

The regular meeting of the Petersburg City Council was held on Tuesday, June 18, 2024, at the Petersburg Public Library. Mayor Parham called the meeting to order at 6:07 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/308285>.

1. ROLL CALL:

Present:

Council Member Charles Cuthbert, Jr.
Council Member Marlow Jones
Council Member W. Howard Myers
Council Member Annette Smith-Lee
Council Member Arnold Westbrook, Jr.
Mayor Samuel Parham

Absent: Vice Mayor Darrin Hill (late)

Present from City Council Administration:

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

2. PRAYER:

Council Member Smith-Lee led the opening prayer.

3. PLEDGE OF ALLEGIANCE:

Mayor Parham led the pledge of allegiance.

4. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was determined with the presence of the City Council members.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS:

- a. Presentation of a proclamation recognizing 2024 "Happy 71st Birthday to the Chevrolet Corvette" Day

Mayor Parham and the Council presented Economic Development Director Brian Moore with a proclamation recognizing the 2024 "71st Birthday of the Chevrolet Corvette" Day. Economic Development Director Moore informed the Council that the Corvette Club had to leave due to another engagement. He stated that photos with the Club will be taken on June 30th.

6. RESPONSES TO PREVIOUS PUBLIC INFORMATION PERIOD:

Mayor Parham stated that responses are found under council communications.

7. APPROVAL OF CONSENT AGENDA (to include minutes of previous meeting/s)

- a. Approval of a Resolution to Authorize the Grant Application for the Virginia Juvenile Community Crime Control Act Funds
- b. Minutes:
June 4, 2024 City Council Closed Session Minutes
June 4, 2024 City Council Work Session Minutes

- c. A Request to Schedule a Public Hearing on the Consideration of Appropriation for the Fiscal Year Commencing July 1, 2024, and ending on June 30, 2025, for Gant 521288-FY25-School Resource Officer Grants – SRO

Council Member Myers stated that he will be abstaining from the vote.

Council Member Myers made a motion to adopt the Consent Agenda as presented. Council Member Westbrook seconded the motion.

There was no discussion regarding the motion.

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

The motion passed on a roll call vote.

8. OFFICIAL PUBLIC HEARINGS:

- a. Public Hearing for the Consideration of the City of Petersburg's FY2024-25 Proposed Revised Operating Budget

Mayor Parham introduced Budget Manager Garry Cozier.

Budget Manager Cozier presented a summary of the all-funds budget. He said, "It has increased from FY 24 of \$121,152,600, up to the proposed amount of \$138,950,179, which is a total operating increase of 14% across all funds. So, highlights from this budget cycle we have the turf division, the turf division has been created, and there'll be responsible for upkeep and beautification of the Petersburg Sports Complex. They'll be responsible for promoting increased tourism, increased revenue from the City from enhance amenities and tournaments. They will also maintain Albert Jones Field, Cameron Field, Legends Park, Blandford Church, as well as Centre Hill Museum's grounds. The budget includes pay increases for public safety." He added that a cost-of-living adjustment for all employees is being proposed.

He noted that there was the health care premium reduction to employees that was completed earlier in the year. Employees should be seeing those changes now on their checks. He stated that Council requested, at last month's meeting, to provide raises for public safety, as well as the city's desire to address the rising cost of living. Staff went ahead and obliged the request for the 10% increase for the Police and Fire Departments, and 5% for the Sheriff's Departments. He reiterated that staff is proposing 5% for other departments as well to address that rising cost of living. The total across all funds is \$4.3 million, a little bit over 4.3. He stated that the City did not have its FY23 ACFR, which is the yearly comprehensive financial report. There was no impact on the revenue projections that we have for this year. The tax collection rates and the associated amounts was provided by the City Assessor, Billing and Collections, and the Treasurer's offices. Projections were made using up to date figures and currently available information.

A chart was provided that explained the City's fund balance at the end of FY23. Budget Manager Cozier said, "At the end of the year, we had less inventory and land for resale. We had less loans and less restricted debt service. But we did increase our unassigned fund balance. So, the unassigned fund balance went up by \$3.4 million." He provided the personnel summary. He said, "Right now the General Fund has 506 positions, 112 of those positions are vacant. So, the highlight of vacancies you see here, they cannot be used as an extra source of funding, or used to balance the budget. Constitutional Officers are funded by the Comp Board. Social Services offices are due to reporting and state requirements. We have ongoing

recruitment efforts and training academies for Police and Fire. Some of these other vacancies also include a few new positions that have been created for this new fiscal year.”

Budget Manager Cozier provided an overview of the rest of the funds. He said, “Across Special Revenue and the Enterprise Funds. We have an additional 158 full time positions, with an additional 31 vacancies. So total across all funds, 664 positions 143 vacancies, and this is an increase of five positions from last year. So last year, it would have been 659 total full-time positions.”

A revenue summary was presented. Budget Manager Cozier said, “So last year, after we amended the budget for the general fund. It sat at \$88,083,817 were proposing \$94,384,922. There is an excerpt from the proposed budget that is circling around in the gallery that will show the we're proposing that \$1.4 million have earned interest. So that'll show up on the revenue from use of money or property line. And that is resulting from what we invested into the LGIP.”

“So, moving on into the different subsections of the of the budget, general government went up 16%. And that's due to we returned accounting and reconciliation services to City control. And then there was also a realignment of the HR Department. So, the main ones you have here, that increase will be Finance and Billing and Collections. The Constitutional Officers, have an 18% increase. There is a 3% increase that will be received starting July 1 from the Comp Board. There was the return of some Comp Board funded positions across a couple of departments.”

“Public Safety has an overall 12% increase. There was a 10% pay increase for our Police and Fire. The increase in the communication services under 911 Emergency Communications, which was again just restoring a previous level, it used to be funded at the correct level and in the last budget cycle, for whatever reason it was not. So, we returned that back to the correct level where it should be. So, for Courts and other Public Safety, there was a 6% increase due to inflation. There were some rent increases from the buildings that they are housed in. General Services here we have 12% increase mainly due to the increase in refuse collection costs. Social Services increased by 5%. Leisure and Cultural Affairs increased by 14%, due to the addition of the Turf Division, that will be housed under Leisure and Cultural Affairs. Development Services increased by 17%. This is mainly due to the addition of the four Property Inspector positions that were CDBG funded, we've now absorbed them back into the general fund. So, the return of those four positions is what you're seeing there, that's pretty much taken up the majority of that increase undercoating for enforcement.”

“The first half of Non-Departmental, anything that you see there that has a D&M, was housed under Dues and Memberships for the last budget cycle. We've pulled everything out of Dues and Memberships and gave everything its own line just to have a clear view of where the money is going. So last budget cycle, the total amount for dues and memberships was \$789,281. This budget cycle, after pulling everything out, and tallying that up, it's \$515,631. So Non-Departmental decreased from the 23-24 amended budget by over a million dollars. An overview of all the subsections of the General Fund, as well as Debt Service component, the school's component, the transfers to other funds component as well as Non-Departmental that brings to that total of \$94,384,922. Another summary that kind of breaks it down from the adopted 23-24 adopted level, 23-24 amended level, and then what is being proposed for 24-25. Here's a chart that shows that the general fund makes up 68% of the entire City of Petersburg's operating budget.”

“Under special revenue funds, we have the Grants Fund, Streets Fund, CDBG Fund and the Stormwater Fund. Grants centralize most of our state and federal, as well as some other grant programs. The CDBG Fund stands on itself. Annual grants, on a formula basis, to entitled cities and counties. The Street Fund is representative from the Virginia Department of Transportation Urban Allocation Funds. So, the funds we receive yearly is housed under its own fund as well as the Stormwater Fund. Stormwater Utility has its own fund as well. Across the four funds, is a

total of \$20,754,669. And that is the amount that has increased from last year. So, the majority of the increase comes from the Grants Fund. And last budget cycle there were not a lot of grants identified there. However, we have a little over \$10 million of grants identified thus far for the 24-25 budget cycle. So that's what is reflected there. The Enterprise Funds consist of Golf, Mass Transit, and Utilities, which are all related to those respective categories. The City's Golf Course, Petersburg Area Transit, and the Water and Wastewater Departments have increased from the amended 23-24 to the proposed for 24-25 to \$23,810,588."

"In the City of Petersburg, the Capital Improvement Plan establishes prioritizes, and defines funding for capital projects to improve existing systems and develop new infrastructure and facilities. The City's long-range priorities may change due to funding opportunities or circumstances that have caused a more rapid deterioration of assets or greater need identified elsewhere. So, the five-year CIP is a living document. It will be ever changing as we go on through the years and identify different things. So just keep that in mind. The CIP has two purposes. The first portion, FY25 portion of the CIP, identify specific projects that will be completed or started within the next fiscal year. And then the other four years on the CIP, a more aspirational right is kind of where we want to go as a city. So, we may receive different revenue streams, we may change priorities about where we want to spend money. So, things like that would be some of the factors to consider. The FY25, Capital Budget, the total is \$76,037,335. This is in addition to our operating budget, because this is the capital budget. Facilities houses a lot of the construction things that we want to do to include the new courthouse project that should be started in this coming fiscal year. Right now, the five-year CIP totals \$274 million, but like I said, as we as we go along throughout the rest of this coming fiscal year, and the fiscal years after that, that will change as we identify different things. The revenue sources for our CIP include Capital Reserve, Community Development Block Grant, and the Virginia Resource Authority, so that's bonds. The Courthouse Reserve is our reserve fund that we have the Department of Conservation and Recreation. The Department of Justice has grants available. ARPA is the American Rescue Plan Act. So, we're coming on the tail end of those funds, as that starts to expire. Additional ones are the National Fish and Wildlife Foundation, Stormwater Fund, Economic Development Authority, Environmental Protection Agency, Department of Environmental Quality, Housing and Urban Development, the Virginia Department of Health, Virginia Department of Transportation, some City Funds and the Federal Transit Authority. The amounts associated with the revenues that we will be using for the first fiscal year of the capital plan total is \$76,037,335. Once the budget is approved and adopted the budget book will be finalized. The book that is online right now just has programmed numbers, and figures. The adopted budget book will have the detailed personnel summary, operating summary, and capital improvement plan will be posted to the City's website, available in the Clerk's Office, and available by email requests."

Budget Manager Cozier thanked everyone, the City Council, and City Manager Altman for their support through the whole process. He thanked all the department directors and those who participated in the budget development process and the citizens as well, who participated and came out to the community meetings.

Mayor Parham thanked the Finance team for putting together a nice budget. He said, "Council request was to find some money for raises for city employees who work hard every day, and especially in Public Safety. Fire and Police is out here every day. Thank you all for finding those funds.

Mayor Parham opened the floor for the Public Hearing.

Barb Rudolph, 1675 Mt. Vernon Street. Ms. Rudolph said, "Thank you, Mayor Parham. I want to thank Mr. Cozier and Mr. Glaster for the excellent presentation, and their willingness to continue working on it and interact with the public and you're wonderful and refreshing. I don't have. I've talked, I've talked about it a lot. Last time, I have some of the same concerns about

the Turf Division. But I'm going to adopt a wait and see attitude about some of the things that are in there. And I just hope as we go throughout the year, beginning July 1, that there'll be reports on some of these items to see how they're actually been implemented. And maybe we'll get more information about how much part of it is how much are we are those costs were the with the resources for the increases that we're seeing in tonight. I know that we talked about an addition of revenue. That's for the investment, which is highlighted in the handout back there. And it's good to see, I know that Councilor Cuthbert has talked about it for a long time. So, it's good to know that we're going to be deriving some income from our unassigned fund balances. That's a positive. I think looking at the budget that may be what for you all to really be interested in and maybe concerned about, not just from the financial standpoint, but just operational, is that there are so many vacancies. And you know, when we went through the slides, I'd have to go back and look at them. But you noticed in some work units like social services are recalled streets, maybe utilities. I don't remember what the there was one of the third. There was another one. I think it was in use utilities, but there was a significant number of vacancies relative to the total positions in those work units. So, I think that's something that maybe I think it's as council members and for running the city and making sure that the services are there is good, good to follow up on. So that's it for now. I'm just I hope I can continue to work with these gentlemen and talk to them and get more answers because I'm eager to see the final version with the positions in it because that will know that will answer some of my questions. So, thank you very much."

Sarah Melissa Witiak, 22 Centre Hill Court. Ms. Witiak said, "I am glad to see pay raises for the people who work for the City. Thank you very much. I would like to echo Miss Rudolph's point that we have a lot of people who are not, or a lot of positions, and not a lot of people in some of those positions. So, I would really encourage you to make that a priority this year. A lot of those positions touch our citizens in very direct ways. And I think it's really important that you put effort into hiring those so that people have time to be experts in their field and to do what needs to be done. Thank you."

Lisa Walden, 301, Oak Hill Road. Ms. Walden said, "Good evening, City Council. I agree with a lot that has been said. But one of the things dealing with the vacancies. I know there was much discussion about some of the position being commissioned positions, I believe. Can we have Human Resources look at reclassifying those positions, perhaps that's one of the ways in which we can fulfill the need in the City. Do all the positions have to be a commission position? I have a concern about no comprehensive report, financial report for 2023, not being submitted for the City as we move forward, because the unassigned balance. What was the historical data, if there was no report? You collected from a lot of different entities within the City. Who had the role? Who dropped the ball as far as getting this comprehensive report? That's one of the questions I have as a citizen. And the report that was submitted, there was also mentioned a \$10 million grant listed. But at the end, the gentleman he submitted suddenly 6 million as the final total? Is that to include not just grants but other funding endowments? Because it was not clear to me as a citizen, please. And I also with the court with the capital outlay project, I know you said it's a living document. But you're proposing for 2025. Is that a living document having a historical documentation from previous years? Because it's a 2025? Are we in a phase now that we're moving capital projects for 2025? Is this something new that the capital improvement plan is doing? And I look at a courthouse, I understand and that's part of what the citizens have a problem with. We're going to institutionalize things, but we are not improving our schools. We are not doing anything for that school Walnut Hill, I went to that school myself. I went to that school and that school is still in existence. And there is no new school that has been on the board for the City of Petersburg. And that's unacceptable. Thank you very much."

Christopher Rashard Green, 237 North Sycamore. Mr. Green said, "I'm employed there with the Legal Aid Justice Center. And I like to comment on the \$2,865,000 that is part of the Capital Improvement Plan with HUD. And I have a few comments I'd like to share about that expenditure. Sure, like, and currently there's a demolition and disposition plan in place for public housing. I just want to share a few comments on that. I've met a young lady at Pecan Acres,

who have exhausted and stressed out as a full-time working mother responsible for five children. She's fought for years to comply with these agreements, despite infestations that have plagued her living conditions, and maintenance issues not being addressed. But on top of that, as a resident transitioning out of Pecan due to the demolition, she's been threatened with eviction due to what she's identified as an accounting error. A young lady in Pecan Acres also reported that the property managers are very rude unprofessional. She has a voucher but can't find anywhere livable for her and her three children. She is currently living in with a serious infestation of roaches and mice. And when asked to come spray, or to fix the kitchen sink, which hasn't worked in months, she is told you're moving anyway. Don't worry about it. And last one, from Pin Oaks. She is not getting info about when she will have to move, although they're telling her Pin Oaks is going to be demolished at some point. Her and her children are living with an infestation of roaches. Last spring, was 90 days ago, with no improvement. When she calls the property manager, she never gets callbacks. Even if she eventually has to relocate, she shouldn't have to go through this right now. It's just not right. I just wanted to share those comments to get them on the record for residents and public housing. And hopefully, we'll make sure that they have they'll transition into a safer and in a better living condition."

Mayor Parham reminded the audience that this is the Public Hearing to receive comments for the 2024-25 Proposed Operating Budget. He asked if anyone else wanted to comment on the budget.

Tamika Warren, S. Market Street. Ms. Warren said, "I just had problems with like, as far as people that's life is endanger with their family and crimes with victim witness. Like you go there and try to get help. And they're like, oh, go pay for it and bring the receipt back. When you're in danger. There has to be a budget for the safe people in the city. And as far as with the parks, we have no parks for the children. Like a lot of kids going around doing a lot of stuff at work and we have nothing here for them to do whatever they do. They don't have anything to do but pick up negativity. And that's all I have. Thank you."

Cheryl Brown, 1860 Westover Avenue. Ms. Brown said, "Just quickly, I thought I saw something that said a \$42 million unassigned. Does that mean that we have some type of pool that the citizens can make recommendations, and then vote on it later to use those unassigned funds? How does that work? Could someone explain that for the unassigned funds?"

Mayor Parham recognized Ms. Howard.

Ms. Howard said, "I heard the comment about the Housing Authority and the infestation, the infestations and rats in all that. Something is not being told correctly. So, I just want to have it on record as well. And then I will definitely speak to this gentleman, about the people that are having those complaints. So, I want this on a record as well. Okay, thank you."

Hearing no one else, Mayor Parham closed the Public Hearing.

Council Member Jones said, "Where do I start? \$76 million. This is what I believe, we're paying \$76 million. We really don't have to. We have people living the lavish life working for the city in the name of department heads. We have, Mr. City Manager but you what I think, from experience from being an employee, and from what I see, they setting you up for failure. I told you before, you're doing too much. Just last week, last meeting, we had a man here who couldn't even tell me how many people work for him. But yet he submitted a budget. Make it make sense. How can I give money to somebody to say they need money, but you don't know how many people you got? We have people who drive home and take home vehicles. That's a cost. They don't respond back to the City for nothing. You got people who live hours away that will take home vehicles. That is a cost. We don't have to have those costs. We're giving money to places that I've never even heard of a change or effect on anything or anybody in the city for one. We have Virginia State University here, but I didn't see their name on the list. I see

Longwood. What is Longwood doing for our community? I see Richard Bland on here, but I see Brightpoint. Longwood is getting \$9,000. Brightpoint is getting \$4,000 and Metro Business League, whoever they are, is getting \$65,000. We don't have to spend \$76 million is increasing and then we will talk about the vacancies. I don't understand how we got these vacancies but the budget goes up. I don't understand that. Make it make sense. We got serious issues in number of our departments. Fire Department is one of them. I expect it to be taken care of as soon as possible."

Council Member Cuthbert asked, "Mr. City Manager, if we had passed the budget on May 21, would we have had \$1.4 million left over to use to reduce the real estate tax rate and still give the Police and Fire a 10% raise and the Sheriff's staff a 5% raise?"

City Manager Altman replied, "We would not have had the \$1.4 million in the budget. The May 21st Public Hearing is when the motion was made to table the budget to provide the increases for Public Safety and the Sheriff's office and to include the LGIP \$1.4 million in the budget. So, we would not have had that \$1.4 million. We could have accommodated the raises for Public Safety and the Sheriff's office by utilizing the \$1.3 million we had in the budget for the class and comp adjustments mid-year. But we could have used those funds to address, roughly those funds to address, the increases. But I think once we got further into looking at the increases if I'm correct, Mr. Cozier, that the Public Safety increases were not in line."

Mr. Cozier added by saying, "So yeah, it was a little bit more when we did our preliminary, like right after the last meeting. Once we went through and actually touched every single employee's name and all of that. We got a better accurate number. So yeah, like the city manager is saying that number was not available before."

Council Member Cuthbert responded, "I didn't understand you. If we had passed the budget that was presented to us on May 21, would we have had \$1.4 million dollars to reduce the tax rate."

City Manager Altman responded, "No. The \$1.4 million was as a result of the directive as the motion made on the 21st for us to include the estimated interest for LGIP in the budget. It was not in the budget prior until the motion was made on the 21st. And that's where that got added in."

Council Member Cuthbert asked, "Right. So, the May 21 budget did not include the \$1.4 million. Can we agree on that?"

City Manager Altman replied, "Yes".

Council Member Cuthbert asked, "So if we passed the budget on May 21 would we have had the \$1.4 million to use to reduce the real estate tax rate and still give the Police and Fire a 10% raise and the Sheriff staff a 5% Raise?"

City Manager Altman replied, "So the budget on May 21 had an increase built in for Police and Fire, but not 10%. But you would not have had any funding available to reduce the tax rate because the \$1.4 million was not there. And Council adopted the tax rate a few meetings prior because we couldn't adopt the budget and then tax rate on the same night.

Council Member Cuthbert asked, "Right, I understand but I'm just drilling on this Police and Fire 10% raise. Did the May 21 budget that you and staff gave us include a 10% raise for police and fire?"

City Manager Altman replied, "It did not include a 10% raise for Police and Fire. But I believe there was a 5% increase included in the budget."

Council Member Cuthbert asked, "So the May 21 budget included a 5% raise for Police and Fire?"

City Manager Altman replied, "Yes."

Council Member Cuthbert asked, "And a 5% raise for the Sheriff staff. Is that correct?"

City Manager Altman replied, "Correct. Yes."

Council Member Cuthbert said, "Okay. And how can now let's switch over and look at the budget. I'll call it, the June 18 budget, the one that's before us that staff is recommending tonight." He asked, "How can we intelligently? Well, does the budget that you and staff are presenting to us for our consideration for tonight include a 5%, across the board raise for employees, other than Police and Fire?"

City Manager Altman replied, "Yes. So, there was some discussion after the meeting regarding Public Works, and their response to items out in the field. So, we looked at what would need to do Public Works. My recommendation was we need to look at all employees. Once we start giving out increases to certain departments and leaving out City employees, that creates unrest and issues within the organization. And in an effort to avoid that, to provide an opportunity for all employees to get a benefit of an increase. We made a recommendation to look at a 5% increase across the board. I had some conversations with the Mayor and there was support. I think support from other members as well to move forward with looking at that 5% increase overall.

Mayor Parham said, "Yes, absolutely. Thank you for that Mr. City Manager. The cost of living and everything has gone up. So, to be able to give our employees, that work hard for us, that 5% pay raise is definitely much appreciated. Police and Fire come to aid 24/7 and they have no off days. We definitely need to take care of our men and women who serve us and go above and beyond." He asked, "So right now, Council Member Cuthbert, you have some recommendations, would like to put a motion on the floor?"

Council Member Cuthbert said, "Let me just clarify a couple of things I have, Mr. Mayor." He added, "Your comments suggest that the May 21 budget did not include a 5% raise for Police and Fire. But I think that's not the case. It did include 5% raises. Is that true?"

City Manager Altman replied, "My comment was it did include a 5% increase for Police and Fire and the Sheriff, but not for all employees. Not including 10%. Right. For the additional 5% for Police and Fire.

Council Member Cuthbert said, "fire. Right. So going back to the Mayor's comment about those who are there to serve us 24/7 in case of emergency, the May 21st budget takes care of that person."

Mayor Parham replied, "Council Member Cuthbert, right now we are not at the May 21st meeting. We are at the June 18th meeting. We can't go back in the past. I'm trying to figure out where you're going with this. So, I would request you put a motion on the floor or whatever you want to happen."

Council Member Cuthbert made a motion to adopt the May 21st budget, which includes the 5% raise for Police and Fire and the 5% raise for the Sheriff and her staff and agree to discuss at our July 16th meeting whether to use the \$1.4 million of interest from the LGIP to reduce the real estate tax rate.

Council Member Jones seconded the motion.

Mayor Parham said, "That's a second to give Fire and Police 5% and not the rest of the City employees."

Council Member Jones asked, "That is for all employees, right?"

Council Member Cuthbert stated "And the Sheriff's Office also."

Mayor Parham said, "That is taking it away from the rest of the employees, Councilman Jones."

Council Member Cuthbert stated that it can be revisited on July 16. He added that it was not what the City Manager recommended on May 21st.

Mayor Parham stated, "Right and that's what I am saying, Councilman Cuthbert. I am here at the June 18th meeting and you want to take away the raise for the rest of the City employees and only 5% for Police, Fire, and the Sherriff's Department. Right?"

Council Member Cuthbert responded, "Well, I also want to be fair to the taxpayer who is really being grieved by the increase in assessed value for example. Councilman Jones and I were on Harding Street yesterday, and a resident of Harding Street came up to me, came up to us, and said, 'I'm elderly. I'm on a fixed income and my assessed value increased 94%.' Okay, so there's a pinch here. Everybody, everybody, everybody needs to be treated fairly, and I'm working for a balance."

Mayor Parham asked, "Alright, Councilman Cuthbert, that was your motion there. And that's to not give it to the rest of the employees, only 5% to Police and Fire and Councilman Jones?"

Council Member Cuthbert responded, "No, no, no, no and 5% for the Sheriff. And it wasn't not to give anything to anybody. It was to give a 5% raise to Police and Fire and a 5% raise for the Sheriff and her staff."

Mayor Parham stated, "Right and nothing for the rest of the city employees."

Council Member Cuthbert said, "Correct, because that was not in what the City Manager recommended to us on May 21st."

Mayor Parham responded, "Okay, that's fine. All right. That was Councilman Cuthbert's motion. Is there a second? Seeing no second? Okay, so you're going to second? Okay. All right, Councilman Jones second."

Council Member Jones stated, "I want to discuss it too."

Mayor Parham stated, "We're discussing it right now. Yes, Councilman Jones."

Council Member Jones said, "I don't want to; we keep talking about May 21st. Like you said, we are in June. And I'm looking at \$1.4 million so we can do 10% for police, 10 for fire and 5%. Across the board. That's what I was understanding that we were going to do. Where am I wrong at?"

Mayor Parham replied stating, "Right now he's saying only 5% for the police, the sheriff and the fire department. Nothing for the rest of the city is what their motion is."

Council Member Cuthbert said, "And Mr. Mayor, we can revisit this on July 16th. But we've got to adopt a budget before July 1st. So, I'm saying let's adopt the May 21st budget and revisit what to do with the \$1.4 million on July 16. We'll get there, Councilman Jones, we're just not there right now."

Council Member Jones stated, "But if we get \$1.4 million, it's not going to hurt to go on and make that motion now."

Council Member Cuthbert replied, "Well, you; we got this budget for today's meeting. We got it by email on Friday. You know, and do you like getting things at the last minute?"

Mayor Parham said, "No, Councilman Cuthbert that's not last minute. I'm not going to let you degrade city staff by saying they gave you a last minute budget. We've been talking about the budget, like you say, since May and the final budget came out on time like it normally does on Friday before the meeting. So right now, we have a motion to second. Ms. Hill, could you please call the roll?"

Ms. Hill starts roll call.

Mayor Parham replied, "Councilman Cuthbert; roll call."

Council Member Cuthbert stated, "We got a question."

Mayor Parham responded, "No, we have a roll call point of order. We're voting on this motion."

Council Member Cuthbert said, "Point of order and we're in discussion? Councilman Jones has a question."

Mayor Parham replied, "Yes well I asked for the roll call, Councilman Cuthbert. What is your vote?"

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

Mayor Parham states the motion dies and proceeds to call upon Council Member Myers.

Council Member Myers said, "Yes sir, Mr. Mayor I move that we adopt the current budget moving forward."

Council Member Smith-Lee seconds.

Mayor Parham says, "We have a motion to second, Ms. Hill could you please call the roll."

Ms. Hill begins roll call.

On a roll call vote: Yes: Myers, Smith-Lee, Parham; No: Cuthbert, Westbrook; Abstain: Jones.

The motion was passed on a roll call vote.

Mayor Parham said, "All right. Thank you, City employees for all your hard work. You are definitely deserving of that 5% for everybody. Police and Fire, thank you for all you do for that 10% raise. Thank my colleagues who supported that, who stand with our City employees."

b. A Public Hearing for the Consideration of an Ordinance to Approve Community Development Block Grant (CDBG) Funding for Project Year 2024/Fiscal Year 2025

Mayor Parham greeted Mr. Kofi Adih.

Mr. Kofi Adih said, "Good evening, Mayor, City Council, City Manager, and Staff. My name is Kofi Adih. I'm your CDBG Chair. On June 4th, I came here and gave not only an informational presentation, I gave you an update on the CDBG program. I'll spare you this City Council meeting. We do have \$582,410 to allocate. So that's why I'm here today. So, if we're going to, I think slide 11, which shows the sub recipients for 2023. We'll focus between slide 11 and 15, which are the actual numbers for this year, so we can move forward.

Mayor Parham replied, "Okay, all right. This is the public hearing for consideration of an ordinance to approve the Community Development Block Grant funding for project year 2024 through fiscal year 2025. Any hands for this public hearing. Yes, Mr. Nicholson. Good evening."

Mr. Nicholson stated, "Good evening, Mayor Parham, Vice Mayor Hill is not here, members of Council. I'm Bill Nicholson, president of Petersburg Area Art League. I'm here to support the recommendations of the CDBG Advisory Committee. As we have done in the past, PAAL will waste no time and putting to good use the committee's recommendations for funding. The funding will be used for the continued development of our Art Park stormwater control and water intrusion control into the building. In the past year, we used the CDBG funds immediately to replace three air conditioning units and repair a roof leak, which we paid for several months in advance of the reimbursement. Recently, we installed a new stage, lighting, landscaping for the Art Park for performances. We have begun the addition of a classroom restroom for the children, as there was only one, now we're going to have two here soon. PAAL's leadership is currently aggressively reaching out to our diverse community. We have collaborated with the City for the 250th Anniversary celebration, VSU, the Appomattox Regional Governor's School, Fort Greg Adams, Bons Secour Southside Medical Center, Richmond International Film Festival, and Virginia Read's Book Festival, Lamb Arts Swift Creek Mill. We also offer art classes and summer camps with scholarships available for low to middle income families. A downtown park and stormwater control are part of the city master plan. We are committed to boosting tourism, cultural events, performing artists, film festivals, book fairs, family movies in the park and many more events for the community and to revitalize the historic downtown area. Additionally, we are engaging with downtown merchants to reinvigorate the popular Friday for the Arts. This grant will meet another urgent community development need by creating a green space in the downtown area to benefit low to moderate income residents. HUDs locator map shows the immediate area is more than 70% LMI. We are getting an average of 275 clients out each month before the end of the fiscal year 2024. For our summer sounds performance featuring Janine Francis will bring an additional 350 attendees, and in the last 18 months our attendance at the Art League is up over 1,100%. We've had tourists come in that have utilized local Airbnbs and hotels, and we're very pleased about that. So, thank you very much."

Mayor Parham responded, "Thank you all right, any more hands in the public hearing?"

Mr. Kofi Adih asked for the 2024 sub recipients to be displayed on the slides.

Mayor Parham greeted Ms. LaVerle Talley.

Ms. LaVerle Talley stated, "Good evening, my name is LaVerle Talley, and I'm the Founder of the nonprofit organization, Lending Helping Hands. I'm here tonight also to ask City Council to approve the recommendation of the CDBG Advisory Board. Lending Helping Hands has been recommended for the second year to receive funding for the CDBG grant. The initiative that we have in place is meeting the community needs by lending helping hands. Lending Helping Hand's purpose is an initiative that will be used to assist the homeless and the unsheltered in

the City of Petersburg. Our goal is to provide immediate relief to the most vulnerable population. The project is a beacon of hope for many to provide immediate short-term assistance and support by providing emergency shelter, food, clothing, and basic human necessities to individuals and families in order to alleviate them from being unsheltered. When school aged kids are involved, we continue to partner with organizations and we partner with the Petersburg City Public School system to ensure that the grant is spent immediately to address the needs, especially of those children in the Petersburg public school system that have been deemed homeless under the McKinney Vento. Thank you.”

Mayor Parham thanked Ms. LaVerle Talley and introduced Mr. Marquis Allen.

Mr. Marquis Allen stated, “Mr. Mayor, Members of Council and City Manager, the basis of the presentation that I'm about to do just so that I don't belabor is to just talk about the Recreation Department how we manage funds. We are extremely appreciative of the Mayor, City Council, and the City Manager in regards to the CDBG money that we've received thus far. So, I wanted to provide just a brief overview that we are capable of managing projects and some of the immediate needs that we would need. And I think that presentation, which would be less than five minutes would highlight some of the projects that we've completed and then what we would use in regards to the CDBG funds if it's approved. So, it's just a basic overview of the Office of Recreation and it just talks about how we develop, implement and evaluate comprehensive recreation programs. And we discussed this in a previous presentation. This presentation basically just highlights sponsorships as well as completed, current, and future projects to offer insight and transparency to our stakeholders, citizens of Petersburg, and City Council. It also provides a clear overview of the department's accomplishments, upcoming initiatives, and financial contributions received. These sponsorships and donations that we've received since I've been here for about two years. I do have a check, Mr. Mayor that I will give you and Council. We did receive a \$8,900 contribution from Dominique Brooks today in the mail. So, I'll definitely give that to you. But it just gives you an overview that we are responsible. We are seeking other sponsorships and donations. Some of the highlights is for Virginia Public Health Institute a \$16,005. Richard Bland is a big highlight, and then you see Donamatrix that I talked about earlier. So, you look at a total contribution and donation of \$590,546 that we did on our own. And then that excludes the ARPA funds, which was approximately about \$598,000.

Mr. Marquis Allen continues through the presentation.

Mr. Marquis Allen said, “So the Office of Recreation, Special Events, and Volunteerism; these are projects completed by the Recreation Department pretty much in a two-year plan. Petersburg Sports Complex, these are some of the projects we've done, we've been really busy, so I'll go over them really quickly. So, we reconstructed a baseball field and replaced field lights throughout the Sports Complex. We installed new dugout awnings and renovated the dugouts on the softball side. We installed two new bullpens, we installed windscreen and backstop padding on a baseball field. We stained the beer garden, renovated a VIP seating area, renovated the conference room, replaced the general scoreboard and installed four new scoreboards on the softball side. We fixed retaining walls replaced signage, striped the parking lots and installed new handicap markings, and renovated the bathrooms. The City Manager did a tour you know he can attest to this; the flooring was completely dry rotted. We painted the concession stand doors and columns. We coordinated with DPW for new picnic tables and trash cans. We conducted landscaping and power washing, and upgraded the refrigerator, freezer, and ice machine on the softball side. We installed a new irrigation pump and then through these efforts we somewhat established the sports tourism division and we have over 70,000 spectators that are visiting the sports complex annually. Just some snapshots; so, this is what our baseball field looks like. You can see the windscreen that we installed. These are the awnings, a lot of them had holes in them. You could also see some more work on the outfield of the baseball field, you see where we stained the beer garden you see the seating area that was completely dry rotted, and the conference room which is one of my favorites, we completely

renovated that. Then you also see the scoreboard where we removed the generals from that, along with a new sign. Then we also striped the parking lot; bathroom updates where we painted and we fixed the bathrooms so that we'll be able to use that when folks enter into our environment. Majority of folks that come to participate in our tournaments, I would say close to 98 or 99%, are not from Petersburg, but they are spending money in Petersburg. However, our youth are benefiting from it too, because we do have a youth baseball program as well as softball. Then this is just a beautification project to fix the sign present as you enter into the complex. These are the results; some snapshots of tournaments youth softball as our main attraction. At the Albert Jones Field, we installed a brand-new scoreboard. We fixed the operable press box. We painted the concession stand and bathrooms. We installed state of the art lights, which were controlled link technology, so we partnered with DPW on that project. We added additional trash cans and we installed a new field signage. You can see the new sign at Albert Jones, mini scoreboard then you see the sign and the press box beautification project with Bons Secours. You see that the old lights were taken down but are now up so they should be ready to go within the coming weeks. At Legend's Park and Wilcox Lake we installed new soccer goals so we do have youth soccer now, we ordered new windscreen that was installed by DPW to separate tennis and basketball. We upgraded the poles and netting for the tennis courts. We replaced corrected Legends Park sign. We installed new grills at Wilcox Lake. We coordinated beautification efforts and electrical fixes with supportive DPW. You can see the windscreen. So, if you're driving down Johnson Road you can see how tennis is somewhat separated from basketball. DPW installed poles and fixed the nets. That was a concern probably six months ago. You also see the signs that was on the windscreen, Oakhurst, Berkeley Manor, Mackenzie Street Park and Popular Lawn Park. We repaved the parking lot at Oakhurst, and installed security fencing at Oakhurst along with DPW. We replaced the backboards at Mackenzie Street, we upgraded signage and constructed a new walking track at Berkeley Manor. We conducted beautification and electrical fixes at Poplar Lawn Park with DPW assistance. You can see the parking lot upgrades that Oakhurst. You can see the security fencing that was an issue probably a year ago. When you see the sign at Berkeley Manor Park, and then you also see the track that we install for those residents. Farmer Street pool and park, we purchased a new pool covering accessories. We upgraded the pool pump. We conducted extensive court renovations, and installed the City of Petersburg first pickleball courts. So that's ongoing through CDBG funding. We addressed the roofing and pavilion needs; The Seeing You Foundation helped us with that. We reconstructed the pool surface in phase one, and then we will be installing CDBG signage, to state that it was one of our first projects that we did."

Mr. Marquis Allen stated, "So we open the pool today, you could see the pump. When I left at around two o'clock it was at maximum capacity. So, it was really packed, so we had some challenges. But we spent about \$17,000 on a pool pump, and we were able to get that turned around within two weeks. Farmers Street Park; this is what it looked like for the basketball and tennis courts. And then you know, as we said we reconverted it also to pickleball. This is a potential new look, they're almost complete. They actually before I did this presentation, they actually started painting the pickleball courts and a tennis court. You can see construction is ongoing through CDBG funding. You can see where the cracks are fixed for the basketball courts. They will be installing an acrylic backboard, so that's towards the end of that phase. Fixing some of the issues that we had from the construction. This is pretty much where we are right now, but if you go look at it anytime soon, you can see where the painting has been done. It'd be two acrylic coats of paint. These are just some needs I phased in, I mean we have a lot of needs, but this is just phase one for future projects. We need to look at it in purchasing a van. One of the issues we have during the summer is we have two vans to try to transport our seniors, and it doesn't give us the opportunity to take our youth on field trips, which is a huge issue. Staffing support, we really need a full-time position to look at overseeing our summer camp program and senior program. Wage increases; our part time wage is at \$12 an hour, so it's kind of difficult to retain employees on a part time perspective and that's the backbone of our department. Equipment purchases and facility renovations, one of the things we want to do is purchase licensing and movie night equipment to host it at Popular Lawn Park and the Sports

Complex monthly for the community. Reconstruct Mackenzie and Jefferson Street Park; so, renovate those basketball courts, they are in very bad condition. Install a new sign at Jefferson Street Park. Professionally clean the debris at Jefferson Street Park entrance and around the sign. Renovate the Sports Complex playground area, one of the key concepts to that is adaptive playground equipment, so we'll be looking for grant funding. Replace the PA system on the baseball field, renovate the basketball and tennis courts at Legends Park with pickleball lines, which we did receive some updated pricing so we're looking for some grant funding for that. Modernize the park outdoor bathrooms through a collaboration with the Turf Management Division. So, all of our park bathrooms are outdated. Lastly, one of the CDBG requests was to resurface farmers street pool completely. So, I am Marquis Allen Director, Cornell Henderson is our Recreation Program Coordinator, Carolyn Lewis-Roney is our Admin Assistant, Ryan Massenburg is our Recreation Supervisor that deals with our operations and programs, and then Janelle Sinclair is our Rec Supervisor that does our administration, administrative services, and grants along with special events. And thank you that's all I have."

Mayor Parham thanked Mr. Marquis Allen.

Otis Hill addressed the Council. He said, "Cameron Field is not yet being restructured. I was wondering if you guys got my recording. I wanted to talk about that walking area. All that concrete, there is divisions in it. There are cracks on the concrete. And I made a recording to let you guys know about all the things that need to be fixed there. I was wondering if you got it. Thank you for your time. Do you guys know where Cameron Field is? All right. And when is it going to be fixed? Okay."

Mayor Parham said, "All right. That concludes our public hearing for CDBG thanks again, Kofi, for your work and your CDBG team. Next, Councilwoman Smith-Lee."

Council Member Smith-Lee said, "Can I say something really quick?"

Council Member Smith-Lee stated, "Mayor and Council and Citizens, our kids; we're failing our kids in a way that we got to get them to have something to do. Just in my ward, there were two young ladies that were shot. They weren't even 18 years old going to a graduation party, and just imagine if they would've passed on, but I thank God that they are living. Then I read the article in Sunday's paper about K'von Morgan, the young boy who was 10 years old shot in his house, and his mother was just saying that she has two other children, and she moved, but she needs something for them to do. Councilman Jones and I, we've been just brainstorming because what we used to have at each elementary school was a football team and some cheerleaders where the kids can play against each other. We just got to have some things for them to do. So, Mayor and Council, I move that we reappropriate the recommended funding for CDBG while remaining the administrative costs of \$116,402 as listed and the balance of the \$465,360 to be distributed to the City of Petersburg Parks and Recreations and Special Volunteering. I think we got to do something for our kids."

Council Member Jones seconded the motion. Mayor Parham asked Ms. Hill to begin roll call.

Council Member Cuthbert said, "Mr. Mayor, I didn't understand that. Is the motion to zero out the CDBG? Administrative cost does that one work?"

Council Member Smith-Lee stated, "Take out the \$116,482 administrative fee and the remainder will go to the Parks and Recreation."

Council Member Cuthbert said, "Well, okay. Mr. Altman, does that throw a monkey wrench into anything?"

City Manager Altman replied, "It doesn't necessarily throw a monkey wrench. So, what the motion does is reappropriate the funding that's in the nonpublic services portion of the CDBG budget from the money that was recommended for Alamo Addiction Recovery Center, PAALs, Public Works and Project Homes. All of those funds are reappropriated to do additional funding to recreation leaving CDBG administration whole the remainder part and remaining parts of the budget which are allocated by percentages, public services, those stay but the funding within here if I understand the motion correctly, all goes to recreation with the exception admin. So, it just consolidates what's been recommended here into two categories, both of which meet the HUD code matrix requirements."

Council Member Cuthbert, stated "So the \$31,500, maybe I ought to ask this to Ms. Smith-Lee. Ms. Smith-Lee, are you proposing that \$31,500, earmarked for The Alamo Addiction Recovery Center be zero?"

Council Member Smith-Lee said, "That's correct. I wanted; you heard my motion."

Council Member Cuthbert responded "I heard your motion."

Council Member Smith-Lee said, "I stated the motion, and I don't have anything against any of these organizations, none of them. Because I have supported a matter of fact, I have given to Alamo and others. But we have a serious problem, and I made the motion."

Mr. Kofi Adih replied, "City Council if I may provide some insight. So, for instance, for Project Home, city wide critical repair, since we don't have a division ourself that handles like critical home repair for seniors and disenfranchised citizens or those people who are trying to stay in their homes, when they need critical home repair, we outsource that to Project Home. So, I asked you all that you consider that some of these organizations that we may take funding away from they provide a critical resource that we as a City don't do. So that's just my insight on that."

City Manager Altman said, "If I may, Mr. Cuthbert, what the suggestion is, is to allocate \$378,000 to Parks and Rec, \$116,482, to the CDBG admin of this group here. That's, that's what the motion does."

Council Member Cuthbert replied, "Well, that leaves the Alamo Addiction Center with nothing, and it leaves project homes that Mr. Annan just told us about."

Mr. Kofi Adih said, "Wrong, Kofi."

Council Member Cuthbert said, "I'm sorry?"

Mr. Kofi Adih replied, "I'm Kofi Adih. I'm not Annan, wrong one. He is taller than me."

Council Member Cuthbert said, "Well, I'm sorry, Mr. Adih, I apologize. Mr. Adih just pointed out that the Project Homes help poor people who want to stay in their home, get home repairs, that's going to be zeroed out. Instead of that, we're going to increase Parks and Rec by from \$212,000. To I'll just say a much larger figure, I can't do the math."

City Manager Altman provided the increased number at \$378,000.

Council Member Cuthbert said, "\$378,000 and of course, Parks and Rec is in the budget that we just passed. How much money is going to Parks and Rec in that budget, Mr. Altman?"

City Manager Altman replied, "So the budget for Parks and Rec has operating moneys. These are like capital moneys that would be used for capital projects. For some of the things that Mr. Allen had mentioned, and to further projects at Legends Park and other areas, they will be made

really mainly utilized to make park improvements is what the moneys have been for. Not administrative that's covered in the budget, but more additional moneys for park improvements."

Council Member Smith-Lee said, "Our kids need something now."

Council Member Cuthbert replied, "This is draconian, and there's no thought about."

Council Member Smith-Lee said, "Thought about what, Charlie?"

Council Member Cuthbert replied, "Wait a minute, wait a minute. There's no proposal as to how this money is to be spent. We're just going to shovel it out and feel like we're doing something worth."

Council Member Smith-Lee stated, "You see the needs. Charlie?"

Council Member Cuthbert said, "Well let's go back to the question that I was on before. In the June 18, 2024 budget, how much total is going to Parks and Rec? Can you give us that number Mr. Altman?"

City Manager Altman said, "What we have in the June 18th budget that was adopted by council is the operating funds for the budget for the department. I'm not going off the top of my head, but the funding that's been requested here would go to address more capital needs, park improvements, which aren't in the operating budget. There are some maintenance funds in the operating budget, but these go further than that to address capital project type projects for park improvements. That's what these funds would be doing. My understanding of what the intent of the motion will be is to further the work that's being done and has been done over the past couple of years by Mr. Allen and his staff and others to improve the parks throughout the community. That's what these funds would go for. The operating budget is for the operating funds; there's no capital project money in the operating budget."

Council Member Cuthbert, "All right, well give me the answer to that question, if you would, Mr. Altman. How much money is in the operating budget for Parks and Rec?"

City Manager Altman replied, "I don't have my budget book in front of me, you have it right there."

Budget Manager Cozier stated, "If I may, it's \$808,878."

City Manager Altman asked Budget Manager Cozier to repeat the budget which was \$806,878.

Budget Manager Cozier said, "But as the City Manager alluded to that covers salaries, operating costs, benefits, things like that."

Council Member Cuthbert replied, "All right, and we're talking about throwing another \$378,000?"

City Manager Altman said, "No, so think of this in terms of your operating budget and your capital budget. The operating budget, the amount of funds that Mr. Cozier just mentioned, is the daily operating budget, your salaries, your office supplies, your benefits, your FICA insurance. These funds here would go to capital to expend on projects. Not on people in the operating budget, but projects to replace tennis courts or a basketball court somewhere. That's what these funds would be aimed at are those capital projects in the field to improve the parks. Not the operating piece that's salaries and benefits, and that's what we cover in that operating side."

Mayor Parham replied, "Okay, thank you. Appreciate it, right now we have a motion on the floor and a second. Are there any more questions Councilman Cuthbert?"

Council Member Cuthbert replied, "No, thank you."

Mayor Parham said, "Okay. All right motion to second."

Council Member Jones seconded the motion.

Mayor Parham asked "Ms. Hill would please call the roll."

Council Member Cuthbert said, "I'm all for helping the children, but goodness gracious we've already got on this CDBG budget \$212,000. The only way we have to put in more money into the I'll call it the Children's Fund is to zero out the Alamo Addiction Recovery Center and the Project Homes, citywide critical repair that helps people who are on the verge of losing their homes, keep their homes and make improvements so that they can continue to live there. We have to do a balance. As I say, I'm all for helping the children, but we're doing it to the tune of \$212,000 with CDBG money plus \$806,000 in the operating budget. So reluctantly I vote no, but I think this is driven by emotion and not by thought. We don't have any proposal before us as to how this additional money is going to be spent. We just throwing it out there, and it makes us feel but I don't think it's real wise. So, I'm voting no."

Ms. Hill continues with the roll call.

Council Member Jones said, "I'm going vote yes, and it's not just because it makes me feel good because there's a need. One project would take away that \$200,000. The man just did a whole presentation on every park we got in the city being updated, and that's the only department in the City that's on the news about "Up Keep Petersburg." One of the only ones you know, and I think they're doing a great job. With respect to the Alamo Addiction Recovery Center, \$31,000 you know, I mean, ask for more we'll see you next time but we need this for our kids. We got to pool open, we got everything going. There are other projects that will not be fixed with an operating budget, we'll be asking y'all for money anyway down the line. So, this should take care of it."

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

The motion was passed on a roll call vote.

Mayor Parham said, "Thank you Marquis Allen and your staff for what you do to help upgrade our desperately decaying parks that we have. You all know, those of us who have sat here through financial crisis back in 2016, the first thing we did was we had to do cuts to Parks and Rec. It's happy to be here today to be able to build back up and get not just our people but our facilities up to help address these needs of our kids here.

- c. A Public Hearing for the Consideration of an Ordinance to Approve the Rezoning of Property Located at 303, 309, 315, 323, 419, and 431 West Washington Street from R-3, Two-Family Residence District and B-2, General Commercial District to RB, Office-Apartment District

Mayor Parham recognized Ms. Naomi Siodmok, Director of Planning and Community Development.

Ms. Siodmok replied, "Hi Mayor. Hi Council. I did have one request. Is there anyway VDOT could go before me? That might throw things a little out of order."

Mayor Parham said, "Sure you can concede to the STARS Study. Alright, we'll move up then."

15. City Manager's Report and Special Reports

a. STARS Study Presentation

Mayor Parham announced the move up of Item 15.A Star Study Presentation with VDOT.

Ms. Liz McAdory said, "Good evening. My name is Liz McAdory. I'm with the Virginia Department of Transportation, and I'm here with Andy Nagle, who is our Consultant and our Project Manager. We're here to talk about the STAR Study, which is basically a transportation study that we've done on the Interstate 95 with Washington and Wythe Street, 85/95 Interchange and a little south of that. So, what I'd like to do is quickly go through sort of the background of what our STAR Studies do, why we do them, and talk about some of our build alternatives. Which basically means the different improvement opportunities that we've looked at and ranked and scored. Then we'd like to talk about the preferred alternative which basically means the set of improvements that has the greatest safety and operational benefit, and then some scheduling next steps and take any questions."

"So, the study itself is on the I-95 Corridor, it starts south of Crater Road at 460, which is Exit 50, goes up through the Graham Road and the 85/95 Interchange on through Washington and Wythe Street. Our study goes all the way to Exit 53. It includes 5 Interchanges, which has 32 ramps included as well as 34 Intersections, 20 of which are unsignalized and 14 with signals. I just want to mention our local and regional partners obviously we're the State Department of Transportation. We've been working closely with the City Staff of Petersburg as well as the Crater Planning District Commission and the Tri-Cities MPO."

"So, this study we were trying to identify and address transportation needs within the study area which I've described. As well as develop potential solutions. We want to evaluate the solutions and make sure they work and make sure they actually do address those needs. So, on the slide here is the different project needs by location, I mentioned I-95 Washington and Wythe Street Interchange which is Exit 52, we've identified needs there. We need to improve access and provide a gateway into Downtown Petersburg. We want to reduce congestion both on the interstate and the arterials. We want to improve safety at hotspots and by hotspots, I mean we've identified areas in the corridor that have higher than normal safety issues. We want to improve signage, which will also improve the driver expectations and also help build a gateway into the City. We want to provide multimodal connectivity and safety by multimodal, I mean bicycle, pedestrian, transit, anything non-vehicular. On Washington Street, specifically off of the interstate, we need to provide pedestrian and bicycle connectivity as well as safety, and then review the feasibility of converting both of those streets from one way into a two way. These are things that we've done, and looked at in the study. We're going to provide some results and then the third location I-85 and 95 Interchange that includes Crater Road which has two exits, 50 and 51. There are safety hotspots and congestion that exist, we want to reduce that. Then many of you know we've looked at this interchange many times before. We've always had these very big mega Project Solutions that are not really affordable."

"So, one of the main things we wanted to do especially at the 85/95 area is look at phasing those improvements or having smaller chunked improvements that are more affordable and can get funded. Now looking at the project needs through not necessarily location lens, but what the categories are. So, safety issues we have those along Washington Street, Wythe Street, Crater Road, and Graham Road. We have several intersections in those areas that the state does evaluations for safety and ranking our safety issues statewide. Many of the segments on

Washington, Wythe, Crater, and Graham do rank in our potential safety need. Also, there's capacity improvement needs on several of the ramps as well as roadway segments along 95. The way we know that is we look at future traffic based on development and population growth. In the future those segments are going to fail and be worse than they are today and then also the signage and wayfinding needs, we realize there's a lack of destination wayfinding. You may miss your exit and not have another chance to get off, so we want to do a signing plan that is a little up above and beyond what we normally do. So, it's a little more public friendly and we can also do landmark signage for attractions. What we're going to show you today are a suite of improvements that do the specific things that are listed on the slide. As I mentioned before addressing capacity constrained roadways, again, we look at existing conditions and then we add on the future growth. Both economically and population, to determine what the future conditions are going to be and that's what we're going to present to you and show you the proposed solutions for those. There is reoccurring congestion along the corridor and what that does is degrades your travel time reliability. People pick up on that and don't want to drive through the area."

"So, our recommendations are going to reduce that reoccurring congestion and improve the travel time reliability. Both on the 95 mainline but also on the city streets as well, in the immediate area. Then we're going to improve identified safety hotspots. I mentioned before that the state ranks spots within the areas statewide that have safety concerns. So, we want to improve those and then also access to and from Downtown Petersburg. As I mentioned before like with the signage plan and some of the exit changes we're proposing. So, this up here is just a schedule, we started this study back in January of 2023. Like I mentioned we do the existing conditions analysis which is basically us collecting data. Where is the traffic condition happening, where are the accidents, what type of accidents, why are they happening, etc. Then we layer on the economic development and population growth to come up with our future conditions and travel patterns. What we do is kind of throw potential solutions at everything and screen through those. Some things won't work, some aren't feasible, and others too expensive. We'll narrowed that list down to 2 or 3 and do what's called a Build Alternative Analysis. That's where we say if we do improvements, what is traffic going to look like in the future. We also have done two public outreaches, and we've actually done a public meeting here, and finally two outlying surveys to get public input, and right now which is where we are now, the implementation plan and reporting. We're finalizing the report and coming to you guys to let us know what's in it, get your input on it, and what the next steps would be. We've been working with like I said with the city and the Tri-Cities MPO, the next steps if these improvements are approved are to apply through what's called Smart Scale. That's the statewide largest transportation funding pot. So, we're developing materials for the city as well as for the Tri-Cities MPO to apply for these improvements. Since the Tri-Cities MPO are associated with the interstate, they're applying for these. Petersburg is applying for some other stuff that we're doing research on and I'm going to turn it over to Andy unless you have questions on what I've said thus far."

Mr. Andy Nagle said, "Alright, thanks Liz. So, we're going to jump straight into the potential alternatives that were identified to address the needs that Liz stepped through. So, there was a comprehensive list as Liz mentioned, we brought everything to the table to consider to address those needs. So, we worked with the study work group that included the Petersburg staff, MPO staff, VDOT, and the study stakeholder based on the detailed traffic analysis and based on the public input received to identify those issues. So, there were really four main locations throughout the study area that we're focused on to address those needs. The first one is 95 and Washington Street, all the things that are crossed out are alternatives that were considered but not moved forward for a detailed analysis. So, I'm going to step through the two Build Alternatives that were carried forward and screened in more detail. So up at 95 and Washington Street, the partial cloverleaf interchange configuration was part of Build Alternative One. I'll step through in more detail what exactly that means here in a few slides. Moving down to the south Northbound 85 to Northbound 95, Build Alternative One includes widening the ramp to the two

lanes and carrying that further onto 95 to provide more merging distance. Southbound 95 at Crater Road, we looked at several options there but the Build Alternative One includes removing the Graham Road off ramp and then Northbound 95 at Crater Road. We looked at Build Alternative One removing and consolidating three of the Northbound ramps at location four. So, moving on to Build Alternative Two up at Washington Street, the single point Urban Interchange was identified to move forward. Locations two and three are actually identical between Build Alternatives One and Two. Then Location Four, we look at consolidating two of the ramps in the northbound direction.”

“So now I’m going to get straight into the details here and talk about the concepts and the needs that they’re actually addressing. So first starting up at 95 at Washington Street, this is the partial Cloverleaf Interchange option. So, both options at 95 Washington Street consolidate your interchange ramps along Washington Street and convert Washington and Wythe Street to two ways to provide better access into and out of Downtown Petersburg. So, in order to accommodate those movements along Washington Street, there are two new traffic signals that are proposed. One to accommodate Southbound 95 traffic and then one to accommodate Northbound 95 traffic coming on and off of Washington Street. Additionally, there’s a high number of Eastbound Washington Street vehicles leaving the City, heading to the north in both the morning and evening peak hours. So, to help address that movement, we’re proposing a loop ramp at that location to provide free flow movement to handle that traffic. I already mentioned the widening of the Northbound 85 to 95 ramp off to the right-hand side of your screen there, as part of the public outreach that we held in March. Just a few months ago we did receive public feedback about the previous concept showed the removal of the Bank Street ramp. So, between then and now, we looked at potentially adding that off ramp back in for Build Alternative One. The partial cloverleaf concept that you’re actually not we’re able to add that Bank Street ramp back in because it conflicts with that eastbound to northbound loop ramp. Also, a part of these improvements with the two-way conversion of Washington and Wythe Street we’d be providing better connectivity from the west side of 95 to the east side for pedestrians. Including sidewalks and upgraded crosswalks as well as ADA compliant infrastructure. So, one of the major needs that this improvement addresses is you see it out there today, southbound traffic coming off of 95 that went ahead westbound on Washington Street. There’s a stop sign that’s out there today, those vehicles stack up to the north approaching mainline 95, creating congestion safety issues. It exists out there today as we look out into the future, it’s just going to continue to get worse. This alternative widens that off ramp to two lanes and that ramp would be part of that traffic signal to allow the vehicles to flow. So off of that ramp and onto Washington Street, this alternative was found to operate acceptably on both Washington and Wythe Street.”

“The one thing to note as I transition to Build Alternative Two here in a second is one thing that separates Build Alternative Two is that in alternative one if you’re heading eastbound on Washington Street; leaving historical downtown area and you either want to head south on 95 or north to 95. Cars have to stack in the right turn lane because you have to turn right to head south on 95, or turn right to take the loop ramp to head north. So, because of that, there’s traffic that we do see longer queuing and longer travel times because of that condition, with a successive right-side ramp. Build Alternative Two at 95 and Washington Street, here is the single point urban interchange or the SPUI. Both of these concepts are consistent with what was presented during the March Public Outreach Meeting except for alternative two. Here we are able to add that Bank Street off ramp back into the concept, so the off ramp that is out there today, where if you miss exit 50 down at Crater Road, you don’t get off onto that collector distributor road. You’re able to get off at Bank Street here to access Downtown Petersburg. So, the SPUI concept maintains that off ramp to provide better access into Downtown Petersburg. This concept also includes the two-way conversion on of Washington and Wythe Street, another difference compared to the other alternative is that it just replaces and consolidates all the ramps to just one traffic signal along Washington street. So that one intersection on Washington street is able to serve all traffic to and from both Washington Street as well as interstate 95,

similarly provides your crosswalks, sidewalks, and ADA compliant infrastructure. Through the interchange and also widens the 85 to north to 95 off ramp. So, we are evaluating some potential intersection improvements at the off ramp to 95 and Bank Street because there are some existing sight distance issues as you're coming off the ramp and you're looking to the left, you have the overpass over 95. That makes it a little bit difficult to see to your left, so with maintaining this access here we're looking at a potential roundabout at that off ramp to better serve traffic. Making the northbound left to head west on bank street and because your left turns heading eastbound on Washington Street to head north is served by left turn lanes. You get better lane use on eastbound Washington Street, so this option operates better than Build Alternative One. Because of that, this table just provides the overall comparison between the two alternatives. Which led to the decision of the preferred alternative by the study stakeholders. So, both alternatives address that southbound to westbound congestion and safety issues. Alternative two operates better on Washington Street because it provides better on Washington Street because it provides better lane utilization in heading eastbound towards the interstate. Then in alternative two you're able to maintain that off ramp to Bank Street. Because of those reasons, Alternative Two the Single Point Urban Interchange was selected as the preferred alternative by the study stakeholders. So, I'll pause here because I know it's a lot of information. There's a lot being shown on the slide, and I just wanted to pause here, see if there are any specific questions."

Mayor Parham acknowledged Council member Cuthbert.

Council Member Cuthbert said, "Thank you Mr. Mayor, and Mr. Andy. I appreciate it and I know we all do. I was especially interested in the roundabout at Bank Street. Can you tell us more about that?"

Mr. Andy Nagle replied, "Yes so currently, if you're heading northbound on 95 and you get off at the ramp that takes you down into Bank Street, the geometry and how the roadway is currently designed, it directs you to head east on bank street. I believe there used to be a sign there that restricted the ability to make a left turn, the sign is no longer there. People make the left turn a lot because that provides that backdoor to Downtown Petersburg. So as part of this study, we're looking at a roundabout at that intersection to make that movement safer. to provide that better sight distance, to slow traffic down heading eastbound and westbound on Bank Street."

Council Member Cuthbert said, "But there's an elevation, its on a hill or slope, isn't it?"

Mr. Andy Nagle replied, "It's on a hill coming down, that's correct. So, there are some challenges there that we're working through and that's what we're just starting to look into that now."

Council Member Cuthbert said, "Yeah, I like the idea. I'm just wondering if it's really feasible."

Mr. Andy Nagle said, "Yeah so we're looking into a full-size roundabout but then also a potential what's called a mini roundabout. Which is able to handle lower traffic volumes and a lower footprint, so that's what we're looking into now. The pros and cons of each to minimize those impacts and also keep you know to the north of where that grade is coming downhill."

Council Member Cuthbert said, "Thank you, is there any opportunity for a median strip on Washington or with that we could plant trees in and at the same time maintain on street parking on both sides. That may be way too much to ask for but tell me if that's the case it's way too much to ask for."

Mr. Andy Nagle said, "Yeah, unfortunately that's the problem. I've got a slide on it here later on; but as part of this study, we did look at a plethora of different options on both Washington Street and Wythe Street. In order to provide you know more landscaping, trees, more coverage,

provide bike lanes while maintaining parking. Look at potential meeting options, the problem is just to accommodate the two-way conversion within the existing right of way and do all of those other things. It's not possible, so to eliminate to minimize any right of way impact, stay within the existing curb to curb, it just wasn't possible."

Council Member Cuthbert said, "Turn to the bridge across I-95 at Washington Street. Please think about that with me, the existing bridge would be taken down, is that right?"

Mr. Andy Nagle said, "That's correct, there would be a new bridge that would be constructed to replace the existing one."

Council Member Cuthbert replied, "Could you make it wide enough to put kind of a jersey wall, between eastbound and westbound on Washington Street. We all see those signs on the highway that say bridge is ice before roads. If we had a jersey wall going down the middle of the new Washington Street bridge, that would prevent cross over traffic if somebody hit a sheet of ice and went into oncoming traffic. Is that possible?"

Mr. Andy Nagle said, "Yeah, so let me clarify. The graphic that's shown on the screen here, the footprint over 95, that does include a median separating eastbound and westbound traffic. What I was referring to was off the screen here as we get west of Madison Street and east towards Crater Road. So, within the interchange footprint at 95, the orange that's shown on the graphic those are concrete median items."

Council Member Cuthbert replied, "Okay well good, you anticipated my concern and thank you doing so. Mr. Mayor, I don't have any other questions."

Mr. Andy Nagle said, "Before I move on, we did receive some additional concerns that were raised by the public. Specific to alternative two I just wanted to hit on them really quick before we move further down to the south. One of the concerns that was raised was just the additional, what's about 500 cars that would be using the stretch of Washington Street between Jefferson Street and Market in the morning. That's true really under both of these alternatives that are shown here, when you compare them to the no build condition or doing nothing out into the future. So, I just wanted to note the importance of why the additional traffic on Washington Street is there. It's primarily because that access to 95 is shifted up to Washington Street. So, anyone who is currently today travel along with to get to 95, they now have to turn up to get to Washington Street to get to 95. So that's really driving that additional traffic there, but that 500 additional cars amount to about 5% of the total traffic. So that 5% is relatively low in the grand scheme of things. If we were to go out and collect traffic counts on back-to-back days on Washington Street, there's probably more than 5 to 10% of variability just from a day-to-day perspective."

"I also wanted to note that the operational results that we're seeing from the traffic conditions 30 years out into the future. These alternatives are able to accommodate that additional traffic. The additional growth that's expected in the downtown area, the other concern was related to just pollution, noise and traffic that would be concentrated specific to Washington Street because the access would be shifted there without any plans to increase the tree cover, to provide bikes routes or maintain parking from 95 to Market. That really was specific to the Washington Street corridor, I alluded to this earlier to your question Council Member Cuthbert, but we really explored everything that we could in order to fit median planting buffer strips along Washington Street while minimizing parking and to provide bike lanes. The cross section out there is just not possible to do with the two-way conversion, that is what led us to place the bike lanes or recommend the bike lanes along Wythe Street. So, Wythe Street throughout the entire corridor from Atlantic Street to the west to Bank Street to the east, we are proposing bike lanes to provide that bike connectivity the whole way through our study area. That keeps the bike traffic off of the interaction between vehicles and trying to get to the interstate so they wouldn't have to

travel through the ramps. There were much fewer parking impacts anticipated along Wythe Street as well. One of the other benefits to that two-way conversion is that speed was one of the main contributing factors to crashes along both Washington and Wythe Street. So, one of the project's primary goals with that two-way conversion, that reducing the number of through lanes that are out there along the corridor. It's really to reduce those speeds along the corridor, narrow the lane widths down as well to reduce speeds through the downtown area in order to provide a safer transportation network for all users, cars, peds and bikes."

Mayor Parham acknowledged Council Member Westbrook.

Council Member Westbrook said, "Thank you Mr. Mayor, two quick questions. I heard you say was a major question of mine, you said that this could be impacting traffic for the next 30 years. Was there any consideration for an off ramp or on ramp from I-85 into Sycamore Street while you're doing this study. Right there where it could be a major development, if you know Sycamore Grove, if you're familiar with that area."

Mr. Andy Nagle replied, "Correct, yeah so we did not look at direct access there primarily because of the interchange spacing to the east as well as to the west. That was another major challenge that we had with the Washington Street interchange, 85 and 85 as well as Crater Road is just the interchange spacing there. It's really hard to fit new ramps or new interchanges in there because of the required spacing from the federal highway administration."

Council Member Westbrook said, "So you're saying that you did look at that exit study, you're saying that its not feasible?"

Mr. Andy Nagle said, "Correct, yes."

Ms. Liz McAdory said, "We got the inquiry that that was something you guys wanted us to look at. One of the things is FHWA, federal partners won't allow an access to a private access from an interstate to a private development. Then also they have specific spacing requirements that won't allow us to fit it in physically."

Council Member Westbrook replied, "In the second question again with the I-85, when you're traveling northbound and you're getting off right, you said you were going to eliminate that Graham Road exit. So, are you eliminating the off ramp to go south? How does that work?"

Mr. Andy Nagle said, "Yeah that's a perfect question for the next slide here, that's what I'm going to talk through in the next concept. Perfect segue here, moving down to the 95 and Crater Road interchange. This is a graphic that shows the conceptual plans for alternative one, the question right there was the removal of the southbound 95 off ramp. So, you can see down in the lower left-hand screen as you all know there's a very dangerous weaving condition for folks who are traveling northbound on 85 that are heading south to 95. That conflicts with folks who are coming southbound on 95 and want to get off to Graham Road. It's like 2 to 300ft there, which is very short for that system-to-system movement from 85 to 95. So, removing that Graham Road off ramp greatly increases that distance for people to be able to situate and get to the County Drive 460 interchange. So, removing that off ramp, those vehicles would travel further to the south and use the exit to County Drive or 460. Then we would be proposing new traffic control to signalized intersections there to help facilitate those movements. Then Winfield Road would be reconstructed as well, converted to a two way to connect Crater Road to 460, to allow those vehicles to get back up and access Crater Road and then so that's the southbound direction in the northbound direction for alternative one. This is we also refer to it as the full ramp consolidation, so similarly in the northbound direction there's a short weave as you're coming south on Crater Road to head north on 95. That would be eliminating that ramp as well as the northbound off ramp to both northbound and southbound Crater Road. So, there's three northbound ramps and would be consolidated. You would access Crater Road by getting off at

the first exit, exit 50 to County Drive. Then you would use that left turn to head north on Winfield to get back to Crater Road. So, in the northbound direction you're basically traveling the same amount of distance would just be a lot safer because it would be controlled by those traffic signals."

Mayor Parham acknowledges Council Member Jones.

Council Member Jones said, "Just not happy getting rid of any ramps, any exits. Cause it's going to affect people; it's going to affect our police and fire and their responses; our ambulances. These things were designed initially for people to get off while traveling to hit a store to travel through our city. Now we got them going past everything to get off of nowhere, just to get back on to nowhere. There's no fixing to this. You talk about what's dangerous, it's dangerous getting off of 95, getting on the Wagner Road. It's dangerous getting off of Crater Road, going to 95 south. Those are things we need to be focused on. But we want to get rid of ramps, I don't understand that. I don't like it and I think we need to look at it real hard because this City is growing. More businesses are coming and we got travelers coming in and going out. We want to get rid of ramps and send them further to Richmond, pretty much is what we're doing, or send them further past like we want to bypass Petersburg. I don't understand that but go ahead."

Mr. Andy Nagle replied, "Thanks for providing that feedback, we looked at a handful of concepts here to help better accommodate those southbound off ramp vehicles that take the Graham Road. Looking at potential loop ramps in the south west quadrants like the lower right around the King Avenue, label on the screen there unfortunately every other option that we are looking at had significant right of way impacts to those homes along the 9 to 5 corridor because those residences are built so close to the 95 corridor. So, what we are finding from our analysis results that like typically on average, that additional travel time would be around 1.5 minutes and in the worst-case scenario, 2.5 minutes of additional travel time on average. So, it's really the trade off between access directly to Graham Road versus the safety condition on southbound 95. Yeah, so build alternative two down at Crater Road here in the southbound direction, the discussion with the off ramp to Graham Road removal. That's identical to build alternative one, the difference for build two is really in the northbound direction. Build Alternative two maintains your northbound off ramp from 95 to Crater Road. So, the loop ramp right near the proposed traffic signal in the center of your screen there. This alternative would introduce three traffic signals as well just to facilitate the similar movements that I discussed as part of the previous alternative. This alternative does provide that more direct access for northbound 95 traffic, getting off to Crater Road. So that really summarizes the comparison between build alternatives one and two, as well as alternative two provides more direct access from 95 to Crater Road while removing and eliminating those weaves on both northbound and southbound 95. So alternative two was selected as the preferred alternative by the study stakeholders."

Council member Cuthbert said, "Mr. Mayor may I ask about the timeline, when are we going to have a ribbon cutting."

Ms. Liz McAdory replied, "So none of these improvements are yet funded, the next steps are if these improvements are approved if you guys want to move forward with them, the Tri-Cities MPO has already applied for the funding for these projects. Well step one of the application, we have a big funding grant application series for smart scale, which is I mentioned the biggest funding pot for transportation funding. They have a pre-application period and a full application period. They've already completed the pre-application period and have made it through phase one of the application process. The finalization of this study and getting a preferred alternative approved by you guys is required for Tri-Cities to move on to phase two of the application process. So, timeline realistically the first year of available funding is FY 28 and it typically if we got funded in 28 it would probably be your average major capital improvement is six years from time of first year of funding."

Mayor Parham said, "It depends on the next Hampton Roads bridge tunnel expansion or northern Virginia, highway expansion. Then typically our funds get gobbled up in that, so typically we won't see it."

Ms. Liz McAdory stated, "I'm glad you brought that up because we've already funded those two things. So now maybe the time is right, some smart scale is benefit cost scenario. So, we basically take your benefit score safety, congestion reduction, pedestrian access and divide that by the cost of the project. That gives you your ranking score statewide, so some of the things that Andy had mentioned by reducing the right of way footprint and maybe not doing the planter boxes but because we don't have the space for it that keeps the cost down, which keeps the benefit score a little higher. That's what we're hoping to do this time."

Mayor Parham said, "I think now we're competing against the I-81 expansion, right?"

Ms. Liz McAdory said, "Yes a little bit of that is already funded for 81."

Council Member Cuthbert stated, "Mr. Mayor when is the deadline by which this Council has to express what it wants?"

Mayor Parham asked VDOT if they need anything from Council.

Ms. Liz McAdory replied, "No, our deadline is August 1st, the City Staff has to upload a resolution of support."

City Manager Altman, "We can have a resolution for you at your action meeting on July 16th."

Mayor Parham thanks VDOT for their presentation.

Mayor Parham said, "All right, next back to Ms. Siodmok. Item C this was the rezoning, right?"

c. A Public Hearing for the Consideration of an Ordinance to Approve the Rezoning of Property Located at 303, 309, 315, 323, 419, and 431 West Washington Street from R-3, Two-Family Residence District and B-2, General Commercial District to RB, Office-Apartment District

Ms. Siodmok said, "That's correct, thank you, Mayor and Council, Naomi Siodmok with the Planning Department. So today I'll be presenting to you 2024 Rezoning O.1. This is a public hearing consideration of an ordinance to approve rezoning property at 303, 309, 315, 323, 419 and 431 West Washington Street. Some of which is going from B-2 some from R-3 to R-B Office Apartment District. So here again, is that request that I just read off for you. The background you can see here in January 2024 Council asked the Planning Commission to take this under consideration as a rezoning. The request was then brought to the Planning Commission for discussion on February 1st, a public hearing was held on April 4th, and they took action on May 2nd, so now it's here before you. Here you can see the subject properties on West Washington Street near North Davis Street. They're currently looking to be zoned RB; we have a mix of B-2 which is our Commercial District as well as a Residential Zone District. Here's some pictures of those subject properties as well, and you can see the zoning map that I just mentioned. So, we have some residential zone property as well as commercially zoned property. With that in mind, the effect of the rezoning is those R-3 properties would be allowed to have additional uses than they have right now. So, they could have offices, clinics, studios, that could also be a little bit taller than they're allowed to be right now as well. But for the B-2 properties on West Washington Street, those commercial properties, they'll now be prohibited from having retail restaurant and entertainment. So, they'll lose uses, while some other properties will gain some

uses. You can see a comparison of those uses right here too, that's similar to what I described. The Comprehensive Plan it was an interesting time, we had this case go before the planning commission during the old comprehensive plan. Now we have the new comprehensive plan. So based on the new comprehensive plan, I just wanted to share that the future land map really supported uses that are mostly in terms of schools, daycares, housing, places of worship and open space. That was really the focus of the revised comprehensive plan having that historic core neighborhoods identification. Future land use map that I was just talking about is seen right here, with a close up right here circled in red of those historic core districts that the plan supports more uses that are residential, school uses, daycare uses, and less on the commercial side. So, with that Planning Commission took into consideration all these factors and did make a recommendation of denial. The main reason for the denial was the lack of kind of continuity in the rezoning. The fact that only focus on is on a block of property informed our decision. Please let me know if you have any questions."

Mayor Parham said, "Okay, thank you next open up the floor for the public hearing for Consideration of Orders to Approve the Rezoning of Property located at 303, 309, 315, 323, 419 and 431 West Washington Street from R-3, Two Family Residence District and B-2 General Commercial District to R-B Office Apartment District. Any hands? Yes, one Ms. Witiak."

Sarah Melissa Witiak, 22 Centre Hill Ct. Ms. Witiak said, "I support the denial of this. I think that as we develop the City, those mixed use areas, we really need to protect the residential areas within that. Otherwise, we're going to end up with a bunch of doctors' offices on Centre Hill, or on Jefferson Street, for instance, because there's a lot of pressure over there as well. Centre Hill and Jefferson Street are pretty much an island unto themselves with this new plan. So, I think that by taking this step by denying this, I think we're setting a good precedent to protect some other residential areas. Thank you."

Mayor Parham thanks Ms. Witiak and closes the public hearing.

Council Member Cuthbert said, "I have a question for Ms. Siodmok, thank you Mr. Mayor. Ms. Siodmok are some of these properties zoned B-2? Which ones are those and how many houses, are there 3?

Ms. Siodmok said, "Yes, it's 2 or 3 can we get the presentation back up."

Council Member Cuthbert said, "Can you go back, I just saw the three houses. I think they're three houses. Pressed brick 19th century that are now zoned B-2 which would permit general business."

Ms. Siodmok replied, "Correct."

Council Member Cuthbert said, "Can you go back yet one more. Yes, in the upper left corner there, those three brick houses now are used for residential purposes. Which I certainly applaud, but the existing zoning allows a business there. So, for example a Dollar Tree, that's an example of what could go in place of these houses as a permitted use. Am I correct Ms. Siodmok?"

Ms. Siodmok said, "Correct the commercial uses would allow a restaurant."

Council Member Cuthbert said, "Right so I understand the concern about greater protection, but I see this proposed zoning change as offering greater protection to this small historic area. By putting business use off limits for these three properties. I think it really frightens me when the only thing that stands between a Taco Bell and demolition of one of these three houses is the Historic Zoning Ordinance. The Historic Zoning Ordinance can only hold off what I would consider to be inappropriate development. It could hold off demolition but it couldn't prohibit it."

Ms. Siodmok said, “It would be difficult to do something like a taco bell in that area. They would have to address, ingress, and egress and still meet the requirements of the local design guidelines.”

Council Member Cuthbert said, “But as of the zoning ordinance itself and what it allows. It would allow a taco bell on this corridor of high traffic volume. So, I’m in favor of this proposal and I move that council adopt the resolution as proposed to our agenda packet.”

Council member Jones seconds motion.

Mayor Parham declares the motion to second and asks Ms. Hill to begin roll call.

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

The motion was passed on a roll call vote.

d. A Public Hearing for the Consideration of an Ordinance to Approve Amending and Readopting Article 25 Supplementary Height, Area and Bulk Regulations, as Set Forth in the Zoning Ordinance of the City of Petersburg, to Introduce Design Standards for New Construction

Ms. Siodmok said, “Great, thanks Mayor. You said that so well. I’ll move to the next slide. So, the background Staff was presented with a potential text amendment for the Planning Commission’s consideration and so we took it to them for a conversation and they were interested in moving it forward for public hearing. The goal of this amendment is to encourage attractive and architecturally cohesive structures within the City by introducing architectural treatment standards for new construction. So, components of this, it will be requiring architectural themes for new projects if they have a special use permit or in other cases like a site plan requirement, it requires obscuring junction and accessory boxes obscuring mechanical equipment. Both of those have exceptions for industrial uses and then also meeting minimum standards for exterior materials. Architectural themes; so, I talked about it a little bit. Any site plan or special use permit or building permit will require that an applicant provide an architectural theme with their documentation. It could be written, it can be graphic, just a way to describe how it’s consistent with Maybe the character of the area or consistent throughout the project. Obscuring junction boxes and accessory structures again, so this is if we have any sort of accessory structures in the public right of way. Anything at street level that would be required to be landscaped or architecturally treated in order to make them you know draw less attention and more visually appealing. Again, this does not apply to industrial districts and then mechanical equipment as well. Making sure that’s obscured from the public view and again doesn’t apply to industrial districts architectural material standards. It really just makes it clear that no building exterior shall have any materials that are inferior on any of the sides. In some cases, people develop structures that might be brick at the front and then they might have a less significant material on the side. So, this is really saying that we need quality on all sides of the structure when it’s proposed. This doesn’t preclude different materials, so we want that to be clear, they just need to be materials of good design for consideration. An exposed cinderblock and corrugated metal sheets are prohibited and architectural metal panels can be accepted. They’re up to the discretion of my department and then new or remodeled buildings shall be consistent with the character of the area as well. So comprehensive plan considerations, it does state that existing architecture is one of our city’s greatest strengths. So, we just wanted to take that into consideration while we’re thinking about moving this text amendment forward. Recommendation on May 2nd the Planning Commission did recommend the approval of this text amendment. Let me know if you have any questions or comments.”

Mayor Parham said, "Thank you, next we'll open the floor for the Public Hearing on the Ordinance to Approve Amending and Re-adopting Article 25 Supplementary Height Area and Bulk Regulations as Set Forth in the Zoning Ordinance of the City of Petersburg. All right Ms. Witiak."

Sarah Witiak, 22 Centre Hill Ct. Ms. Witiak said, "I did read the proposal and in one of them it stated that those mechanical structures must not be visible from street level. However, I think that should possibly be revised so that they are obscured from view from the buildings around. For instance, there's some concern with Centre Hill and the courthouse and what will be seen out of those houses that are much higher. So, while it might not be visible from the street, those machinery will be visible from my bedroom window for instance. So, I think we need to think a little bit about that. If those new buildings do go next to an existing taller building, what are those residents having to look at either from above or directly across as well, not just from street level."

Mayor Parham said, "All right seeing no other hands, this public hearing is closed. Next taking comments from members of council and entertain a motion at this time. Yes, Council Myers."

Council Member Myers said, "Yes sir I move that we adopt the Ordinance to Approve Amending and Re-adopting Article 25 Supplementary Height Area and Bulk Regulations and Set Forth the Zoning Ordinance of the City of Petersburg to Introduce Design Standards for New Construction on pages 83 through 108."

Mayor Parham replied, "All right, that's a motion to approve Article 25. Council woman Smith-Lee?"

The motion was seconded by Council Member Smith-Lee.

Mayor Parham said, "All right Councilman Cuthbert."

Council Member Cuthbert said, "Thank you Mr. Mayor. Ms. Siodmok, did you give the City Attorney this language for him to review?"

Ms. Siodmok said, "We did not, but I believe it originated from a while ago so I'm not sure if it was seen before it came to us."

Council Member Cuthbert said, "Well I'm certainly going to vote to support this motion, but I think in the future it might be a good practice to ask the City Attorney to review changes to the zoning code for not only legality but ambiguity. There may be something that a legal eye could see, as ambiguous and a potential source of a dispute that could develop into a lawsuit that perhaps the lay eye might not see. So, Mr. Altman, I don't know if you would take those thoughts of mine into consideration, I think it a stitch in time saves nine and all of that, maybe we can avoid a problem down the road completely. Thank you, Mr. Mayor I'm ready to vote."

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

The motion was passed on a roll call vote.

- e. A Public Hearing for the Consideration of Approving the Director of Public Works to Prohibit or Regulate the Stopping, Standing or Parking of Vehicles Upon Any Street or Alley, Not Expressly Regulated by an Ordinance of the City Council, by Causing Official Signs to be Erected Indicating the Restriction

Mayor Parham said, "Next move on to Item E which is a Public Hearing for Consideration of Approving the Director Public Works to Prohibit or Regulate the Stopping, Standing or Parking of Vehicles Upon Any Street or Alley, Not Expressly Regulated by an Ordinance of the City Council, by Causing Official Signs to be Erected Indicating the Restriction. Mr. Williams how are you?"

Mr. Williams said, "Good, good evening, Mayor, Council, City Manager. This particular item and the next item somewhat related. The code currently has and refers to the Traffic Transportation Safety Commission. Which has not existed from what I was able to gather since about 2012. All this is doing is just giving the Director of Public Works the ability to decide and make those decisions. For this particular item as it relates to stopping, standing, or parking the vehicles upon any street or alley not expressly regulated by the ordinance of City Council. So, all this does is basically updates the current code. So, to make those changes then and there not being any Traffic Transportation Safety Commission in existence, it's just kind of moves the Director of Public Works in that ability to be able to do that."

Mayor Parham said, "All right, thank you. I'll open up the floor now for the Public Hearing for Consideration of Approving the Director Public Works to Prohibit or Regulate the Stopping, Standing or Parking of Vehicles Upon Any Street or Alley. Ms. Witiak?"

Ms. Witiak said, "I think you have my address now. I do question one thing, because there currently is no active Traffic and Transportation Safety Commission in the City of Petersburg. I am wondering if that is because we have not filled positions and if so, we're putting more work on the Director of Public Works. Whereas that work should be done by Traffic and Transportation Safety Commission and so I encourage you to not approve this but instead hire people to do the work that needs to be done."

Mayor Parham said, "All right seeing no more hands, this public hearing is closed. Next Councilman Jones question."

Council Member Jones said, "All right Public Hearing for Consideration of Approving the Director of Public Works to Prohibit or Regulate the stopping, standing, or parking of vehicles upon any street or alley. Is the Director of Public Works here?"

Mr. Williams said, "No he is not here tonight."

Council Member Jones said, "Do you think he ran away? Did he quit Mr. City Manager?"

Mr. Williams said, "Maybe he got to many bullets last time."

City Manager Altman said, "I feel like you could handle this one this evening."

Council Member Jones said, "Okay, I don't see a purpose in this because you have places in this City where people are moving furniture in and out. They have to stop sometimes to and sometimes on the side. It's the only way they can stop and unload their furniture and there is something already in place for this. It's called impeding traffic and we got Police for that you know, so I don't see why we want to do this with Public Works with a Director who isn't even here. But we got cops that do that anyway. They're already doing this, if you're blocking traffic on any street or curb or anything, they're already taking care of this right here. So

where did this come from?"

Mr. Williams said, "Okay this came from me getting with the City Attorney about some parking spaces that we don't have line of sight on."

City Manager Altman said, "We have a sight triangle issue on some parking spaces coming out of a parking lot or next to city hall, can't see down the road and we've had some accidents. So, the need was in order to eliminate those spaces you would go to what was the transportation committee but we don't have one. So, we needed to have a mechanism in which we could address potential elimination of the parking spaces and this was the avenue that we chose. City Engineer works underneath and all the Traffic Staff work underneath the Director of Public Works. So that's why we put the authority in the hands of Public Works. Now Council wants to appoint the Commission, then you know that's the other route is appointed Commission. We needed the avenue to be able to address the issue and this was the avenue."

Council Member Jones replied, "I still got a problem with it cause you guys erect a sign for anything else you know and this seemed like an isolated event. There are so many blind spots in the City, you know I mean so many blind spots. As a matter a fact you go down North South Street, you got an auto repair shop that park its cars on the sidewalk, which is a code violation. Nobody's putting a sign up there."

Mr. Williams said, "So we've had our General Manager of Street Operations."

Council Member Jones replied, "Is he here?"

Mr. Williams said, "No, but I had him go out and I had him do a line-of-sight study. His recommendation was the same as my opinion, and that's not to say that the Director of Public works would do it without taking the time to look at it and ask our opinions and do studies."

Council Member Jones said, "So who's going to enforce this, somebody in Public Works?"

City Manager Altman replied, "Yes."

Council Member Jones said, "Under what authority can they write a ticket for somebody impeding traffic?"

Mr. Williams said, "We're not writing tickets."

Council Member Jones said, "So how are you going to make a move? You don't have the authority to do that."

City Manager Altman said, "What we're looking at here isn't writing a ticket. It's our ability to eliminate parking spaces."

Council Member Jones stated, "So why don't we have it as eliminating parking spaces instead of saying regulate stopping, standing or parking of any vehicles upon any street or alley. Why don't we just say eliminating parking spaces."

City Attorney Williams said, "Right now, the City can't create a parking space or remove a parking space because they have reference to this Commission in all of its existing ordinances. So, in order for the City to regain the ability to do that, they need to substitute something in that space. They can either create the Commission or assign it to the Public Works Director. The reason the title is what it is I believe that's just what the title was and the

City Code and he just copied it right out of there. Only thing he's doing is changing the Commission to the Director of Public Works, that's really all he's doing."

Council Member Jones said, "Okay last thing, so we want to do this but I just saw a slide that says streets was down 10 positions, utilities down 12 positions, that's 22 positions. Who's going to do it, again I'm asking who's going to do it."

City Manager Altman said, "So we have existing staff, we have the City Engineer. The Director of Street Operations. We have Staff that can go out and actually went out in this case and did an evaluation of the request and put forth a recommendation. When we got to the point of the recommendation, we couldn't take any action because we don't have the Commission. So, we have Staff that can do it, we may have many vacancies but it may not be in the positions that do the review. It may be in actual Streets where we've got our workers out in the streets doing work, but we have Staff to be able to do the evaluation that's not the issue. The issue is we can't take any action at this point in time because of the way the current code is written. We need to make the change in order for us to be able to move forward, to address any of the parking space issues that create a site triangle issue for us around the city. Right now, we're kind of stuck, and this is the avenue to take that action."

Council Member Jones said, "Is this a job where we could employ the youth for the city, 17 and older? Is that a division we can put the youth in?"

City Manager Altman said, "I don't think it's a position we could utilize the youth to do the actual evaluation, but you could train somebody so you could hire somebody in at Streets and train them to do the work certainly. However, I don't know that we're going to get anybody off the street if you will be coming out of high school, that understands the issues of the geometry of the road, the site triangle, the distance, the curvature, those things but that's something you could train somebody to do certainly."

Council Member Jones said, "That's all I have Mr. Mayor."

Mayor Parham said, "Alright, we're back from members of Council let's see is there any desire to move forward with consideration of approving the director of Public Works prohibit or regulate the stopping, standing or parking of vehicles upon any street or alley."

Council Member Cuthbert said, "Mr. Mayor may I ask Mr. City Manager, do you want us to endorse to pass this ordinance?"

City Manager Altman said, "It would be very helpful for us to be able to move forward on some of these issues. Otherwise, I would implore you to appoint the Commission so we can take these items to them."

Council Member Cuthbert said, "Well I move that we adopt the ordinance as proposed."

Mayor Parham acknowledges Council Member Westbrook.

Council Member Westbrook seconds the motion.

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

The motion died on a roll call vote.

- f. A Public Hearing for the Consideration of Approving the Director of Public Works, In Lieu of Not Having a City Traffic Engineer, is Hereby Authorized to Temporarily Designate Parking Areas in Hazardous or Congested Places and to Temporarily Remove Parking in Any Emergency Situation. Permanent Removal of Parking Shall be Subject to the City Manager's Approval

Mayor Parham said, "Next is Item F a Public Hearing for Consideration of Approving the Director of Public Works, In Lieu of Not Having a City Traffic Engineer is Hereby Authorized to Temporarily Designate Parking Areas in Hazardous or Congested Places and to Temporarily Remove Parking in Any Emergency Situation. Permanent Removal of Parking Shall be Subject to the City Manager's Approval. Okay, Mr. Williams."

Mr. Williams said, "So this one is related, but it said, I know this is temporary. Let's see. All right. So, in this case, it says, in lieu of not having a City Traffic Engineer, which we don't have, and is hereby authorized to temporarily designate parking areas in hazardous or congested places and to temporarily remove parking in any emergency situation, permanent removal of Parking shall be subject to the City Manager's approval."

Mayor Parham said, "All right, so Mr. Williams, this is another one in which if we had a committee?"

Mr. Williams said, "Well, City Traffic Engineer, in lieu of not having the City Traffic Engineer, which we do not have. Someone has to do that in lieu of him, and then any kind of permanent change would be approved by the City Manager."

Mayor Parham said, "All right, I'll open the folder for the public hearing. This is consideration Approving the Director of Public Works In Lieu of Not Having a City Traffic Engineer is Hereby Authorized to Temporarily Designate Parking Areas as Hazardous to Congested Places and to Temporarily Remove Parking any Emergency Situation. Permanent Removal Parking Shall be Subject to the City Manager's Approval. Any hands in the public hearing for this item. All right, seeing none this public hearing is closed. Next, Councilman Cuthbert."

Council Member Cuthbert said, "I move to adopt the ordinance as proposed."

Mayor Parham recognized Councilman Westbrook.

The motion was seconded by Council Member Westbrook.

Council Member Jones said, "Yeah, I'm confused on this one too. I understand in lieu of not having a traffic engineer, but what I don't understand when we say temporarily designate parking areas in hazardous or congested places. One has those been identified, two and to temporarily remove parking in any emergency situation."

Mr. Williams said, "This is how the code reads. This is how the code reads. I just substituted people in place of what was currently already there. Like City Engineer. We don't have a City Engineer, so someone needs to do that, and then anything permanent, that would be the City Manager's approval."

On a roll call vote: Yes: Cuthbert, Westbrook, Smith-Lee, Parham; No: Myers; Abstain: Jones.

The motion passed on a roll call vote.

- g. A Public Hearing for the Consideration of Appropriation for the Fiscal Year Commencing July 1, 2024, and Ending on June 30, 2025, for the Grant ID-NG911-080-B (NG 911 Funding)

Mayor Parham said, "Next is Item G, A Public Hearing for the Consideration of Appropriation for the Fiscal Year Commencing July 1, 2024, and Ending on June 30, 2025, for the Grant ID-NG911-080-B (NG 911 Funding)."

City Manager Altman said, "Mr. Mayor, Members of City Council, what we have before you this evening is a public hearing so we can appropriate funding for a grant that we received for our 911 system. So, we need to have a public hearing in order for Council to appropriate the funding for this year, so we can move forward with the expenditures."

Mayor Parham said, "All right, open the floor now for the Public Hearing on Consideration of an Appropriation for Fiscal Year commenced July 1, 2024, for the Grant ID-NG911-080B (NG911 Funding). Any hands. Miss Rudolph."

Barb Rudolph, 1675, Mount Vernon Street. Ms. Rudolph said, "I'm just I was confused by and it's couple days ago, I looked at it, but in the agenda package, it seemed like there was a disconnect between the description and the amount. There was one, because there's two grants. There's this one and the next item, and one of them was like 300 that I don't remember the numbers. I wish I'd looked at it again today, but it was several \$100,000 and then the other one was less than but it seemed like the documentation in the package was the same for both of them, or something. I mean, it's just, I don't have any, I mean, I have no concern. Okay, there it says 303 I'm looking at this now. Thank you. But there was something in the backup to that had a different number on it, I believe, and that confused me. But, I mean, I have no issue. I'm not expressing any concern about appropriating this money. It was just confusing. Thank you."

City Manager Altman said, "So just to quickly address the concern. So, you're look, when you look at the packet, there was a page that had the 37,992 which is the other one, the other so we have two grants, both dealing with our 911, system upgrades, one for \$303,191.46 cent. That's the one before you now, then the next item will be the 37,992."

Ms. Rudolph said, "Yeah, but that's what? But one of them had the wrong back up."

City Manager Altman responded, "One of them didn't have the right backup. It was in the wrong place."

Ms. Rudolph responded, "Okay, well, that's I'm not crazy."

City Manager Altman said, "No ma'am, not at all."

Mayor Parham said, "Okay, seeing no other hands, this public hearing is closed next. I have discussion from the Council."

Mayor Parham recognized Councilman Myers.

Council Member Myers said, "I move that we adopt as written."

The motion was seconded by Council Member Westbrook.

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

The motion passed on a roll call vote.

- h. A Public Hearing for the Consideration of Appropriation for the Fiscal Year Commencing July 1, 2024, and Ending on June 30, 2025, for the Grant Number CR-C01/06-23 (Emergency Medical Dispatch)

Mayor Parham said, Next is Item h, A Public Hearing for Consideration of Appropriation for Fiscal Year Commencing July 1, 2024, and Ending on June 30, 2025, for the Grant Number CR-C01/06-23 (Emergency Medical Dispatch)."

City Manager Altman said, "So again, Mr. Mayor, Members of Council, this request is to budget and appropriate funds in the amount of \$37,922.40 so we can move forward with the implementation or emergency medical dispatch as part of our 911 system upgrade."

Mayor Parham said, "Okay, all right, up on the floor for the Public Hearing for Consideration of Appropriation for Fiscal Year Commencing July 1, 2024, and Ending, June 30, 2025, for Grant Numbers CR-C01/06-23, (Emergency Medical Dispatch). All right, seeing no hands, this public hearing is now closed. Next to go to discussion by members of Council."

Council Member Westbrook said, "I move that we accept the grant for the emergency medical fund dispatch as listed."

Mayor Parham recognized Council Member Myers.

The motion was seconded by Council Member Myers.

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

The motion passed on a roll call vote.

- i. A Public Hearing for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and Nuwave Development Towards the Sale of City-Owned Property at 4 Ross Court (Parcel 031-040035), 6 Ross Court (Parcel 031-040036), 9 Ross Court (Parcel 031-040045) and 12 Ross Court (Parcel 031-040039)

Mayor Parham said, "Next is Item I, A Public Hearing for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and Nuwave Development Towards the Sale of City-Owned Property at 4 Ross Court (Parcel 031-040035), 6 Ross Court (Parcel 031-040036), 9 Ross Court (Parcel 031-040045) and 12 Ross Court (Parcel 031-040039). Mr. Moore, good evening."

Mr. Moore said, "Mr. Mayor, Members of Council. Mr. Garrett, if you'll go to the slides within the packet, please. We're asking do this public hearing for the sale of properties. Again, 4, 6, 9, and 12. I got a few summary slides. The offers have met the threshold for the properties of the 50%. There'll be no deposit. They will pay in full. They're going to build a one story, 2300 square foot. The anticipated cost, as the slide says. The time frame is 12 to 18 months. The real estate tax will be determined by the sales price and assessment of the properties. They need to accept about 15 to 20 jobs. Next slide, please see this project area, Ross court. I'm very familiar with it. My family members live here. Wonderful community. These four properties, if they would go up, there'd only be one more vacant property left that would complete this entire neighborhood. Next slide please. This shows you a little higher aerial. And then we would ask following the public hearing, as you consider approving this ordinance for the sale of these properties, the applicant and ask you would just, we'll just wait for the public

hearing.

Mayor Parham left the dais. Council Member Jones presided.

Council Member Jones said, "So, now I open the floor to the public for the public hearing. Any hands? Ms. Rudolph."

Barbara Rudolph, 1675 Mount Vernon Street. Ms. Rudolph said, "Some sometime, fairly recently, there was several meetings where there was a back and forth about the amount that we should be charging people when we sell city property and in for, you know, for quite a while, the amount has been 50%. I think that Councilor Jones has questioned that, possibly Councilor Cuthbert as well. But the issue was, are we kind of giving, giving these properties away in the current market? But I see it's, this is presented as if 50% is the amount, like that's, we only have to meet this low bar. I thought that the decision that was made was 50% might be, would be a low if there was some kind of reason that this property could that only this one buyer, this was like the only chance in the whole history of the world that this would sell, otherwise you'd be trying to get a higher percentage. So, I'm just wondering what's happened, because it's being presented as if there was never any kind of policy change, and I thought there was. Thanks."

Marlow Green, 301 Roth Street, said, "I'm just going to agree with Barb. I was here for that meeting where the threshold actually I thought it was like 70% or something. I know there was some dialog about that. So, you know, I want to make sure that if we made that change, that we ensure that any new developers to come into the Petersburg area are actually meeting the threshold requirement. Thank you."

Mayor Parham returned to the dais as presider.

David Best, 1127 High Pearl, said, "I think any property sold that belongs to the city, it should be for broadcasted for everybody, not just one individual or special individuals to be able to buy. It should be so everybody can buy, not just one individual."

Mayor Parham said, "All right, seeing no other hands, this public hearing is closed. Mr. Moore, first of all, answer some of those questions."

Mr. Moore said, "I can answer some of those questions. Well, first one at that meeting, the discussion was to up it to 75% and also create what they would call a catalyst project, entity, and that's going to come back to Council. That'll come next month, because that'll be tied into the increase in the real estate assessments. We've had issue before. We've had applications that have been put in the real estate assessments rated change, but the project went forward, so we're going to try to put language and send it to City Attorney so that he can look that over. The second question, as far as it being broadcast, the property list is out on the website. It's under Economic Development. So, it's not like it's a sale. It's not like it's a tax sale. Those properties are listed and it shows the ones that are under active consideration and the ones that are not.

Mayor Parham recognized Councilman Jones.

Council Member Jones said, "Real quick, I'm almost certain we passed that ordinance to say 75% and one of the fears was that we didn't come back and handle about a callous property. And this is one of those examples right there. Now I'm looking at this property, number four, Ross court. I mean number one, we're selling as a group, and we're asking, asking price is ridiculous for all of them, but there's one particular is offering \$1,800 and the anticipated profit is \$67,000, right? 67,800 minus that 1800 that's \$66,000 but the assessed value is \$3,000. I don't understand for the life of me, for somebody that's going to make \$60,000 while you can't

pay the full price of that lot? And this is what I'm talking about. This is City property, and we keep giving it away eventually, and I think my partner over here said it before we're going to give away the City, there's not going to be anything else to build on in this city. So, I want to pass the mic to Mr. Cuthbert, to Charlie, and let him tell his bid on it. But I don't think we should sell anything for under 75%, especially something this small, full price you can afford it full price."

Mayor Parham recognized Councilman Cuthbert.

Council Member Cuthbert said, "Thank you Mr. Mayor, and thank you, Mr. Jones. The way I always looked at this, and maybe I was wrong, is that this percentage we're talking about is the minimum that the prospective purchaser has to offer in order to get an audience before City Council. It's not the amount that Council is going to sell it for, but the prospective purchaser has got to offer at least this X dollars or X percent in order to get to the next step. And then Council can decide that the assessment's low, and then instead of 3000 it ought to be 6000 I mean, at least that's the way I've always looked at it. And maybe, maybe I'm the one who's out of step, and everybody else is marching to the right step. But any event, let me move beyond the price for a minute. Ms. Siodmok, do we know that these lots are buildable? They're really too small, unless there's some kind of applicable exception, I believe. Ms. Siodmok said, "So these properties haven't been looked at for buildability yet from a zoning perspective. I did just take a look at some of them, even if they're less than that 50 what 50-foot lot width, if that's the only concern that there is, our code does allow single family homes to be built on non-conforming lots. Things that would have to be taken into consideration, though, is increased cost associated with being closer together with our allowable reduced setbacks as well, we can go down to three feet on each side, and there might be variances needed if they can't accommodate a driveway as well. So, there's some development considerations that would have to be taken a look at an additional review by the BZA might be needed as well."

Council Member Cuthbert said, "Well, I'm looking at the Petersburg Zoning Ordinance, Article 25 section. Not sure what the section number is, then Subsection 3.6 and it's that Subsection 3.6 that allows a lot to be built on even though it's smaller than the required minimum in terms of width and square footage. But that Section, 3.6 has got a sentence, a concluding sentence. However, this section, which is the section that allows the exception, you might say So this section that allows the exception will not apply if the lot or lots in question were contiguous to one another, sorry, contiguous to another lot of lots of record owned by the same person at the same time, the more restrictive regulations became enforced. Has that determination been made Ms. Siodmok?"

Ms. Siodmok said, "That determination has not been made. We'll take a look at that language when they submit for development. Um. What would take into consideration, because it's saying, if it was owned at the time of the more restrictive regulations coming into force. So, I think that would be the key language that would take a look at. I would definitely want to make sure I'm in agreement with the Zoning Administrator before I make an interpretation."

Council Member Cuthbert said, "Well, let me try that again, because I kind of stumbled over it a little bit. But it says, however, this section, which grants the exception, will not apply if the lot or lots in question were contiguous to another lot or lots of record owned by the same person at the time the more restrictive regulations became in force. And as I understand your answer, that determination has not been made. Am I correct?"

Ms. Siodmok responded, "Correct?"

Council Member Cuthbert said, "So, it seems to me that what we got to do in order to make sure that these lots really are buildable, that we're selling to somebody for the purpose of

building on them. We don't want to mislead the poor guy, and he buys the lot from us at some price, and then we say, whoops, you can't build on it. So, I move that we table this matter until our business meeting in July. I would ask Mr. Altman in the meantime, if the Zoning Administrator or the Director of Planning, or whoever the appropriate person is, make this determination that's defined in the last sentence of this Section 3.6 and report the findings back to us. It may well be that the lot is buildable. I'm not trying to block a construction. I just want to be fair to the buyer and make sure that the buyer doesn't get stuck buying a lot that he thinks he can build on when we come along at perhaps a later date and say, whoops, you can't build on it. So, I move that we table this matter until our business meeting in July. Mr. Altman, if you would ask staff to make that determination and report back to us at that business meeting in July,

City Manager Altman responded, "We certainly can do that."

Council Member Cuthbert said, "Okay, thanks. So, Mr. Mayor, that's my motion to table until our business meeting in July."

The motion was seconded by Councilman Jones.

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

The motion passed on a roll call vote.

j. A Public Hearing on June 18, 2024, for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and J.C. Bynum Construction LLC Towards the Sale of City-Owned Property at 741 Blick Street, Parcel ID 031- 240016

Mayor Parham said, "Next is Item J, which is a Public Hearing on June 18, 2024 for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and J.C. Bynum Construction LLC Towards the Sale of City-Owned property at 741 Blick Street, Parcel ID 031-240016. Mr. Moore."

Mr. Moore said, "Good evening, Mr. Mayor, Members of Council. We're here for the sale of property at 741 Blick Street. Next slide, please. Price offered for the property. It meets the bottom threshold. Again, the threshold is just to bring to Council again. This is supposed to be paid in full 12 months. The real estate tax to be determined upon the property sale, 15 to 20 jobs created. It's pretty much standard. Next slide, please. This shows the project area off of Blick Street. Next slide please. And we ask you to consider this ordinance. This was originally part of a project area that had been pre-approved, approved earlier. And I'm going to ask Ms. Coleman to get up and speak a little bit through the public hearing.

Ms. Coleman said, "Hello, Mr. Mayor and Members of City Council. Good evening, City Manager. Originally, when I first came before City council to purchase the properties back on Shore Street, between Shore Street and Wilson and Bowling Street, Blick Street was supposed to have been included in in that project. We are now building on number seven and eight, and Blick Street is on the corner. For us, I can't speak for other developers. For ours, our project, we're building luxury houses. So, our houses come with brick foundations, large concrete driveways. So, our cost to build is a is a lot more than maybe someone else's. I know for us, it has been helpful to the buyers, for us to be able to purchase the property at the 50% or lower rate, because with that, we're able to offer closing cost assistance. The house that we will be closing at the end of month, that young lady is from Petersburg and did not have any money for a down payment and closing

costs. We were able to pay her down payment and closing costs. And if you ride down Shore Street, I think that one that I we're building now at 524 actually is the most stunning one that I have built. It has nine-foot ceilings, tray ceilings in her dining room. The concrete driveway is actually more of a 60 foot. It's a two-car front and back. So, we are working to complete that project. This particular lot on Blick Street was supposed to have been included with our properties that we had obtained back in, I think, in 2019 and this will finish the street, and there are some other developments in the area as well. Does anyone have any questions?"

Vice Mayor Hill was present on the dais.

Mayor Parham said, "All right, thank you. Ms. Coleman. We're going to open up the floor now for the public hearing. All right, Ms. Marlow Green."

Marlow Green, 301 Roth Street, Ms. Green said, "Just real quick. And I probably should have made this comment last time. I just want to make sure, as we have, these developers are coming in to purchase properties. They're actually building these homes, not for rent, because we've been like a renter's city for so long. I'm hoping we can bring more families into the City of Petersburg. I think obviously a lot of homeowners value their properties more than some renters. Not saying every renter is like that, but I think we really want to focus on as these developers are coming in and ensuring that they're actually properties for resale and not for rent. That's my only comment. Thank you."

Barb Rudolph, 1675 Mount Vernon Street. Ms. Rudolph said, "Thank you again. I'm not sure every property sold is a catalyst. Thank you, Mr. Moore, for reminding me from the other meeting, but it just doesn't seem probable to me. And I thank Ms. Coleman for reminding us that she bought all those properties in 2019 because that's back, I think, before we even had the 50% threshold. So, I don't remember if she may have bought those properties for \$5 apiece. She bought quite a few properties at one time. I recall, in more recent times, I think she had to come back and get a special extension from the City in order to continue working on to make construct on some of the sites that she had. I think when she came to the last meeting, I believe, and shared something about a house she completed. I don't know how many houses have been completed and how many are in the works? I didn't, I couldn't really tell from the conversation, but it just, I'm just saying the history has been checkered, and the properties, the many properties that she bought, I don't think they've all been developed. And again, you all gave an extension in order to make that happen. So, then I see that the 50% was like \$3,700. So, if you made it 75% what's that going to add another \$1,800 and something. That's going to make the difference between somebody being able to buy this fabulous house with nine-foot ceilings that's going to be built? I mean, just a lot of disconnects here. We just heard about a house being built that the young lady who bought it, is from Petersburg, didn't have any money and could barely afford to buy it. But then we're developing the houses with the brick foundations and the nine-foot ceilings. I'm not passing judgment on whatever anybody's plans are, but there's just a lot of, I just think there's a lot of BS being strewn around, to be very blunt about it. Thank you."

Lisa Walden, 301 Oak Hill Road. Ms. Walden said, "Good evening, everyone. Again, I think it's a beautiful thing to see the improvement of homes and things in the in the city of Petersburg as I travel through. However, this is an LLC. It's a nonprofit organization, and I'm in total agreement with we need to raise the threshold for City property being brought. Again, open it enough with communication so everyone can have an opportunity. As in the City, if they choose to. In regards to you, ma'am, I think it's a wonderful thing that you're doing. But a nonprofit, there you're not well commercial, there are also grant fundings that you receive. So, with that said, you all are giving away property as well. These individuals, if they're business minded, would have the sense to get grant fundings for our City

because we are considered a plight or blight City. Okay, so consider all of that when you all are making your financial decisions about giving away the City property, please. Thank you.”

Mayor Parham said, “All right, seeing no more hands this public hearing is now closed. Next go to Councilman Myers.”

Council Member Myers said, “I don't know how to do this, Mr. Mayor. You know, I sit up here and I listen to City Council and yes, I support that. There needs to be a raise. We need to raise the cost of what we sell our property for. But at some point, when you have folks that are coming here, that are improving our neighborhoods, and when I moved here, everything was dilapidated, everything Washington Street, Wythe Street, everywhere. I tore down 140 houses. Thanks to everyone on this Council and those who are before me, the neighborhoods were ridiculous, and y'all want to sit here and talk about pennies on the dollar. Now let me explain about a building over there Wythe and Union Street imploded on itself because you didn't want to sell it to the developer who was going to put \$50 million into the building, and so it cost the City how much? \$290,000 to tear it down. This is the kind of stuff that you don't think about. And when we're talking about commercial nonprofit, whoever profit is, whoever profiting, they're putting their money into the development of our neighborhoods. And when you want to talk about who got a nine-foot ceiling, or whatever you got, think about how you living. You got nine-foot ceilings in your house. So, if anybody else want a nine-foot ceiling, they can have it. I don't care if I hear the shit on Clean Sweep tonight or not, but the fact of the matter is, is that everybody deserves an affordable, safe place to live. And if you have someone coming here to develop the City of Petersburg. You should be happy that they're here, because nothing was done 20 years ago, 30 years ago and 40 years ago. And let me tell you, in 2015 we went through our struggle, those folks came out of the woodworks and started to help Petersburg to sustain itself and rebuild our City. So, when you're sitting around here bitching about what it's going to cost to sell a piece of property. I'd rather give it away. If somebody's going to put a 5,000 50,000 or \$10,000 house on there, and the city is now recovering any losses it has had for the last 20, 30, 40, 50 years. These properties have not made a dime and has cost you the taxpayer, \$300, \$400, \$500 for every lawn that's being cut out there that is City owned property, and you wonder why we sell it for pennies on the dollar. Thank you.”

Councilman Jones said, “I feel everything he's saying, but I'm going to disagree with a lot of it, because 20 years ago, won't nobody developing. We're not getting a dime off of this property today. We didn't get a dime yesterday, and ain't nobody cutting no grass, nowhere in the City, especially in these properties. We just went out that other day. So, we know we can't say this stuff, you know, and claim that grass is getting cut, claim that it's costing taxpayers money. It's not costing taxpayers money. What's costing us money? We giving this stuff away. I'm looking at that says City revenue from the sale, it says zero from everything that we had up here so far, zero. But we selling it, but we not get anything off it. Now, I'm not against the seller property. I'm not against anybody having a house to live in. I'm not against ownership. But what I am against is somebody telling somebody to pull ourselves up by the bootstraps when they ain't got no boots to put on. What I am against is us sitting here voting on this thing. Young lady, the same thing stands for you to stand for that man back there. We need to make sure we crossing our Ts. Ms. Siodmok. Same thing over Did you check this property, is it buildable? The same thing. That's all we asking, the same thing. But if it's pennies on \$1 I ain't giving nothing away. The City done gave too much away already, too much away.”

Council Member Cuthbert said, “Thank you, Mr. Mayor. Mr. Moore, I see that all of Council sees that on page 190 the recommendation of the Department of Economic Development is not that we adopt that we sell this property, but that we consider an ordinance authorizing the sale of the property. Why? And you may well be right, I'm certain. I just

want to know your reasoning. What is your reasoning for not recommending it, but just saying, consider it?"

Mr. Moore replied, "Well, consider it, since you had already been a part of an approved development, but this is more of a clerical issue. I think she explained that this was originally one of the properties that she thought she had bought but had not. So, this is more of a clerical administrative adjustment. So added to the existing project site. You already been approved. Yes, sir."

Council Member Cuthbert said, "You recommend that we do sell this? Is that correct?"

Mr. Moore replied, "Yes, sir. It would be part, considered part of the existing projects that she's working on."

Council Member Cuthbert said, "I understand. All right, well, thank you, Mr. Mayor, is it appropriate to make a motion at this point?"

Mayor Parham replied, "Yes, it is. Councilman Cuthbert."

Council Member Cuthbert said, "Thank you. I think Councilman Jones made a good point, and we don't know whether this lot is buildable or not. It is only 42 feet wide. No determination is."

Mr. Moore said, "Yes, if I may, Mr. Mayor, Mr. Cuthbert, yes. This has been reviewed and it is buildable, sir."

Council Member Cuthbert said, "Well, you know what the language is, is. However, this section will not apply if the lot or lots in question were contiguous to another lot, or lots of record owned by the same person at the time, the more restrictive regulations became in force. Has that determination been made? I would think that would take a title search."

Mr. Moore replied, "A title search has not been done by my office, sir. Well, have we done so?"

Council Member Cuthbert said, "I don't think this determination has been made."

Mr. Moore said, "She's saying that she does not own the property."

Council Member Cuthbert said, "Well, I can understand. I'm not blaming her, and maybe title search is not the right word, but I kind of think it is. And I think not only do we need a title search, but we need to have the history of when the more restrictive regulations became enforced, to use the language of this sentence. So, any event, I'll let the Department of Planning and the City Attorney struggle with that language. But I think we need a determination that this lot is, in fact, buildable before we sell it to somebody who is planning to build on it."

Ms. Siodmok said, "So that sentence states that it applies to contiguous lots owned by the same person. So, since she doesn't own the adjacent lot, that that section would not apply. Max, the Zoning Administrator, already took a look at this property and made the determination that it's a buildable lot."

Council Member Cuthbert said, "But we don't know whether this lot was of record, owned by the same person at the time the more restrictive regulations became in force, because we don't even know when the more restrictive regulations became enforced. And if we don't know that point in time. Then we don't know whether this lot, whether this lot was

owned, whether this lot was contiguous to a lot that was owned by the same person back in the day when the restrictions.

Council Member Myers said, "What are we doing here? The City of Petersburg owns the lot. Are you going to restrict the city?"

Council Member Cuthbert replied, "Yes, it would restrict any property owner."

Council Member Myers said, "I don't want to say what I want to say, but anyway."

Council Member Cuthbert stated, "I think this determination has got to be made."

City Attorney Williams said, "What I would suggest is that when, when we convey properties like anyone that owns properties, we include a due diligence period within which the purchaser can determine whether or not the lot is buildable or feasible for their desired use. When you go down the path of we're going to pre review it. We're going to do the title examination. We're going to determine what you might contemplate using it for. We're undermining that to the point where you'll never be able to sell a lot. Yes, it may require a title examination. Yes, it may require a determination that the lot is usable for whatever use the prospective purchaser wants to put it to. But that's why you have a due diligence period. And if they determine that it's not usable for what they want to build it, build on it, fine, if they purchase it, nonetheless, they may just want to buy it for, you know, to have a lot. I own an unbuildable lot in Frederick County, and it's just you own it, but it's not for the City to go through that process for every single lot when you got 400 lots. So, my recommendation is she wants to buy it, and there are potential issues. She's got 180 days under the due diligence period to determine whether or not she wants to proceed with it."

Council Member Cuthbert said, "Let's play that through. Let's say we sell it, and she doesn't bother to make the determination, and she applies for a building permit and then we issue it. We just gutted this restriction."

City Attorney Williams said, "Now the determination made when they issued building permit that it's appropriately zoned, they won't issue it, and if, if they do, then it's on us."

Council Member Cuthbert said, "Well, it's going to be on us, unless somebody does a title search and compares it to the date of the change."

City Attorney Williams said, "Which the prospective purchaser will and should do with every purchase, not the seller."

Council Member Cuthbert said, "But not only just do a title search, but also compare the ownership of this lot that we're talking about selling and any contiguous lot as at the time that the zoning change gets goes through. I mean, this, this is not this is not easy to do, but we just put in blinders on and ignoring the restriction."

Mayor Parham said, "All right, at this time we have a motion on the floor. Councilman Cuthbert is that what it was?"

Council Member Cuthbert replied, "Yes, I have a motion to continue this until our business meeting in July, at which time the Department of Planning will report to us as to whether or not this lot is, in fact, buildable. "

Council Member Myers said, "All right, it's buildable."

Mayor Parham said, "All right, we have a motion. Okay, okay, Mr. Myers, hold on. There's a motion on the floor. Is there not a second? If there's not a second, the motion dies for

lack of a second. Next Councilman Jones.”

Council Member Jones said, “I just want to make a counter motion because zoning said it was buildable. She said it went through the things that the other property did not go through, and because of the due diligence that the City Attorney just mentioned, is on her in 180 days, whether she do everything she's supposed to do. Now the building official and all that stuff falls on us and the City Manager. So, I want to make the motion to go ahead and because it's been checked out by Ms. Naomi, to go ahead with the sale of this property.

The motion was seconded by Vice Mayor Hill.

Mayor Parham called for the roll call.

Council Member Cuthbert said, “Well, hold on, Mr. Mayor, at what price? Let's have a little discussion. What price are we selling? We determined. Have there been any discussion about the price.”

Mayor Parham responded, “That is in the actual ordinance authorizing the City Manager.”

Vice Mayor Hill said, “\$3,750 which is 83% of total assessed value.”

Council Member Cuthbert said, “So we're not requiring full assessed value.”

Mayor Parham said, “She offered 83%.”

Council Member Myers said, “Now she is given 83% so got problem with that, too. Now you get more than what she's asking for.

Mayor Parham said, “All right, all right. There's a motion and a second at this time. Ms. Hill will you please call the roll.”

Council Member Jones said, “Thank you for offering the 83% because everybody else want to take and you really want to make things happen. So, I want to say thank you for that, and let's keep it at 83% if we can. Thank you so much.

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

The motion passed on a roll call vote.

Council Member Myers said, “Mr. Mayor. Let me say this. Sheila, I want to say to you, thank you. If folks don't know what that place looked like over there on Shore Street, before they need to go ride through there, it sets an example in Ward Five. So, thank you very much.

Mayor Parham left the dais. Vice Mayor Hill presided over the meeting.

Vice Mayor Hill said, “If there is no more discussion. Good evening, everyone.

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.

Vice Mayor Hill recognized Stacey Phelps.

Vice Mayor Hill said, "I just was informed that you're not a resident or business owner of the City."

Lee Artz said, "I'm an attorney, and I'm speaking on behalf of Stacy Phelps, who has filed a."

Vice Mayor Hill said, "Hold up. Hold up. I need to get legal advice from our City Attorney. "

City Attorney Williams said, "Yes, Mr. Vice Mayor, Mr. Artz, as I understand, is not a resident or business owner of the City, as required by Section Four of the Rules for the Public Comment Period. And I believe he was getting ready to say that he's speaking on a matter that is in current litigation in the Petersburg Circuit Court as such, under Section Four, he's not eligible to speak in front of Council as he's not a resident or a business owner."

Vice Mayor Hill informed Mr. Artz that he could not speak.

Mr. Artz asked "Even if it is on behalf of a owner of a business."

Vice Mayor Hill further addressed Mr. Artz by saying that Mr. Phelps could come up and speak because he is a resident of the City, but he could not. He said, "If we have pending litigations, no, you can't see speak, sir, I'm sorry. I'm Sir, you cannot speak. I just, I mean, you can speak, but you can't speak at that, at that at that podium, Sir, sir, sir, sir, sir, sir, sir. Mr. Phelps, you can speak sir. Mr. Phelps, you can speak sir, sir. So, we can't entertain you, I understand. But if he wants to speak, he can."

Stacy Phelps, 2477 Crater Road. Mr. Phelps said, "Mayor and I talked to Councilman Jones. I addressed the issue that you, that you told me to address about their moving their cars and cutting the water off. I did all that. Okay, thank you."

Vice Mayor Hill said, "Okay, so noted. Thank you."

Vice Mayor Hill recognized Barb Rudolph.

Barb Rudolph, 1675 Mount Vernon Street. Ms. Rudolph said, "I didn't really come to talk about this, but since Councilman Myers wanted to make it personal. I'm not sure why. I'm sorry if I offended anyone. The slide said 50%. I'm only going by what's in the agenda package. I'd also like to mention that I've lived in Petersburg for over 44 years continuously. I've lived in three different Wards. My husband and I have renovated seven different properties. We've probably added somewhere between a half a million to a million dollars in value, in Real Estate Assessment value, to the City. So, I don't feel like I'm just sitting in my house lording it over everyone, or whatever the implication was. Now about what I came to talk about. This is June 18, and July 1 is coming quickly. We will be under a new refuse collection contract, but we don't know what that is, and we don't know what it's going to cost. I did see that in the budget that they budgeted \$300,000 more in expense for that. But I don't know what that means or what that was derived from. I think you'll recall that back in early January, you directed the City Manager to end participation in the Central Virginia Waste Management Authority, and Mr. Altman then communicated that to CVWMA to withdraw. You also got a letter from Waste Management Authority advising you that it would be a problem if you did an emergency procurement. I talked about this back in April. Well, I don't, and I don't think it has to do with the staff. I think somewhere there must have been a delay that was directed because there was finally an RFP issued on May 24 which ended up, I believe, that it was changed once, but it closed on June 12, so that leaves less than three weeks from the closing date to when a new contract is in place. So, that hardly gives an opportunity to anyone other

than Meridian to make up an offer or a proposal to collect refuse in Petersburg. It's ideally, you'd be setting up a level playing field, but by starting late, it ensures that no other provider is going to be able to have the trucks, the employees, the carts, or any of that in place. So, I think at the very least, if you all are going to inform citizens that there's going to be when we get our next new fancy utility bill, that it's not going to say \$20 it's going to say something more. I think if you tell people what that amount is and start priming people to understand it, it might be, it ought to go down a little bit better. I mean, I understand that the price will go up. I'm not going to stay here, sit here and claim that it's still going to cost \$20 after, you know, so many years have gone by since it was negotiated and set but I do think that the lack of information combined with the appearance that there's been preferential treatment toward the current contract holder based on possibly some favoritism from certain members of Council, I commented on that before. I won't repeat it. But I do think that it's important to be open about this, because it affects everyone, the people in the nine-foot houses, the people that live in tents, if they if they have trash collection. So, think about that. Thank you."

Vice Mayor Hill recognized Kerra Stephens.

Kerra Stephens, 226 Rolfe Street. Ms. Stephens said, "Hello. This is my first meeting. So, this has been very eye opening. I just purchased on Pocahontas Island. Purchase, yes, ma'am, thank you on my birthday. So, it was like Memorial Day weekend. It was a birthday gift to myself. So, I'm new and I've been working in the area of Fort Lee, and I've been commuting back and forth. So, I'm happy to have purchased a home, and I'm enjoying my area. There are just a few things I've noticed. So, with the trail being there, and I've walked it, and I'm country, so I love to fish. It's been dumping, and I feel like it's not being maintained. Well, it's not being maintained. I guess it's the Historic Appomattox Trail, and it's a lot of brush. So basically, instead of a trail, it's like a path, like the aisle in between the chairs is becoming very, very tight, and people are dumping items. So just recently, someone just threw a whole large tree, they chopped up off their truck and just threw it there. So that's just forestry they're throwing. They also throw trash. And then the City isn't maintaining any grass or dumping of the trash cans there. And this is a park, and that's public area, so I don't want to feel uncomfortable going down to walk or to visit, and then I go on the Colonial Heights side, and that one is kept and ours isn't okay. I'm an auntie of like, six. I always have them. Usually on the weekends, we all go down there, or we'll go walking. I try to keep them active. It's not like a playground park, but it's something. And they don't mind fishing with me, but we don't feel comfortable now, and I'm like, I just moved here, so that has kind of been my obstacle. So among the people coming to dump or not maintaining, like the grass, cutting the path, the trash there, the small pavilion area, and people in the community do clean. But what can we get from our city to do, so to speak, any maintenance, anything to come out there? That's one of the trees that got dumped this week. That's on it, yeah. And then that's the path where all the vegetation. So, like the path is very large, but all the vegetation has grew up from the trees now. So, you don't really have a walk area."

Vice Mayor Hill instructed Mr. Randall Williams to take care of her concerns.

Vice Mayor Hill recognized Marlow Green.

Marlow Green, 301 Roth Street. Ms. Green said, "I'm wait till he pulls up my presentation, and newsletter, preferably before that it starts. I never use all my time. So, if we could pause real quick until you pull it up. Okay, all right. So cool. This is the Pocahontas Island newsletter. Going forward, Pocahontas Island Historic District will always create a monthly newsletter, or just mainly what's going on in the island to keep the City Council informed. One of the things as mentioned here as it relates to the dumping incident that happened some months ago. Hats off to Chief Christian, sorry, because we were able to actually pursue this gentleman. Went to the Commonwealth Attorney to make sure she was going to go after him, and so he' has now been charged. He goes to court on July 19. The other item here is the Jared House. I spoke with Council Member Cuthbert, along with Mr. Altman regarding potential sources of funds. I think Mr. Altman is going to meet with Cameron Foundation this month to see what they could do about that. Other dates on here, we just had a very successful community meeting. I think we had about 25 people there. We had dinner, you know, some camaraderie. It was really nice. But I'm gonna go ahead and move forward to the next few pictures and things.

Alright? So, we can make that smaller or open it up. We could just maybe back off the 100% Yeah, all right. So, we can just shift to the next sheet, all right. So, I'm just going back over the initiatives that were laid out before City Council on April 16. Initiative number one, to me, is low hanging fruit, and I have heard no one from the Island has heard anything from the City Engineer as relates to the bridge assessment. As you can see there, there's a gap. That is the only gap that is under the bridge. Not sure why that exists. I am just an accountant. Some you know, like I said, I would defer to the City Engineer to take a look at that. Initiative number two, the reroute of the heavy trucks. All we requested was for a VDOT Study to be performed on Fifth Street, Johnson, Jenkins and Bridge Street, to just get an understanding of where those trucks are coming from to ensure we don't impact on the neighborhoods when we start thinking about where that road should go. We can go to the next sheet. I got a minute. So next sheet, item number three, or initiative number three, I had Mr. John Jarrett here. These meetings are public period time takes too long to get to, so he had to go and handle some family matters. However, we still ask them for the adaptive reuse study for the Jarret House. We would love to see that be a museum for Pocahontas Island, mainly given the history of the Island. Item number four, Roper site cleanup from the City of Petersburg. We really want to get this on a maintenance schedule, same as the Appomattox River Trail, so that way people come over and actually maintain those items; such as the City owned property at 343 Magazine, that I had to complaint on, the Appomattox River Trail, Roper site, any City owned property on Pocahontas Island. We just want to put it on a maintenance schedule. Just as an FYI, I did see some City guys doing some work by the Roper site today. I just thought that was coincidental, because the meeting was today, but it was still fine, and we want things to get done. So, you know, just wanted to bring those items to Council. I will start emailing the newsletter to Council as well. Thank you. “

Vice Mayor Hill recognized David Batts.

David Batts, 1127 High Pearl Street. Mr. Batts said, “I got a real issue with the City Council, because I think it's sick that the City Council gave this hotel \$2.2 million to finish the hotel. When the average person round here losing houses, I mean, the average person to work for the City can't even afford a house. And just like if I got a building or house that I can't finish. The City Council ain't gonna give me the money to finish it. I mean, that's crazy. How can you sit here and tell somebody that you gave somebody \$2.2 million and all the deals that y'all done did with these hotels down on Washington Wythe Street? That's a prime example. I mean, it's just crazy to say that y'all gave somebody \$2.2 million and then you crying about money here, there, everywhere. I'm seeing where's the logic of trying to finish a hotel for somebody else. That don't make sense at all. I mean, look at the City worker that that you didn't want to you give the Fire Department a raise, give the Police Department raise, but you didn't want to give the rest of the guys a raise, and they really need it. They make less than the Fire Department and Police Department, I mean, but tell somebody that y'all gave somebody \$2.2 million and you won't even do nothing about the infrastructure. I've been down here. Y'all have yet to do anything about the drainage problem, but you gave somebody \$2.2 million to finish the hotel. If they didn't have the money to finish, they supposed to sold it, or do whatever else. I mean, that's what, that's what y'all do to everyday people. This was a predominant Black City. Black people don't get that kind of help. I got property that I can't even get a loan to fix. And that's a slap in the face to all black people.”

Vice Mayor Hill recognized Cheryl Brown.

Cheryl Brown, 1860 Westover Avenue. Ms. Brown said, “Councilman Cuthbert inspired me to ask you all for some help on an issue that I'm having with applying for positions. The last session, you had a dialog with Mr. Altman about some monies that may be used for positions that are available. And Mr. Altman's response was, people are not applying, and I can't make people apply for jobs. So, I kind of had an issue with that response, in that there are so many people that apply for positions that don't get responses. There are currently positions on the website that date back to 2020. Some best practices I would love your help on is, one, to respond expeditiously to candidates beyond an auto reply. Two, if applications that are over 30 days, could you remove it from the site? Because it's wasting people's time to apply for positions that you have no intentions of filling. Respond with the yes, a no, or maybe or you need further input. Remove or refresh job announcements, if positions are not filled within 60 days.

Try to not use language that is kind of insulting to the citizens, that people are not interested in working or nobody is applying, because when you use the term nobody, that's kind of not true. That's a false narrative. You had asked also, what can we do to compare with surrounding societies that don't seem to have a problem with hiring? We could offer first right of refusals to City citizens of Petersburg. Offer sign on bonuses and motivational incentives. I know we have job fairs, but we can do a little bit better with responses, by respecting people's time and intelligence. Respond to phone calls and even if you don't have an answer, work to get the answer and get back to people within a week. Exercise integrity. Keep your word to the citizens as an official. Be honest and transparent in hiring. If you're not interested in hiring, please take the positions off. There shouldn't be no positions listed for four years on the site. It's just wasting the citizen's time. People are qualified in the City, overqualified for some. Most of those positions require high school degree and a bachelor's degree, and we are rich with institutions of higher learning as the people and in the City are more than qualified. So, I thank you for bringing that up about the positions, and please consider readjusting somethings. Thank you."

Hearing no other, Vice Mayor Hill ended the Public Comment Period.

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

Vice Mayor Hill recognized Council Member Cuthbert.

Council Member Cuthbert said, "Two things. One, I have a Ward meeting at Pocahontas Chapel the day after tomorrow. So, Thursday at 5:30pm on Witten Street. Be delighted to see each and all of you here attending that meeting. We're going to talk about the Jarrett House, and we're going to talk about rerouting the truck traffic. Two of the things that Ms. Marlow Green talked about as well. The City Managers could be with us and will have a report for us on both those topics. I'm looking forward to it. Thank you, Mr. Altman. It's really wonderful when you go out and you walk what's being proposed. I mean, you see all kinds of stuff that you can't appreciate just by looking at the agenda packet. So, Councilman Jones and I, I guess it was yesterday, Monday. Time does fly, and sometimes it drags. But in any event, it was yesterday and it was hot, and we walked Ross Court. A lady came over to us and said, "You know, I'm on a fixed income, and my assessment just increased 94%. I really don't know what I'm gonna do." That's why I tried to do something with the tax rate tonight. But in any event, the realization I had while walking Ross Street is that it is really congested, even though it's a very short little street. I wondered whether there was a way to make it less congested. If you look at the very end of the street, there's somebody's backyard there. It's the backyard of a house that fronts on Burn Street. I'd like us to consider extending Ross Street into that backyard and building a cul de sac, so that the people on Ross Court can turn around and get back out. It's fairly wide enough for two cars side by side. So, I don't know how to get some traction on that idea. Maybe we need to talk about it in a work session, Mr. Altman. It looks to me like there is a way to make life a lot more pleasant and easy for the people on Ross Court, if we could put a cul de sac at the end. It would like everything in life, there's a tradeoff. Somebody is going to lose some backyard if that proposition is pursued. But I think the greater number of people would benefit if we could put a cul de sac at the end of Ross Court. So, we'll talk about that, I hope at some future time, not too far in the in the future. I do think it's a worthwhile idea. I would invite anyone who is concerned about what I'm talking about to go to Ross Court, and imagine what it would be like if there was a cul de sac at the end of Ross Court, and how much that would help the traffic flow and also public safety. It would give, I mean, a big fire engine coming down Ross Court. I don't know how you get back out. I guess he'd have to back up, and would hope they would back straight. In any event, those are my comments, Mr. Vice Mayor. Thank you very much."

Vice Mayor Hill recognized Council Member Westbrook.

Council Member Westbrook said, "Yes, for the sake of time, I'll be very quick tonight. Thank you, Mr. Williams and Public Works, for cutting the brush on Defense Road. I did speak with Mr. Williams, and hopefully the brush coming in and out of Ramblewood on Banister Road will get looked at as well. But thank you for Mr. Williams for all he does to make sure the City is running well. Thank you for

everybody that does have passion and speaks positively and sometimes even negatively on how you feel about the direction of the City. I feel like we need all perspectives on the table so that we can continue to move the City forward. It's not always going to be peaches and cream, but as long as we can talk amicably and debate and I think things will get working on positive favor. This is Men Health Month, June. Hopefully you can support your men in your life to go out, to get tested, prostate cancer, blood pressure, just do your normal checkup if you don't already do it all the times of the year. And then quickly, there was a scheduled Ward meeting for Ward Seven on Thursday, but that has been postponed. So, there is no Ward meeting on Thursday. It will be announced at a later date. Thank you very much."

Vice Mayor Hill recognized Council Member Myers.

Council Member Myers no report.

Vice Mayor Hill recognized Council Member Smith-Lee.

Council Member Smith-Lee said, "Just a few things. I just want to just say thank you to Richard Harris, Jim Reed, and Steve Stinson about all the issues that I'm having in Ward Six. I call them and they get on it. I just want to let them know how much I appreciate what they do to try to keep Ward Six safe and and cleaned up. Thank you. Oh, yeah. Um, next Friday is the wake of my godfather, Colonel Porsche Taylor. It will be at Good Shepherd Baptist Church at 6pm and the funeral is Saturday, June the 29th at Good Shepherd Baptist Church at noon. Thank you."

Vice Mayor Hill recognized Council Member Jones.

Council Member Jones said, "Well, I'm glad. That you all stayed for this long, probably the longest Council meeting I've had since I've been here. Yeah, I know, but I want to, I want to just say thank you to people that want to make a difference in the City. I know you hear us fighting, fuss about certain things. I just want things to be done right. The best way we can do it right. I think all of the departments are trying to make, think they mean, well. However, there's some gaps that we find out at the last minute, but we can fix that. You know, like you have Public Works, you have Economic Development, you have Zoning Planning. When we're selling property, sometimes things don't get to them. Sometimes things don't get to you. I think that's what we discovered tonight. We want it all to least communicate and say, "Hey, we straight over here. Go ahead on with the sale." You know, with all due respect with the Councilman, with everybody that is up here, there's no harm intended. But I try to piss y'all off on purpose, because I want to push the button. I want to push you to your limits. You know, I want to push y'all to your limits. You know, I just told Naomi, I appreciate her, because she got up here, and I grilled her real hard, and she maintained a calm face and just went on with the flow. And I appreciate that out of any Department Head. And I want to talk about the Department Heads, the ones that's here. I always see Economic Development, and not that you probably have a choice, but you're always here. The rest of you guys is always here. My man right here, Randall, always here. He's here more than his boss is here. I know I'm giving that man a hard time, but I'm gonna keep giving him a hard time till he sits here. The Chief is here. Everybody's here. I just want to say thanks, but I do want to say this before we go, Mr. City Manager, can you direct your people to visit Mr. Phelps. In all honesty, he did do exactly what we asked him to do up here the last time he came. So, he can resubmit his paperwork and do it the proper way to bring it back up to us. That's why he was here today. It is in litigation? Okay, we'll talk about it then. Also, when we have the next meeting in July, there's a Code Section 15.2-1505, that says the locality may require, by ordinance that the Chief Administrative Officers, Department Heads, Deputy Department Heads, and his Executives or Assistants of the locality reside within the boundaries of the locality. I bring that up because we got a lot of people that don't live here that's in key positions. The first part of it said, we can't do it for regular employees, but we can ask our Department Heads. So, I'm not asking now, but in the next meeting, we're going to, after the study is done, to implement that with the study.

City Manager Altman asked, "After the class and comp?"

Council Member Jones replied, "Yes, you know. Just giving you a heads up."

City Manager Altman said, "We will be in position with the class and comp. The plan is to present that to Council at your retreat."

Council Member Jones said, "And anybody that's already a Department Head and don't live here, we give them a reasonable amount of time to make that change. They deserve to look at the same things that we look at every day traveling through this City, but we see it. A lot of times, the people that don't live here only see the exit coming in here and exit leaving out of here. They only see the other stuff that we see on a daily basis if they get a complaint. Just giving you a heads up. I want to say thank you to the City Manager, because I put a lot on him to press his buttons and all of us up here, man, I just want to say, I appreciate everybody. This is going to be a hard road, but we're moving forward. We're moving forward. I'm going to keep talking till they hit zero, because last time, they had nothing to say. So, I want to say thanks to Bill Atkinson. You know, I'm on the award show now, so, but thank everybody that came here. We appreciate y'all. I appreciate you, Mr. Batts, because you're exactly right. Before we go, please, we did not give \$2 million to that hotel, please put that word out on put some more education out on what we did. Bill already corrected it on online. We need to make sure our citizens know so they won't be misled, you know. But that's all I got."

Council Member Smith-Lee said, "He forgot Paul is always here, Paul Mullins, Brittany Flowers, Joanne Williams and Ella."

Council Member Jones said, "I said everybody. They're hiding back there, but I see you."

Council Member Smith-Lee said, "Mary."

Council Member Jones said, "The mic, man, back there."

Vice Mayor said, "Okay, okay."

Council Member Smith-Lee said, "Police Officers. I think we all tired."

Vice Mayor said, "Okay, everybody's here. We thank everybody for being here. Moving right along. My comments are basically that we the City is moving in the right direction. Let us continue to speak positivity about the City. You know, I know we do have our challenges. I understand that, but every City have their challenges. It's amazing that other people can see the beauty in what we've done outside of the City, but some of our some of us, can't see the beauty in what we've done in this City. I've said this many times, it's like, if you have something in your house, let's say a deficiency in your house somewhere. Let's say if you have a hole in the wall. And then you get used to looking at that hole. And then then when your friends come in and say, man, you know, you got a hole in that wall, and that hole has been there for a while. But then once you patch it up, you get used to it being patched. So, it's one of those things, whereas we got to continue to push our City, continue to talk positive about our City, because if you don't talk positive, nobody else will. When I go to other cities, they always talking about the amazing job that we have done. They remember us being in the news, and they remember our economic struggles and all of that. They remember all of that, but they see where we are now. So, I just wish that we as citizens of Petersburg, I'm not just talking about administration, talking about citizens of Petersburg. Yes, we have our challenges, but let us continue to support one another as a Council. As the Council support you all, you all support us. You all hold us accountable. We're going to hold you accountable. A lot of times when we go in situations the resident hadn't done their part, and everybody always want the hook up or something like that, you know. We can't always do that."

11. ITEMS REMOVED FROM CONSENT AGENDA:

*There are no items for this portion of the agenda.

12. FINANCE AND BUDGET REPORT:**13. UNFINISHED BUSINESS:****14. NEW BUSINESS:**

- a. Approval of Change Orders for the Southside Depot Project, in the Amount of \$294,940.78, as a Result of Change Orders for the Project Exceeding 25% of the \$2,281,441 Original Contract Price

Vice Mayor Hill said, "Item number 14, Approval of Change Orders for the Southside Depot Project, in the Amount of \$294,940.78, as a Result of Change Orders for the Project Exceeding 25% of the \$2,281,441 Original Contract Price, page 210 to 308."

Mr. Williams said, "So the City policy basically says that when we have a project such as this, and when the change order reach 25% of the contract price, that Council has to approve them. So, I have the contractors for the South Side Depot Project here to go over where they are currently, as well as why and how they reached that threshold. We've got change orders. Gerrit, if you will pull up the actual before you get to the project, Garrett, can you go back to the actual?"

Vice Mayor said, "Okay, the next time we do presentations like this, and they're going to be slides, we need to put this early up in the agenda. Okay, so, and no, I'm not fussing at you. I'm saying this to the City Manager. I'll speak to the Clerk and the Mayor about it too."

Mr. Williams said, "We can scroll to the next page."

City Manager Altman said, "What we have this evening is the request for Council's approval of a change order of \$294,940.78, which is the amount of that exceeds the 25% of the original contract for \$2,281,441 for the South Side Depot Project. Yes, the change order is necessitated by, I believe it's the cupola we're dealing with here. The structural issue that we found that we didn't have a structural member supporting the cupola. We had to take extreme measures to put in a steel beam, raise the cupola up an eighth of an inch, a quarter of an inch at a time, to get it level again. So, what we're requesting this evening is Council's approval of a change order in the amount of \$294,940.78. That's, that's all we're asking for this evening."

Vice Mayor Hill recognized Council Member Myers.

Council Member Myers said, "I saw the scroll up. I saw 42 up here. Is this 42 change orders or is this number 43?"

Mr. Williams responded, "No. Their numbering system is different from the City's number system."

Council Member Myers responded, "So how many change orders have we had at this building? And I'm not asking them, I'm asking you. Like I said, how many change orders have we had at this building?"

Mr. Williams said, "Okay, I'll tell you right now. Here you go. I want to say 37 change orders."

Council Member Myers said, "I don't know if anybody in here understands that. Can you come to the mic? I can't hear you from back there."

Eric Medkiff, the project superintendent for SRC, addressed the Council. He said, "A bunch of the smaller change orders were rolled into the larger change orders, or into a single change order. So, it's 25 total that were issued by the City. So, when you're seeing number 41, 42, that's our proposed change orders. That's just our numbering system. There were a

number of those that were not issued. Those were just things like when the roof was redone on the building. Those were not done through us. Those were done through the City, through Facility Management, just for example.”

Council Member Myers said, “So how many did you say you had?”

Mr. Medkiff said, “It's 25 total that were issued, 25 total that were handled.”

Council Member Myers said, “How many changes that have been? How many change orders? How many change orders have there been before they came on board? When did you start?”

Mr. Medkiff responded, “November 1, 2022.”

Council Member Myers said, “Okay, and how many change orders were there before then? I mean, I asked that question for a reason.”

City Manager Altman said, “I would say, Mr. Myers, I don't know how many change orders.”

Council Member Myers said, “There was a contract before you that's not relevant to us. Can you go to the mic? I can't hear you sitting down. This is strictly from when they started the project. They obviously they discovered some things that hadn't been done correctly, but that they had to fix from the previous contractor. They don't have anything to do with it. They bid the job. Then this particular package, here goes over some of the more expensive change orders of things that they ran into. So that's why they're here to answer any questions and to discuss. They're 85% complete with the project.”

Vice Mayor Hill asked Council Member Myers if he was finished.

Council Member Myers responded, “Yeah, because nobody answered my question.”

Vice Mayor Hill recognized Council Member Jones.

Council Member Jones said, “You know this goes back to what Mr. Batts was saying about giving money to people that we wouldn't give to anybody else. Now, \$2.2 million was what they bided on. And we're saying we're having 25 change orders or 35 it don't matter that's still high on a project this small. We're saying we're going back because we got to get some engineers to lift up a floor and all that. I know I understand my job correctly. When you're doing this project, this construction, you get a you get an engineer, beforehand, a structural engineer. You check everything out then. Why are we waiting for the 26th change order beats me? Then we're taking this money on a historic building and modernizing it to look like something we just built. And that's against everything that we stand for in historic area.”

City Manager Altman said, “The building actually has to comply with the National Park Service Historic Preservation design guidelines as part of the revitalization of that building. So, we're not making it look new. There's an approved plan. That plan was put in place years ago, and we're implementing it, but we have to restore it. So, one of the things that this contractor inherited was we had a contractor that came in and put conduit all up and down the existing walls. This did not meet the historic preservation design guidelines. They had to come in and remove all that out from the start. Those are the issues that we have. What I will say, though, is this is like any old house. When you open up a wall and you find something structural, we have to fix it. So that's kind of where we're at with this. With the cupola, literally, one of the corners was hanging in the air with no structural support, and it was cock at an angle. So, we had to put a bracing in there to support that. Some of that is a result of the repair work that was done years ago when the tornado came through and it messed up the roof and the cupola. It just wasn't repaired correctly, and then you have structural

damage because water got in. So, there's a lot going on here, and we understand the concern with the number of change orders. I'm concerned with the number of change orders. We're kind of at this point where we've opened it up. We found the problem, and now we got to fix it. So, this is where we're at."

Council Member Jones said, "So there was no structural engineer to look at this building and check it. There was nobody to check the last construction company that made all these mistakes. Now we got this construction company here that's finding the mistakes to fix it. If we say no, we're going to begin another construction company to probably put the mistakes back. This is a money pit, and it's costing us. It's a money pit, and I don't even see what, how we're going to get any money back from it. Once it's up and running. We'll have a few meetings here and there. We're not going to get \$2 million back. I know that much. \$4 million because that's what you're asking for now, two more million."

City Manager Altman said, "They're asking for \$294,940.78. The City entered into an agreement with the National Park Service some years ago to utilize and restore Southside Depot as a visitor's contact station for the National Park Service in the City. So that's how we're proceeding forward. We're not proceeding forward with the renovation, with the thought of selling it. The thought is we're proceeding forward with the renovation so the City can utilize it along with the National Park Service. As we have tourists come into Old Town and create and have an opportunity for a visitor's contact station, and also an educational opportunity for people who come here."

Council Member Jones asked, "Why we not asking the National Park Service for this money?"

City Manager Altman replied, "Well, the agreement was years and years ago. We made a commitment at that point in time to move forward with the renovation."

Council Member Myers said, "Marlow they gave us money and there were 40 change orders before this man came on board. That's why I say how many change orders. But nobody could tell me that. So, somebody is asleep at the wheel, and I'm kind of tired of it. So, we get a project manager to know what the hell he doing or else."

Mr. Williams responded, "They've done very good work and have found deficiencies."

Council Member Myers said, "This is what they found. This has been since 2015 and today is 2024."

Mr. Williams said, "No, I'm talking about 2022 when they started."

Vice Mayor Hill said, "So Council, what is your pleasure?"

Council Member Myers said, "I guess I move that we provide the appropriation."

The motion was seconded by Council Member Cuthbert.

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

The motion passed on a roll call vote.

b. Resolution to Amend the Procurement Guidelines in Accordance with the Use of Construction Management Contracts Per 2.2-4382 of the Code of Virginia with Respect to Design-Build or Construction Management Contracts

Vice Mayor Hill introduced Item Number 14 b A Resolution to Amend the Procurement Guidelines in Accordance with the Use of Construction Management Contracts Per 2.2-4382 of the Code of Virginia with Respect to Design-Build or Construction Management Contracts on pages 309 to 319.

City Manager Altman said, "Mr. Vice Mayor and Members of Council. This is a section of the procurement manual that we currently don't have. We need Council's approval of the resolution to be able to add that into the purchasing manual so we can utilize the ability to have construction management or design building construction manager at risk projects. So, this simply allows us, by adopting the section of the state code, if I remember correctly, Mr. City Attorney, that allows us to then utilize those forms of procurement which we do not provide for currently in our procurement manual."

City Attorney Williams said, "Right. You had some references in there previously to construction management contracts, but it was very old. So, this is just an update to enable them to use that tool for procurement."

Vice Mayor Hill said, "Okay. Council, what is your pleasure?"

Council Member Myers asked, "And where is this at?"

Mr. Williams responded, "Farmer Street."

City Manager Altman said, "Well, it's for us to utilize it on any type of property."

City Attorney Williams said, "It is for any property. But that is the project that prompted them to want to add, this was the suggestion that they try to use it on that property initially."

City Manager Altman said, "Hire someone, a contractor to do design, build for us. We don't have that currently in that ability in the code. We consulted well first. I tried to take the liberty that Council gave me to amend the purchasing manual, but the city attorney said it was a little bit outside that authority. So, we're here this evening so Council can give us the authority to amend the code by adopting the rules."

Council Member Myers asked if this was to put out an RFP to hire a contractor.

City Manager Altman said, "We could use design build. We could hire a contractor to do design build workforce. Yes, sir."

Council Member Myers said, "Chief do you want to come up her and say something. I mean, I need, I need some clarity. I'm holding you all up, and I apologize. You know, I want to go home. I got to let the dogs out. I need some clarity on this Farmer Street property. Where are you, Chief with this? Is this going to provide you with everything that you need."

Chief Christian said, "As far as the building of the restructure. So right now, as far as I'm aware, the building is in the process of being gutted out, and there's no design at this point."

City Manager Altman said, "So the proposed amendment would allow us to streamline the process at Farmer Street to get a contractor in to work with. Then the contractor could also provide the design aspect of it. We don't have that ability now. This will help us streamline

that process, move the project forward quicker. What we're asking for is the amendment to the purchasing manual. It's not specifically for Farmer Street. We're asking for the ability to amend our purchasing manual to allow us to use design, building construction management contracts to do the work. We will come back to you with a price for Farmer Street later. This just allows us to move forward with putting a bid out quickly in a manner that we can't do now under our procurement."

Council Member Myers said, "But Mr. City Manager, you have on here 400 Farmer Street. It doesn't say anything about anywhere else."

City Manager Altman said, "Yes, that is there. This is one of the projects that, if we do this, it will help us with. But it isn't specifically just for this project. That probably shouldn't have been there. It should have been that we recommend Council approve the resolution to adopt to allow us to do it, not specifically. We're not asking for a recommendation for Council to adopt something specifically for Farmer Street. We're asking for Council to adopt a resolution referencing 2.2-4843.82 of the Virginia Code making that reference in amending our purchasing manual to allow us to use design, build."

Council Member Myers said, "City Manager. The thing says recommendation. The Department of Public Works recommends that City Council approves the resolution to benefit the 400 Farmer Street Police Headquarters, renovation as well as other capital projects in the future. Yes, I get that."

City Manager Altman said, "Correct. It would be the adoption."

Council Member Myers said, "I am asking specifically, how much of this is this going to be used on Farmer Street; and what is the cost to finish up Farmer Street?"

City Manager Altman said, "So this will allow us to use this on Farmer Street and potentially other projects. We're working on the final cost of what we're trying to do at Farmer Street to bring that to Council."

Council Member Myers asked, "And where are we with that? What is the quote right now?"

City Manager Altman said, "Well, the quote really just depends upon the level of what finishes we want in the building. We're working through that with the Chief to get that to a manageable number."

Council Member Myers said, "Okay, I want to go home. I know you're probably not going to answer my question, but I asked you. What is your current quote? Randall, what is your current quote?"

City Manager Altman said, "It's anywhere between 10 to \$20 million."

Council Member Myers said, "Okay, that's what I thought."

City Manager Altman said, "Anywhere in between there. So, we're trying to come to a compromise to be able to get the Chief what he needs, but get him in there at the cheapest price."

Council Member Myers said, "And if we approve this, is this going to support you getting a better finish?"

City Manager Altman replied, "Yes."

Council Member Myers said, "Quote."

City Manager Altman replied, "Yes, sir."

Council Member Myers said, "What you have just quoted us, correct?"

City Manager Altman said, "Yeah, that's definitely the hope. Yes, sir."

Council Member Myers said, "All right, then I moved to adopt this recommended resolution."
The motion was seconded by Council Member Cuthbert.

Vice Mayor Hill called the roll in the absence of the Clerk.

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

The motion passed on a roll call vote.

15. CITY MANAGER'S REPORT AND SPECIAL REPORTS:

a. STARS Study Presentation

This item was discussed before Item c under 8. Official Public Hearings.

16. BUSINESS OR REPORTS FROM THE CLERK:

No report was provided.

17. BUSINESS OR REPORTS FROM CITY ATTORNEY:

No report was provided.

18. ADJOURNMENT:

The City Council adjourned at 10:18 p.m.

Adopted the 3rd day of September, 2024.

BY



Samuel Parham, Mayor

ATTEST:



Tangi R. Hill, Clerk to the Council