUT  
 MAGISTERIAL DISTRICT  
 COUNTY, VA



DATE	REVIEW STATUS	NO

DATE	REVISION	NO

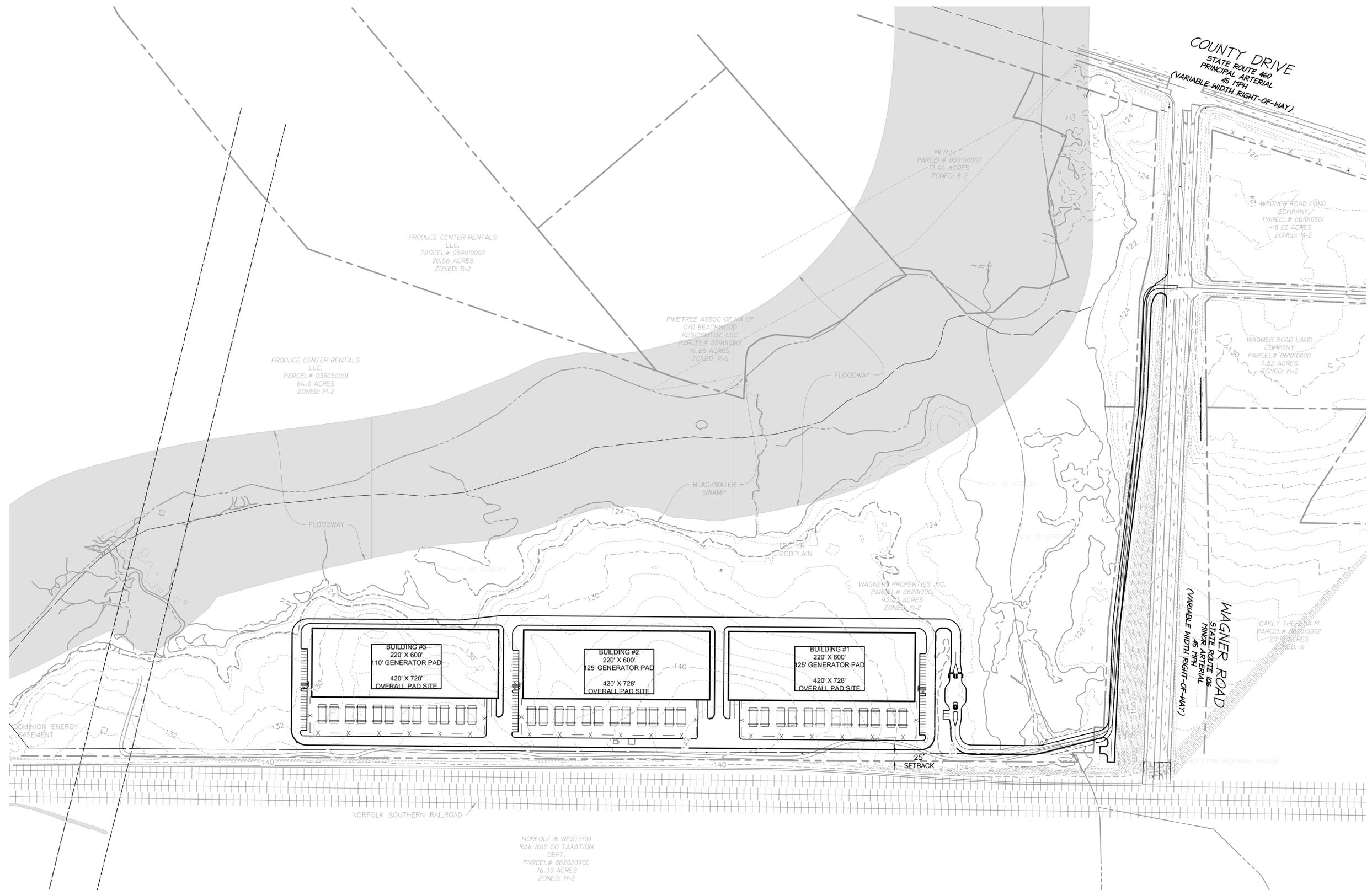


FILE NO.	SHEET
PROJECT NUMBER	----
DATE	----
PROJECT DATE	----
SCALE	OF XX
1"=150'	

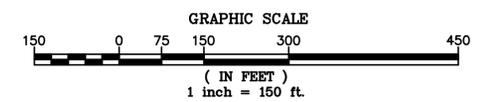


419 CHATHAM SQUARE OFFICE PARK  
 FREDERICKSBURG, VA 22405  
 www.legacy-eng.com  
 540.373.8350 (p) 540.369.4499 (f)

**SITE PLAN**  
**WAGNER ROAD DATA CENTER**  
**OVERALL GEOMETRIC LAYOUT**  
 MAGISTERIAL DISTRICT  
 COUNTY, VA



DATE	REVIEW STATUS	NO
DATE	REVISION	NO



FILE NO.	SHEET
PROJECT NUMBER	----
DATE	----
PROJECT DATE	----
SCALE	OF XX
1"=150'	

**RESOLUTION NO. XXXXX**

**WHEREAS**, Section 33.2-907(B) of the Code of Virginia (1950), as amended, authorizes the Commonwealth Transportation Committee to acquire rights-of-ways for the construction, reconstruction, alteration, maintenance and repair of public highways within municipalities on projects which are constructed with State or Federal participation and subsequently convey such rights-of-way to the requesting municipality; and

**WHEREAS**, Section 33.2-907(B) of the Code of Virginia (1950) as amended, further provides that the Commonwealth Transportation Commissioner may exercise such authority only upon receipt of an official request from the City involved with the project; and

**WHEREAS**, the Commonwealth Transportation Commissioner has previously exercised such power to acquire the necessary rights-of-way for Project 0793-183-101, PE-102, C-502, RW-202 within the Corporate Limits of the City of Petersburg, and the City of Petersburg now requests that the Commonwealth Transportation Commissioner convey that right of way to the City of Petersburg; and

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PETERSBURG, VIRGINIA**

On this date of MONTH DAY, YEAR, the City Council of the City of Petersburg, Virginia, hereby requests the Commonwealth Transportation Commissioner (the "Commissioner") convey the title to the rights-of-way and residual properties for Project Project 0793-183-101, PE-102, C-502, RW-202 within the Corporate Limits of said City to the City Council of Petersburg.

Adopted: Month Day, Year

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Samuel Parham, Mayor

Attest:

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Tangi Hill, City Clerk



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** March 18, 2025

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Brian Moore

**RE:** **Resolution Expressing the Concurrence of the City Council of the City of Petersburg with the Inducement Resolution Adopted by the Economic Development Authority of Henrico County, Virginia and Approving the Issuance of Revenue Bonds for the Benefit of Southside Regional Medical Center (168-177)**

**PURPOSE:** A RESOLUTION EXPRESSING THE CONCURRENCE OF THE CITY COUNCIL OF THE CITY OF PETERSBURG WITH THE INDUCEMENT RESOLUTION ADOPTED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF HENRICO COUNTY, VIRGINIA AND APPROVING THE ISSUANCE OF REVENUE BONDS FOR THE BENEFIT OF SOUTHSIDE REGIONAL MEDICAL CENTER.

**REASON:** SUPPORT OF BON SECOUR'S MERCY HEALTH BOND ISSUANCE.

**RECOMMENDATION:** N/A

**BACKGROUND:** N/A

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 3/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. BSMH 2025 - Virginia - Petersburg City Council Resolution v2(52875106.2)
2. 20250314114047466

A RESOLUTION EXPRESSING THE CONCURRENCE OF THE CITY COUNCIL OF THE CITY OF PETERSBURG WITH THE INDUCEMENT RESOLUTION ADOPTED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF HENRICO COUNTY, VIRGINIA AND APPROVING THE ISSUANCE OF REVENUE BONDS FOR THE BENEFIT OF SOUTHSIDE REGIONAL MEDICAL CENTER.

**WHEREAS**, Bon Secours Mercy Health, Inc. (“BSMH”) is a Maryland nonstock nonprofit membership corporation, and which has facilities located in the City of Petersburg including Southside Regional Medical Center (“Southside Regional Medical Center”) located at 200 Medical Park Boulevard, Petersburg, Virginia 23805; and

**WHEREAS**, on January 16, 2025, the Economic Development Authority of Henrico County, Virginia (the “Henrico Authority”) adopted an inducement resolution (the “Inducement Resolution”) (a copy of which is attached hereto as Attachment A) relating to the issuance of its Health Facilities Revenue Bonds (Bon Secours Mercy Health, Inc.) (the “Bonds”) in one or more series to, among other things, (i) finance or refinance the costs of certain capital expenditures, including the acquisition, construction, equipping, expansion, enlargement and improvement of certain hospital facilities, including reimbursement, (ii) pay a portion of the interest on the Bonds, if deemed necessary, (iii) establish one or more debt service reserve funds, if deemed necessary, and (iv) pay certain expenses incurred in connection with the issuance of the Bonds (collectively, the “Financing Purposes”), all pursuant to a master financing plan for certain health care facilities affiliated with BSMH, which plan includes the above-described financing by the Henrico Authority for the benefit of BSMH and its nonprofit affiliates, including Southside Regional Medical Center; and

**WHEREAS**, the portion of the Bonds to be issued for the benefit of the Southside Regional Medical Center facilities shall not exceed \$20,000,000; and

**WHEREAS**, the Bonds will be issued pursuant to the Virginia Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the “Act”), and will be limited obligations of the Henrico Authority payable solely from the revenues and receipts derived from payments provided by BSMH; and

**WHEREAS**, the facilities of Southside Regional Medical Center to be financed or refinanced are located within the boundaries of the City of Petersburg which, pursuant to the Act, has created the City of Petersburg Economic Development Authority (the “Petersburg EDA”) and Section 15.2-4905 of the Act permits the issuance of the Bonds by the Henrico Authority for the benefit of BSMH and its nonprofit affiliates, including Southside Regional Medical Center, if the governing body of the City of Petersburg concurs in the Inducement Resolution adopted by the Henrico Authority; and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), provides that an “applicable elected representative” of the governmental unit having jurisdiction over the area in which any facility financed or refinanced with the proceeds of the Bonds is located must approve the issuance of the Bonds in order for the interest on the Bonds to be entitled to certain exemptions from taxation provided by the Code, and the City Council of the

City of Petersburg, as elected legislative body, constitutes such applicable elected representative within the meaning of the Code; and

**WHEREAS**, on February 27, 2025, pursuant to the requirements of Section 147(f) of the Code and the Act, the Petersburg EDA held a public hearing concerning the proposed issuance of the Bonds; and

**WHEREAS**, on February 27, 2025, the Petersburg EDA adopted a resolution approving the issuance of the Bonds by the Henrico Authority and recommending that the City Council of the City of Petersburg concur in the Inducement Resolution of the Henrico Authority and approve the issuance of the Bonds by the Henrico Authority to comply with Section 147(f) of the Code and Section 15.2-4905 of the Act; and

**WHEREAS**, a copy of the Petersburg EDA Resolution and a Summary of the statements expressed at the public hearing have been filed with the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PETERSBURG:

1. The recitals made in the preamble to this Resolution are hereby adopted as a part of this resolution.

2. The City Council of the City of Petersburg, approves the issuance of the Bonds by the Henrico Authority for the benefit of BSMH and its nonprofit affiliates, including Southside Regional Medical Center, and concurs in the Inducement Resolution adopted by the Henrico Authority for all purposes for which such concurrence and approval is required, including without limitation, Section 147(f) of the Code and Section 15.2-4905 of the Act.

3. The approval of the issuance of the Bonds, as required by Section 147(f) of the Code, and the concurrence in the Inducement Resolution adopted by the Henrico Authority as required by Section 15.2-4905 of the Act, does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of BSMH, nor does it constitute indebtedness of or a pledge of contributions from the City of Petersburg or the Petersburg EDA. Neither the faith and credit nor the taxing power of the City of Petersburg is pledged to the payment of the principal or interest on such Bonds or any other costs related thereto. Neither the Petersburg EDA nor the City of Petersburg nor any of their representatives, commissioners, officers or employees shall have any liability for or related to the Bonds.

4. The Clerk of the City Council is hereby instructed to forward a copy of this resolution to the Petersburg EDA, the Henrico Authority and representatives of BSMH.

5. This Resolution shall take effect on the date of its adoption.

ADOPTED by the Council of the City of Petersburg at a meeting held on \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_  
Clerk of the City Council

52875106

**Attachment A**

**Inducement Resolution**

**RESOLUTION APPROVING ISSUANCE OF REVENUE BONDS FOR  
BON SECOURS MERCY HEALTH, INC.**

**WHEREAS**, Bon Secours Mercy Health, Inc. (“BSMH”), is a Maryland nonstock nonprofit membership corporation, which operates a nonprofit system healthcare (the “System”) within the Commonwealth of Virginia and with facilities located in the City of Petersburg, including Southside Regional Medical Center (“Southside Regional Medical Center”) located at 200 Medical Park Boulevard, Petersburg, Virginia 23805; and

**WHEREAS**, on January 16, 2025, the Economic Development Authority of Henrico County, Virginia (the “Henrico Authority”) adopted an inducement resolution (the “Inducement Resolution”) (a copy of which is attached hereto as Attachment A) relating to the issuance of its Health Facilities Revenue Bonds (Bon Secours Mercy Health, Inc.) (the “Bonds”) in one or more series to, among other things, (i) finance or refinance the costs of certain capital expenditures, including the acquisition, construction, equipping, expansion, enlargement and improvement of certain hospital facilities, including reimbursement, (ii) pay a portion of the interest on the Bonds, if deemed necessary, (iii) establish one or more debt service reserve funds, if deemed necessary, and (iv) pay certain expenses incurred in connection with the issuance of the Bonds (collectively, the “Financing Purposes”), all pursuant to a master financing plan for certain health care facilities affiliated with BSMH, which plan includes the above-described financing by the Henrico Authority for the benefit of Southside Regional Medical Center; and

**WHEREAS**, the portion of the Bonds to be issued for the benefit of Southside Regional Medical Center is not expected to exceed \$20,000,000; and

**WHEREAS**, the Bonds will be issued pursuant to the Virginia Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the “Act”), and will be limited obligations of the Henrico Authority payable solely from the revenues and receipts derived from payments provided by BSMH; and

**WHEREAS**, the facilities of Southside Regional Medical Center to be financed or refinanced are located within the boundaries of the City of Petersburg which, pursuant to the Act, has created the City of Petersburg Economic Development Authority (the “Petersburg EDA”) and Section 15.2-4905 of the Act permits the issuance of the Bonds by the Henrico Authority for the benefit of BSMH and its nonprofit affiliates, including Southside Regional Medical Center, if the governing body of the City of Petersburg concurs in the Inducement Resolution adopted by the Henrico Authority; and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), provides that an “applicable elected representative” of the governmental unit having jurisdiction over the area in which any facility financed or refinanced with the proceeds of the Bonds is located must approve the issuance of the Bonds in order for the interest on the Bonds to be entitled to certain exemptions from taxation provided by the Code, and the City Council of the City of Petersburg, as an elected legislative body, constitutes such applicable elected representative within the meaning of the Code; and

**WHEREAS**, representatives of BSMH have appeared before the Petersburg EDA at a public hearing held on the date hereof (as to which proper notice was given by publication in a newspaper of general circulation February [ ], 2025), such public hearing being required by Section 15.2-4906 of the Act and Section 147(f) of the Code; and

**WHEREAS**, BSMH has requested that the Petersburg EDA approve the issuance of the Bonds and recommend that the City Council of the City of Petersburg express its concurrence with the Inducement Resolution and approve the issuance of the Bonds to comply with Section 147(f) of the Code and Section 15.2-4905 of the Act so that the Henrico Authority may issue the Bonds for the benefit of, among others, BSMH and Southside Regional Medical Center as described above;

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF PETERSBURG ECONOMIC DEVELOPMENT AUTHORITY:**

1. The Petersburg EDA approves the issuance of the Bonds by the Henrico Authority for the benefit of BSMH and its nonprofit affiliates and the application of the proceeds thereof for the purposes described above for all purposes for which such approval is required.
2. The approval granted in this Resolution shall be contingent upon (a) the approval of the issuance of the Bonds by the Henrico Authority, and (b) the approval and concurrence by the City Council of the City of Petersburg, as recommended in Section 3 below.
3. The Petersburg EDA recommends that the City Council of the City of Petersburg concur in the Inducement Resolution of the Henrico Authority and approve the issuance of the Bonds to the extent required by Section 147(f) of the Code and Section 15.2-4905 of the Act.
4. The approval of the issuance of the Bonds does not constitute an endorsement by the Petersburg EDA or the City of Petersburg to a prospective purchaser of the Bonds of the creditworthiness of BSMH, nor does it constitute a pledge of contributions of any kind from the Petersburg EDA or the City of Petersburg. Neither the Petersburg EDA nor the City of Petersburg, nor any of their elected representatives, commissioners, officers, or employees shall have any liability for or related to the Bonds.
5. The Secretary of the Petersburg EDA is directed to forward a copy of this Resolution and the minutes of the public hearing held by the Petersburg EDA to the City Council of the City of Petersburg.
6. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY CITY OF PETERSBURG ECONOMIC DEVELOPMENT AUTHORITY

ATTEST:   
Chairman

Dated: February 27, 2025  
52875149

**Attachment A**

**Inducement Resolution**