

The regular meeting of the Petersburg City Council was held on Tuesday, October 21, 2025 at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/358761>

1. ROLL CALL:

Present:

Darrin Hill, Vice Mayor – Ward 2 (Presided)
Marlow Jones, Councilor – Ward 1
Charles Cuthbert, Jr., Councilor – Ward 4
Annette Smith-Lee, Councilor - Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

Absent:

Samuel Parham, Mayor – Ward 3
W. Howard Myers, Councilor– Ward 5

Present from City Administration:

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

2. PRAYER:

Council Member Smith-Lee led the Council meeting in prayer.

3. PLEDGE OF ALLEGIANCE:

Vice Mayor Hill led the Council and the citizens in the pledge of allegiance.

4. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was present.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

- a. Honoring the 75th Anniversary of Club 17, Inc.

Vice Mayor Hill presented the Proclamation Honoring the 75th Anniversary of Club 17, Inc.

Bernard Harper, representing Club 17, accepted the proclamation and gave remarks.

- b. Extra Mile Proclamation

Vice Mayor Hill presented the Proclamation recognizing November 1, 2025 as Extra Mile Day.

6. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED

Council Member Jones made a motion to table Items 9E, 9F, 9G, 9H, 9I, 9J, 9K, and 9L until City Council's second meeting in November. Council Member Westbrook seconded the motion.

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

Council Member Jones made a motion to table Items 14A, 14C, 15A, 15B, 15C, 15D, 15E, 15F, and 15G until City Council's second meeting in November. Council Member Smith-Lee seconded the motion.

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

Vice Mayor Hill clarified that the reason Council was tabling these items was so they could consider them in a more time-efficient manner and so that staff could have more time to review specific details of some items.

7. PRESENTATIONS

a. City of Petersburg Strategic Plan 2025-2030 Presentation

Jane Dittmar, Consultant with the University of Virginia Cooper Center, Virginia Institute of Government, gave a presentation to Council. She provided an overview of the working draft for phase one of the strategic plan development. This was a five-year plan that Council has been working on to reach consensus on their priorities. The guiding principles for the work thus far were to follow a clearly defined process and honor the unique roles in this process of the Council and their professional staff.

Ms. Dittmar explained that the plan's role was to reach consensus on vision, establish goals and objectives, and provide resources to implement the plan. Staff's role will be to develop strategies and tactics, execute the plan, measure progress, and report to Council. The draft title of the plan was "New Petersburg.- Powered by Purpose, Progress, and People." She said that the City's vision statement was developed by combining eight vision statements and incorporating feedback from reinterviewed stakeholders.

Ms. Dittmar said that the draft vision statement was, "We envision a city that honors its rich heritage while moving boldly into the future, where every resident has an opportunity to thrive." She explained that the plan was divided into four strategic pillars: economic vitality, neighborhoods, celebrating Petersburg, and good governance. These pillars were supported by objectives that focus on fostering sustainable growth, investing in safe and connected neighborhoods, and uplifting civic identity through storytelling and public art. The final pillar, good governance, emphasizes accountable leadership and high-quality service delivery.

Ms. Dittmar stated that the next steps involved referring the plan to staff for implementation and returning it to City Council for consideration and adoption, with the option to review and modify it annually or semi-annually. She noted that they put in place a provision to update the plan if a new manager came on board, and also considered black swan events, such as the pandemic and the Great Recession, as potential triggers for an update. In closing, she expressed her gratitude to the Mayor, the City Council, staff, City Manager Altman, and everyone involved, for the opportunity to work together and share their vision for achieving a bright future in Petersburg.

Vice Mayor Hill thanked Ms. Dittmar for all her work so far.

Council Member Jones made a motion to refer this item to staff to work on additional strategies, metrics, milestones and priorities for Council to discuss and consider at a future meeting. Council Member Smith-Lee seconded the motion.

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

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

There were no Consent Agenda items to be approved at this meeting.

9. OFFICIAL PUBLIC HEARINGS

a. A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

Garry Cozier, Budget Manager, provided a brief summary of the item. He explained that the City had been awarded a few grants across different agencies. These include a grant from the Opioid Abatement Authority (OAA) to the Petersburg Community Corrections Department in the amount of \$540,000 and two grants from the Virginia Department of Motor Vehicles (DMV) to the Petersburg Bureau of Police in the amount of \$45,683 and \$121,020, respectively. None of these grants have any match requirements, so the total amount of revenue to the City was \$706,703.

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

Council Member Smith-Lee made a motion to adopt the Ordinance to amend the FY26 Grants Fund. Council Member Westbrook seconded the motion.

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

b. A Public Hearing for Consideration of the FY26-FY30 Capital Improvement Plan

Garry Cozier, Budget Manager, provided a brief summary of the item. He reviewed the Capital Improvement Plan (CIP), which established, prioritized, and defined funding for capital projects to improve existing systems and develop new infrastructure and facilities. He clarified that the FY26 CIP would include projects to be funded and started in the next fiscal year, while the outyears of the CIP were more aspirational and subject to change based on changes in funding and priorities. He reported that in the FY26 Capital Budget, they anticipated \$73,565,326 in costs; the total Capital Budget was \$458,420,540. He reviewed the projects planned for FY26 and their associated budgets, managing departments, and funding sources.

Vice Mayor Hill opened the public hearing.

Tina Noren, 120 Leavenworth Street, asked if the costs of bonds would be paid for by the citizens of Petersburg.

March Altman, City Manager, explained that bonds were borrowed funds that the City paid back over a long period of time. The bond was guaranteed by the taxes the City brought in, and with their past bond financing, the City had not needed to raise taxes in order to pay for those bonds. Other methods of funding these capital projects included General Fund revenues, forgivable loans, and grants.

Ms. Noren asked how much of the \$73 million was composed of loans.

Mr. Cozier said that about \$15 million of the \$73 million was made up of bonds and Virginia Resources Authority (VRA) loans.

Barbara Rudolph, 1675 Mount Vernon Street, asked how much they had spent on any of the projects identified in the \$73 million. She noted that there was \$110,000 listed for the Stormwater Fund, but there seemed to be millions of dollars in stormwater projects, so she did not understand the correlation. She said that regarding American Rescue Plan Act (ARPA) funding, she recalled the City

received a little less than \$21 million several years ago, and she was unsure of how that funding had been spent, especially seeing there was \$29 million available in ARPA funds for the listed projects.

City Manager Altman clarified that some projects in the CIP had already been budgeted and appropriated by Council, and some of those had already been completed. With regards to ARPA, they had spent the majority of those funds and had a small amount that still needed to be spent before the deadline.

Mr. Cozier added that the ARPA funds listed in the report were not the City's funds; they were ARPA funds given to a different agency of which the City was a subrecipient. Regarding Ms. Rudolph's question about stormwater, most of the stormwater projects were funded through Community Flood Preparedness Fund (CFPF) grants through the Virginia Department of Conservation and Recreation. He said that the funding line for stormwater was the remainder that needed to be funded outside of the grants.

Johnny Seku, 20 West Old Street, stated that he wanted to address the stormwater funds. He said that he saw there was work being done on Bank Street, but the stormwater runoff went all the way down to Old Street. He asked if there were any plans to address the runoff on Old Street before the existing issues were worsened over time.

City Manager Altman confirmed that some of the listed grant funds were planned to be used to fix the sinkhole and surrounding area on Bank Street. He explained that it would be a multi-phase project to make improvements all the way down to the river, as they could not do the work all at one time.

Damien Wright, 102 South Chapel Street, said that the strategic plan stated that they would invest in safe and connected beautiful neighborhoods, but this was in sharp contrast to the budget, where not even 1% was going toward Parks and Recreation. He asked if there were any plans to budget for new equipment for their parks in FY26, as he had personally experienced the unsafe and aged equipment in his neighborhood park.

City Manager Altman explained that Council had appropriated CDBG funds this year to continue working on improvements in parks. They had another list of projects Parks and Rec was working through in order to address all the parks in the community, but could not do it all at once. It would be a continual process of making these improvements in future years.

Council Member Jones noted that one item that stood out to him in the CIP was the water pump station rehabilitation and upgrades. He said that there had been a persistent problem of grease buildup in their pipes, specifically those of larger apartment complexes in the City, and this caused their water systems to deteriorate and fail prematurely. He suggested that the City could come up with a plan for preventive maintenance to avoid unnecessary costs and encourage responsible behaviors. An alternative measure would be for apartment complex owners to contribute to some of these infrastructure costs.

City Manager Altman replied that staff could absolutely look into developing a program to address that issue. He said that it likely would require an educational component and some type of enforcement in the case of noncompliance.

Council Member Cuthbert asked if, for future CIPs, Council could have a special meeting or work session to review the individual items line by line. He expressed concern that there had not been thorough explanation of each project and how they fit into their priorities. He said that while he was supportive of this CIP as presented, he felt it would be most appropriate if they heard staff's rationale for each recommended item and funding source in the CIP.

City Manager Altman said that he completely understood Council Member Cuthbert's concern. He acknowledged that this year, they were a bit late in the process, but staff wanted to have the five-year

plan in place, which they had not been doing. He agreed that ideally, this would be reviewed as part of their budget process and related discussions, and he confirmed that this was staff's intention moving forward.

Council Member Cuthbert said that he appreciated it very much. He asked if the \$2 million indicated for the animal shelter was inclusive of or in addition to the \$5 million they had budgeted for that project.

City Manager Altman replied that the \$2 million was a portion of that \$5 million budget to be allocated in this fiscal year, not an additional \$2 million.

Council Member Cuthbert asked if the item for a new, large bus to replace an older bus was for a single new bus for \$1.6 million.

Mr. Cozier said that he believed it was for two buses.

City Manager Altman said that he was unsure of which bus would be replaced specifically, but he assumed that whichever bus was in the worst condition would be replaced first.

Council Member Cuthbert requested the breakdown of federal, state, and local funding of that \$1.6 million.

Mr. Cozier answered that the state paid 68%, the federal government paid 28%, and the City was responsible for the remaining 4% of the \$1.6 million.

Council Member Cuthbert said that he looked forward to having more CIP discussions next year.

Council Member Cuthbert made a motion to approve the Capital Improvement Plan as proposed . Council Member Smith-Lee seconded the motion.

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

c. Public Hearing for Consideration of an Ordinance Authorizing the Issuance of General Obligation Bond Anticipation Notes

March Altman, City Manager, introduced the item and provided background information. He stated that representatives from Davenport and Company and Sands Anderson PC were present this evening, as well. He explained that this item was part of Council's development of a multi-year strategic plan of finance supported by equitable and uniform increased utility rates allowing for capital utility improvements. As a part of the development of the Plan of Finance, the City identified approximately \$250 million of general fund capital needs to be funded from a combination of one-time payments from the Cordish Companies and long-term GO bonds.

City Manager Altman stated that prior to the June 17, 2025 meeting, the City identified three projects requiring funding in the near-term totaling approximately \$10-\$12 million, including \$4 million for vehicles and to support a sports training facility. At the City Council Retreat, August 11, 2025, Davenport presented the proposed plan for City Council discussion. Council discussed the proposal with staff and Davenport. At the conclusion of the discussion, Council directed staff to bring the proposed plan of finance for both capital and utility infrastructure improvement along with the supporting utility rate increase to Council for discussion.

City Manager Altman stated that at the September 2, 2025 City Council work session, JMT presented a water/wastewater improvement program that highlighted short- and long-term list of necessary water and sewer upgrade project with an estimated cost of over \$1 billion. At the September 16, 2025 City Council meeting, Davenport presented the plan of finance and next steps for City Council consideration. Council directed staff to move forward with scheduling necessary public hearings for both the capital and utility finance plans.

City Manager Altman said that at the October 7, 2025 Council work session, Jacobs presented the results of the utility rate study to City Council. Deferred water and sewer capital infrastructure investments total approximately \$190 Million. Of this amount, approximately \$130 million is anticipated to be funded with general obligation debt and low-interest state revolving fund loans. The public hearings on the plans of finance and utility rate increases are scheduled for October 21, 2025.

Roland Kooch, Senior Vice President with Davenport and Company, presented the results of the Request for Proposals (RFP) the City had issued to pay for the capital improvement needs as discussed by City Manager Altman. He explained that the City issued an RFP to over 100 banks for two bond anticipation notes (BAN) The first bond anticipation note was for a \$30 million general obligation BAN to fund the general fund capital needs, ultimately to be repaid by Cordish's one-time payments. The second bond anticipation note was \$40 million for a general obligation BAN to fund the utility capital investments, ultimately to be permanently financed with a general obligation bond and repaid by the utility system rates and charges.

Mr. Kooch reported that five strong proposals were received, including an additional public offering by Raymond James, which would require an offering document and bond rating. A comparison of the proposed interest rates and prepayment terms was made, and it was determined that the Truist Bank loan had the lowest interest rate and most flexible repayment terms. He explained that the Truist Bank loan offers a declining prepayment penalty and allows for prepayment up to 10% without any penalty, and provides a fixed rate of 3.49%. In comparison, the Raymond James public sale has an estimated interest rate of 3.54%, which could fluctuate.

Mr. Kooch summarized that Davenport recommended the Truist proposal due to its lowest fixed rate, flexible prepayment terms, and locked-in rate through November 30, 2025. Additionally, the City can invest the proceeds in the Virginia State Non-Arbitrage Program, which yields over 4%, effectively covering the cost of funds before they were fully spent. He recommended Council approve the two resolutions included in their packet for these two bond anticipation notes.

Vice Mayor Hill opened the public hearing.

Barbara Rudolph, 1675 Mount Vernon Street, asked if there was enough funding from Cordish to cover these capital costs. She expressed concern that they had overcommitted funds that they had not yet received.

City Manager Altman acknowledged the concern that they had already spent the funds from the casino, so he wanted to assure everyone that the City was cognizant of that and taking care to only spend it once.

Tina Noren, 120 Leavenworth Street, asked how the payments for the bonds were being allocated.

City Manager Altman replied that the City's budget included a consideration for debt service, so they budgeted for their debt repayment schedule, including bond notes, which they paid on an annual basis.

Ms. Noren asked what the source of money was for paying these bonds.

City Manager Altman explained that in this instance, they had new revenues coming in that would offset the costs of the bonds. He noted that for the utility side of these capital needs, Council would be considering a potential increase in utility rates to assist in paying for those dollars.

Ms. Noren asked if these payments for the bonds were allocated in the current budget.

City Manager Altman clarified that they had allocated funding for up to July 1 of their current fiscal year. This item was setting up a mechanism to borrow money, paying interest of 3.49%, while also investing the remaining dollars to generate a higher return.

Mr. Kooch clarified that there were two notes, the general obligation note and the utility note. The general obligation note has interest expenses that will be covered by interest earnings, and the repayment of the \$30 million is not intended to be permanently financed, but rather will be repaid by the Cordish dollars as they come in. The utility note is designed to be permanently converted to long-term GO bonds for capital investments, which will require rate increases in conjunction with cash and debt to pay for those investments. He added that the City had not done very much investment in these categories over the past decade, so this was their plan for catching up. He explained that for utilities, the rate increase was not only necessary to pay for the costs of infrastructure improvements but also required by VRA in order to qualify for low-interest loans.

Vice Mayor Hill closed the public hearing.

Council Member Smith-Lee made a motion to adopt the Resolutions Authorizing the Issuance of GO Bond Anticipation Notes; the \$30 million General Obligation Bond Anticipation Note Series 2025(A) and the \$40 million General Obligation Bond Anticipation Notes Series 2025(B), accepting Truist Bank's proposed fixed rate of 3.49%. Council Member Westbrook seconded the motion.

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

- d. A Public Hearing for Consideration of an Amendment and Re-Adopt Section 114-136 and Section 114-236 of the City Code Increasing the Public Utility Rates for Water and Sewer Commodity and Capacity Charges

March Altman, City Manager, provided background information on the item. He explained that at the June 17, 2025 City Council meeting, Davenport and Company introduced a plan for a \$30 million line of credit supported by equitable and uniform increased utility rates allowing for capital utility improvements. At the City Council Retreat, August 11, 2025, Davenport presented the proposed plan for City Council discussion. Council discussed the proposal with staff and Davenport. At the conclusion of the discussion, Council directed staff to bring the proposed plan along with the support utility rate increase to Council for discussion.

City Manager Altman stated that at the September 2, 2025 City Council Work Session, JMT presented a water/wastewater improvement program that highlighted short- and long-term list of necessary water and sewer upgrade project with an estimated cost of over \$1 billion. At the September 16, 2025 City Council meeting, Davenport presented the plan of finance and next steps for City Council consideration. Council directed staff to move forward with scheduling necessary public hearings for both the capital and utility finance plans. At the October 7, 2025 City Council work session, Davenport and Jacobs presentation the utility rate study to City Council.

City Manager Altman stated that on May 7, 2019 City Council approved a 12.2% increase in water and sewer rate for FY20 with the intent of approving 12.2% increases in FY21, FY22 and a 4.95% increase in FY23. The planned increases in FY21, FY22 and FY23 were not implemented. Not moving forward with the implementation of the additional rate increases resulted in a shortfall in adequate funding to support the replacement and upgrade of the City aging water and sewer systems. He

explained that Jacobs recommended that the City implement a five-year rate plan, including a 9.5% utility rate increase for FY26, effective January 1, 2026, equivalent to approximately \$7.50 per month for a typical residential bill inclusive of water and sewer, with planned increases for every other year, per the direction of Council. He summarized that staff recommended that Council approve the request as submitted.

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

Council Member Jones expressed concern that the issues with their water bills had been longstanding and people continued to be billed incorrectly. He asked what benefits their utility customers could expect with these new increases in bills.

City Manager Altman answered that with the funds made available through the increase, they would be providing a reliable system that they currently lacked because of the age of the system. Additionally, reliability in their infrastructure was essential for economic development in the City.

Council Member Jones said that his main concern was that the City prioritized the installation of new meters, but it resulted in incorrect bills and unnecessary stress on their citizens. He wanted to ensure that there was an urgency in this future work to actually improve the system and eliminate the incorrect bills.

City Manager Altman noted that one of the capital projects included in the CIP was for meter replacement throughout the City, so he could confirm they were working on that.

Vice Mayor Hill agreed that the new meters caused unnecessary chaos on many levels in the City, and they should do everything possible to avoid any similar situations in the future.

Council Member Smith-Lee made a motion to adopt the Ordinance Amending City Code Section 114-136 and Section 114-236, increasing water and sewer rates. Council Member Jones seconded the motion.

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

- e. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and I AM POWER for the Development of City-Owned Properties at 35 and 17 Bank Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- f. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and ZEBRINA MEADE for the Development of 746 Mount Airy Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- g. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and K&K BEGINNINGS LLC for the Development of 110 Spruce Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- h. Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and SKYE IS THE LIMIT RESIDENTIAL SERVICES LLC for the Development of 137 Franklin Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- i. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and ENTRUSTED VISIONS, LLC and FETKO PROPERTIES LLC for the Development of 126 Kentucky Avenue, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- j. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreements Between the City of Petersburg and ENTRUSTED VISIONS, LLC for the Development of 704 and 706 Wesley Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- k. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and ANTHONY JACKSON for the Development of 724 Harding Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- l. Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and NEW TOWN STATION LLC for the Development of 321 Witten Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- m. Public Hearing for Consideration of an Amendment to the Community Development Block Grant Program Year 2025 Action Plan for the Purpose of Reallocating COVID Funds to Peoples Advantage Helping Hands

Jared Crews, Interim Director of Planning and Community Development, provided a brief summary of the item. On May 20, 2025, a resolution was passed allocating \$32,090.00 to the Virginia Community Resource Center for the purpose of collaborating with the Crater Area Coalition on Homelessness (CACH). The funds have not been spent to date and must be returned if not used by July 6, 2026. The proposed resolution would reallocate the funding to the Peoples Advantage Helping Hands organization, allowing the funding to be used quickly and effectively to address the urgent nature of the existing needs. Staff recommended that Council adopt the proposed resolution as presented.

Vice Mayor Hill opened the public hearing.

Tina Noren, 120 Leavenworth Street, asked how the funding would be used to meet the original needs it was intended to address.

Shanika McClelland, Executive Director of Peoples Advantage Helping Hands, explained that the funds would be used to keep people in stable housing, such as eviction prevention.

Vice Mayor Hill closed the public hearing.

Council Member Jones asked how people could contact Peoples Advantage in order to access those funds.

Ms. McClelland replied that people could call Peoples Advantage Helping Hands at 804-748-3081 ext. 715. They also worked with community partners who could refer people in need to their program, such as Social Services and CACH.

Council Member Cuthbert asked if Peoples Advantage was a nonprofit organization.

Ms. McClelland confirmed that was correct. She clarified that Peoples Advantage Helping Hands was the nonprofit arm of the Peoples Advantage Credit Union.

Council Member Smith-Lee made a motion to adopt the Resolution to approve the Amendment to the Community Development Block Grant Program Year 2025 Action Plan for the Purpose of Reallocating COVID Funds to Peoples Advantage Helping Hands. Council Member Cuthbert seconded the motion.

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

- n. Public Hearing for Consideration of an Ordinance to Amend and Re-Adopt Chapter 50 – Environment, of the Petersburg City Code to Include Article VI. Tree Protection and Planting

Jared Crews, Interim Director of Planning and Community Development, introduced Janine Lester who began working as the City Arborist in June of this year.

Janine Lester, City Arborist, provided a brief summary of the item. On July 17, 2025, Petersburg City Council adopted the Strategic Tree Canopy Plan, which established the need to adopt a tree ordinance to ensure tree protection and assist in meeting the City's 43 percent canopy coverage goal over the next 20 years. She further reviewed the benefits trees provided to the City and its residents. On September 16, 2025, Council approved an ordinance adopting additional landscaping standards for private development. The proposed ordinance would apply to trees within the public realm. The Crater Planning District Commission had provided a letter of support for this initiative. Staff recommended that Council adopt the amendments and readoption of Chapter 50, to include Article VI Tree Protection and Planting, as proposed.

Vice Mayor Hill opened the public hearing.

Barbara Rudolph, 1675 Mount Vernon Street, expressed her support for the proposed City Code amendments. She noted that one of the provisions was to ensure there was no harm to the critical root zone of trees, and this made her think about some major projects in the City that this may apply to. Furthermore, she felt the provision that there should be no top-cutting of trees was very important, as there had been many past instances where trees had been cut incorrectly. She said that no one should be able to cut the City's trees without first consulting with the City Arborist.

Vice Mayor Hill closed the public hearing.

Council Member Jones expressed his gratitude to Ms. Lester for joining their organization and said that he looked forward to learning from her as they worked toward preserving and improving their trees in the City.

Council Member Westbrook said that he would like for the City Arborist to join his next Ward meeting to discuss tree care and management in the 7th Ward.

Council Member Cuthbert made a motion to adopt the Ordinance to Amend and Re-Adopt Chapter 50 – Environment, of the Petersburg City Code to Include Article VI. Tree Protection and Planting, as proposed. Council Member Smith-Lee seconded the motion.

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

- o. Public Hearing for Consideration of an Ordinance to Request Enactment of the Petersburg Parking Authority Act

Anthony Williams, City Manager, provided a brief summary of the item. Council had requested staff provide some options for addressing parking in the City, which was a growing issue, particularly in the downtown area. One of the options was to create a Petersburg Parking Authority, which would allow for a funding mechanism in order to facilitate the construction of parking garages and run facilities to maintain them. The first step to provide this potential tool was to adopt this ordinance, requesting the General Assembly to pass a bill to be enacted into state law, allowing the City to create the Petersburg Parking Authority.

Vice Mayor Hill opened the public hearing.

Paula Chester, 1013 Oakmont Drive, stated that she noticed last week that between Washington and Sycamore, there were no signs that marked whether or not someone could park on the side of the street. She said that it was confusing because there were many businesses in this area, but the lack of parking signage led people to believe it would be illegal to park in front of the businesses they wished to patron. She requested that Council keep this in mind as they looked to improve parking in the future.

Tina Noren, 120 Leavenworth Street, said that she was unaware that Petersburg did not have a parking authority. She asked if the Parking Authority would be City staff dedicated to running the parking garages and parking lots, or if the intent was to bring meters into the City. She emphasized that she did not want meters into the City, as it would be a deterrent to people traveling around the City.

Vice Mayor Hill stated that the intent was to build a parking deck and ensure there was adequate parking throughout the City; however, it required approval from the General Assembly before the City could develop any type of plan to achieve it. He said that they had not gotten far enough in the process to determine whether it would include meters as part of the structure or not.

Vice Mayor Hill closed the public hearing.

Council Member Cuthbert made a motion to adopt the Ordinance to Request Enactment of the Petersburg Parking Authority Act as proposed. Council Member Jones seconded the motion.

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

10. PUBLIC INFORMATION PERIOD

Julian Greene, Co-Chair of the Peabody Academic Learning and Development Center, stated that he was before Council to request the City Manager and Council to expedite a meeting with the Peabody Academic Learning and Development Center in order to move forward with a collaborative initiative they had been working on since 2018. He explained that they were seeking to restore the Peabody Center to its original concept and keep custodial ownership of the building. Furthermore, their architect firm was Perkins & Will, which build the National Museum of African American History in Washington, D.C. He reiterated that his request of Council today was to expeditiously hold a meeting with the Peabody Center in order to reach a conclusion and move forward in their work.

Tina Noren, 120 Leavenworth Street, stated that she was before Council to request that the City repave her street. She expressed concern that the repairs to the street had been haphazard and the current

condition was bad for their cars. There were serious potholes along with a storm drain between 120 and 126 Leavenworth that had been filled with straw, so some work may be underway there, but regardless it needed to be fixed. The drainage directly across from 120 Leavenworth needed to be addressed, as well. She asked what the City was doing in response to the government shutdown and potential loss of federal funding to their local programs. She asked for more information about the indirect cost agreement for the City and how they paid for their overhead costs.

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

Council Member Westbrook stated that in response to Ms. Noren's request for paving, he would make sure to include Leavenworth Street for paving this year, and he had made note of the drainage issue. He thanked all the staff who had helped put on the Ward meeting last month at Pleasants Lane Elementary School. It was a very informative meeting during which they discussed the potential impacts of the Big Beautiful Bill on the Department of Social Services. He said that their City Manager and staff were working to ensure they identified potential General Fund revenues that could be used to alleviate any losses of federal funding. He stated that Petersburg High School had a great Homecoming celebration last week, and there were lots of other holistic activities in support of their City's youth that he encouraged everyone to support. He reported that they were almost finished with the improvements at Legends Park.

Council Member Westbrook announced that Petersburg High School would be hosting their Speech and Debate Tournament on December 13, 2025, and he invited the public to serve as judges for the important event. He stated that additionally, he wanted to emphasize the importance of supporting the elders of Petersburg, and he was grateful for the existing programs they had for their senior citizens. He asked that everyone take extra care to check in regularly with their elderly family members and neighbors during the winter months. He announced that Trunk or Treat would be held on October 24, 2025 at the Sports Complex. He requested that staff consider hosting a Day of the Dead event for Petersburg's Hispanic community, which he thought would be very successful.

Council Member Westbrook noted that the City had a very quiet, low-crime summer, and he hoped they would continue this trend. He thanked the Police Department for their aggressive efforts to curb violent crime in the City. He said that finally, he urged everyone to please vote in the upcoming election this November. He said that the Virginia Democratic Party was creating a Legislative Advisory Committee for Men and Boys, the first ever in the country. He thanked everyone for expressing their heartfelt condolences regarding the passing of Dr. Duhart, the City's only pediatrician, whose celebration of life was held this past Saturday.

Council Member Smith-Lee reported that on Monday, Petersburg Public Schools held a meeting on strategic planning to receive feedback from the community and parents. She said that she was extremely disappointed that only about 25 people attended the meeting, and she wanted to encourage the community to please get involved and support their children better. She said that on another topic, she was a federal employee and was currently furloughed. She had reached out to Congresswoman Jennifer McClellan, Senator Warner, and Senator Kaine to see how they could maintain Supplemental Nutrition Assistance Program (SNAP) benefits and Medicaid coverage.

Council Member Smith-Lee recited a meditation, encouraging everyone to stand with courage, calmness, and with hearts open as they looked to the future of their children, community, and City. She emphasized that everyone belonged here in Petersburg and they were needed.

Council Member Jones thanked the public for attending tonight's meeting. He stated that all of the people of the City were like seeds in soil, growing upwards through the dirt of the land, eventually breaking through and transforming from a seed into a new being that must experience all the seasons of life. He believed the City was about to reach its breakthrough, and it was because of this that he must warn the public not to fall for fantasy island-type misinformation in the news, or anything else that they did not hear from the City Council directly. He explained that he had recently read an article that shocked him due to the incorrect information in it, and it disappointed him that this was because the information had not been

vetted through the proper channels. He reiterated to the public that the City was prioritizing doing business in a fair and equitable manner and they should not be misled by other narratives.

Council Member Cuthbert said that he wanted to mention some steps toward progress being made, thanks to staff led by Mr. Miller and City Manager Altman. One was the new crosswalk leading to the park near the intersection of Liberty and South Sycamore, which made the neighborhood a bit safer. He said that another improvement was the rumble strips at the intersection of Bollingbrook and North Sycamore, which were installed on a temporary basis to see how they worked out, and if the feedback was positive, they could potentially use them at other intersections throughout the City to improve traffic safety. He said that additionally, they had some new stop signs to slow down irresponsible driving. He thanked staff for all their hard work. He stated that they had been making more progress on replacing street lights throughout the City, with a new protocol in place for the City to make annual surveys and replace burned out bulbs in conjunction with Dominion Power, who owned many of the lights. He was glad that they were making the effort to make their streets and neighborhoods safer and more attractive. He thanked the public for the opportunity to serve them and thanked the Vice Mayor for the opportunity to bring the public up to date on these matters.

Vice Mayor Hill asked City Manager Altman and City Attorney Williams about a potential business in the City that wanted to open up a detailing shop with restrictions. He asked if there was an update as to where they were in that process.

City Manager Altman said that Mr. Phelps brought forth a special use permit request last spring, and Council voted to deny the request, which ended the process for that particular request. He said that if Mr. Phelps wanted to make another request in agreement with conditions, he would need to again file an application with Planning and go through the SUP process with the Planning Commission and City Council, including a public hearing for Council to approve an SUP.

Vice Mayor Hill asked if Council could reconsider the vote they took on the initial application for the SUP, with the understanding that Mr. Phelps would agree to the conditions the City had proposed for the SUP.

City Attorney Williams explained that a motion to reconsider the matter would need to take place at the next business meeting after the original vote, but quite some time had passed since the vote was taken. As the City Manager indicated, Mr. Phelps would need to restart the process.

Vice Mayor Hill expressed concern that the SUP process was expensive for someone to reapply for, so he was wondering if they could expedite it in a flexible way for the applicant. He said that however, he also wanted to preserve the integrity of their planning and zoning processes and treat all applicants as equal.

Vice Mayor Hill announced that he would be holding a Ward meeting in the near future, which he would schedule with the Clerk. He said that he also wanted to have a community business meeting, and he hoped they could schedule that soon. He thanked Council Member Smith-Lee for her recent charity, when she gave free gas cards at their local Wawa to their local federal workers impacted by the federal government shutdown. He expressed his gratitude for her generosity and kindness that she always extended to the community. He said that on another topic, the speed bumps they had recently installed in front of his business had been greatly successful in slowing down cars before the stop sign, and there were some other areas in the City that could benefit from the same type of setup to slow traffic. He announced that Berkley Manor residents would be having a neighborhood meeting on Thursday at 5:30 p.m. in their park for their neighborhood watch.

12. ITEMS REMOVED FROM CONSENT AGENDA

There were none.

13. FINANCE AND BUDGET REPORT

a. Department of Finance Monthly Update

Garry Cozier, Budget Manager, provided the monthly update. He reported that all of their budget to actuals were on track. In the General Fund overall, 26% had been expended with 25% of the fiscal year completed, and all other department budgets were at or under that amount. He concluded that their finances looked good for this early point in the year. He noted that some expenses were front-loaded and would taper off as the year progressed; there was nothing over budget at this time.

14. UNFINISHED BUSINESS

a. Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Updating and Clarifying Sign and Advertising Regulations to Address Ongoing Complaints and Issues Pertaining to Certain Advertising Devices Throughout the City

This item was tabled until City Council's November 18, 2025 meeting.

b. Ordinance to Amend and Re-Adopt Section 22-2 of the Code of Virginia to Include Subsection (F) Authorizing the Appointment of Unarmed Special Conservators of the Peace

Jim Reid, Director of Code Enforcement, provided a brief summary of the item. He explained that Code Enforcement obtained criminal summons from the Magistrate but must call Police and arrange a time to execute criminal summons with the property owner. This has been difficult with high calls for service from the Police Department. With unarmed special conservators of the peace powers, staff will only call Police to stand by for safety reasons and not to execute the summons. Staff recommended adoption of the ordinance to allow code enforcement to operate more efficiently.

City Attorney Williams clarified that this item had already been considered in a public hearing; however, upon discussing it with the Clerk, they determined the ordinance had not been adopted. He explained that staff had already gone through the training, so all they needed was the ordinance to be adopted in order for the Circuit Court to authorize this ability of Code Enforcement staff. He said that this was the final step in the process.

Council Member Jones asked if they could allow for the special conservators of the peace to stay armed and vested for safety reasons.

City Manager Altman said that if that was Council's direction, staff could certainly do that.

Council Member Jones made a motion to amend the ordinance to allow for the special conservators of the peace to stay armed rather than unarmed, and for the records to be submitted to the City Attorney City Manager, and Police Department.

Vice Mayor Hill asked if Council Member Jones would be amenable to approving the ordinance as it was currently written until they could work out some of the specifics with the Police Chief and Department of Criminal Justice Services (DCJS) regarding the regulations of armed special conservators of the peace.

City Manager Altman stated that they could amend the City Code at any point in time, and he agreed it would be valuable to get the information about what process they needed to follow in advance.

Travis Christian, Police Chief, clarified that his main concern was that the budget and regulatory aspect of carrying a firearm and bulletproof vest should be done through the Department of Code Enforcement, not the Police Department.

Vice Mayor Hill noted that there was no second to Council Member Jones' amended motion, so the amended motion died. He asked for a motion on the ordinance as presented.

Council Member Jones made a motion to adopt the Ordinance to Amend and Re-Adopt Section 22-2 of the Code of Virginia to Include Subsection (F) Authorizing the Appointment of Unarmed Special Conservators of the Peace. Council Member Westbrook seconded the motion.

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

- c. Consideration of an Ordinance to Approve a Request by Chris Winslow of Winslow, McCurry & McCormac, PLLC, on Behalf of SP-Thirteen Properties, LLC, for a Special Use Permit to Operate an Assisted Living Facility at 36 West Fillmore Street, Parcel ID 022360001, in the R-B Office-Apartment Zoning District

This item was tabled until City Council's November 18, 2025 meeting.

15. NEW BUSINESS

- a. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and STEPPING STONES PROPERTIES, LLC for the Development of 10 N. Foley Street and 340 Mistletoe Street Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- b. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and SQUARE ACRE PROPERTY for the Development of 201 Virginia Avenue, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- c. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and NUWAVE for the Development of 851 E. Bank Street, 1420 Ferndale Ave, 1162 Hinton Street, 417 S. Jefferson Street, 215 S. Jones Street, 921 Priam Street, 1150 Rome Street, 201 Terrace Ave

This item was tabled until City Council's November 18, 2025 meeting.

- d. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and ANTHONY JACKSON for the Development of 723 Harding Street, Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- e. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and UNDERHILL ROW LLC for the Development of a portion of 117 Lafayette Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- f. Consideration of a Resolution Authorizing the City Manage to Execute a Development Agreement Between the City of Petersburg and DANIEL SMITH REAL ESTATE LLC for the development of 4, 6, 9, and 12 Ross Court, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- g. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and ACUNA PROPERTIES LLC for the Development of 436 Bryne Street, Located in Petersburg, VA

This item was tabled until City Council's November 18, 2025 meeting.

- h. Consideration and Adoption of Resolution Appointing Members to Boards and Commissions

- Crater Youth Care Commission
- Petersburg Redevelopment Housing Authority
- Petersburg Arts Council
- Community Development Block Grant Advisory Board
- Architectural Review Board

This item was tabled until City Council's November 18, 2025 meeting.

16. CITY MANAGER'S REPORT AND SPECIAL REPORTS

March Altman, City Manager, thanked Council for taking action on their strategic plan this evening. He stated that staff would now work on creating strategies to execute the plan, then would bring the plan back for adoption by Council. He further thanked them for adoption of the two resolutions for the bond anticipation notes and for the utility rate increases, which were difficult topics but important for them to do in order to move forward with improving services and addressing issues in the community. He stated that he agreed with Vice Mayor Hill that it was important that they meet with local businesses ahead of the casino opening, so he hoped they could make that happen as soon as possible. He reported that he had a call with Dominion today to discuss street light work, so progress would continue in that regard. He stated that they had a few more planned projects for Sycamore Street and additional crosswalk infrastructure. He said that he believed the speed bump was working well, so he looked forward to expanding that throughout the community as they looked toward finding permanent solutions to speeding traffic. He hoped everyone had a great and safe time at Virginia State University's Homecoming this weekend, which he unfortunately would be missing due to his daughter's wedding on Saturday.

17. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk, stated that she had nothing to report this evening.

18. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney, stated that he had nothing to report this evening.

19. ADJOURNMENT

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

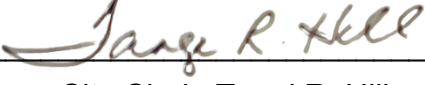
The City Council adjourned at 8:13 p.m.

Adopted: 11/05/2025



Mayor, Samuel Parham

ATTEST:



City Clerk, Tangi R. Hill