



COUNCIL

Communicates

Highlights from City Council Meetings

October 21, 2025

Petersburg Public Library

City Council Members

Ward 1

Marlow Jones

mjones@petersburg-va.org

Ward 2

Darrin Hill

Vice Mayor

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Ward 3

Samuel Parham

Mayor

sparham@petersburg-va.org

Ward 4

Charles Cuthbert

ccuthbert@petersburg-va.org

Ward 5

W. Howard Myers

whowardmyers@petersburg-va.org

Ward 6

Anette Smith-Lee

alee@petersburg-va.org

Ward 7

Arnold Westbrook

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Please Note:

These are not the official minutes of the City Council meeting.

The official minutes and agendas can be accessed on the city website:

www.petersburg-va.org

Please note that the official minutes are not posted until approved by City Council.

Closed Session

3:00 pm

1. Roll Call
Mayor Parham and Councilman Myers not present.
2. Closed Session
The purpose of this meeting is to convene in the closed session pursuant to:
 - a. §2.2-3711(A)(3) of the Code of Virginia for the Purpose of Discussion or Consideration of the Acquisition of Real Property for a Public Purpose and the Disposition of Publicly Held Real Property Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, Specifically Including But Not Limited to the Acquisition and Disposition of Real Property; and
 - b. §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding Petersburg Circuit Court Case No.: CL25000745-00; CL25000409-00; and Other Probable Litigation and Legal Matters Requiring the Advice of the City Attorney
3. Adjournment

Regular Council Meeting
5:00 pm

1. Roll Call
Mayor Parham and Councilman Myers not present.
2. Prayer
Led by Councilwoman Smith-Lee.
3. Pledge of Allegiance
Led by Vice Mayor Hill.
4. Determination of the Presence of a Quorum
Quorum present.
5. Proclamations/Recognitions/Presentation of Ceremonial Proclamations
 - a. Honoring the 75th Anniversary of Club 17, Inc.
 - b. Extra Mile Proclamation
6. Responses to Previous Public Information Posted
Council Communicates.

A motion to table Items 9E, 9F, 9G, 9H, 9I, 9J, 9K, and 9L until City Council's second meeting in November was approved.

A motion to table Items 14A, 14C, 15A, 15B, 15C, 15D, 15E, 15F, and 15G until City Council's second meeting in November was approved.
7. Presentations
 - a. City of Petersburg Strategic Plan 2025-2030 Presentation — Jane Dittmar, University of Virginia Cooper Center - Virginia Institute of Government
Approved.
8. Approval of Consent Agenda (to include minutes of previous meetings):
Approved.
9. Official Public Hearings
 - a. A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund
No public comments.
Approved.

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

Tina Noren

Ms. Noren asked whether bonds are being charged back to citizens. City Manager Altman explained that bonding is a form of borrowing that is repaid over 30 years. Ms. Noren then asked how much of the \$73 million consists of loans. Garry Cozier from Finance stated that approximately \$15 million of the \$73 million is composed of bonds and Virginia Resources Authority (VRA) loans. The remaining funding is from grants.

Barb Rudolph

Ms. Rudolph asked, one-third into the fiscal year, how much had been spent to date. She also questioned the source of the millions spent on stormwater and how \$29 million from ARPA is available. City Manager Altman explained that, for example, the new water tank—approved and nearly complete—cost about \$9 million (grant-funded). Only a small portion of City ARPA funds remains unspent, and the ARPA-related amounts reflect funds that have flowed through other grants. A DCR grant supports stormwater funding.

Johnny Seku

Mr. Seku raised concerns about stormwater funds, noting work on Bank Street while runoff continued down to Old Street. He asked whether plans were in place to address Old Street before conditions worsened. City Manager Altman confirmed that a portion of the identified grant funds is designated to repair the Bank Street sinkhole and the surrounding area. He added that a multi-phase project is planned to address stormwater issues from Bank Street to the river.

Damin Wright

Mr. Wright noted that the strategic plan does not include park improvements or new Parks & Rec equipment. City Manager Altman responded that Council approved CDBG funds this year for park improvements, which have been used for multiple upgrades at Legends and other parks citywide.

Mr. Wright added that the playground equipment at Farmer Street has issues, that Legends Park equipment is unsafe, and asked about the status of the bathrooms at Legends Park. **New playground equipment will be installed at Legends Park and the restrooms at Legends Park have been upgraded.**

Approved.

c. A Public Hearing for Consideration of a Resolution Authorizing the Issuance of General Obligation Bond Anticipation Notes

Public Hearing

Barb Rudolph

Ms. Rudolph asked about the casino's "one-time" funding, seeking clarification on whether it refers to money that arrives annually. City Manager Altman explained that the City is tracking projects to prevent duplicate spending of casino funds and noted that \$15 million of the one-time casino funding can be leveraged to secure \$30 million in additional funding.

Tina Noren

Ms. Noren asked how bond payments are allocated. City Manager Altman said the budget includes an annual line item for bond payments. Ms. Noren also asked where the new money to repay bonds will come from. City Manager Altman explained that borrowing to date has been through City revenue sources, and the utility rate increase will help repay infrastructure loans. He noted utility rates haven't been raised since 2019 and haven't kept pace with inflation.

Approved.

d. A Public Hearing to Consider 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

9.5% effective January 1 – about \$7.50 per month on the average residential bill.

No public comments.

Approved - 9.5% increase effective January 1, 2026 – about \$7.50 per month on the average residential bill.

~~e. 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~~

~~f. 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~~

~~g. 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~~

~~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~~

~~i. 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.~~

~~j. 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.~~

~~k. 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~~

~~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~~

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 People's Advantage Helping Hands

Public Hearing

Tina Noren

Ms. Noren questioned how People's would use the funds. A representative from People's stated that the funds will be used to keep people in their residences who are facing financial hardships.

Approved.

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

Public Hearing

Barb Rudolph

Ms. Rudolph explained that some trees have been damaged by construction crews laying the new gas lines in her neighborhood. She also stated that Dominion hurts trees when crews top them.

Approved.

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

Public Hearing

Paula Chester

Ms. Chester stated that she brought visitors downtown, and they had trouble finding parking. She also questioned the "No Parking" sign being placed at the corner of Sycamore and Washington Streets.

Tina Noren

Ms. Noren questioned the City's intent regarding a parking deck and meters.

Approved.

10. Public Information Period

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

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

Julian Green

Mr. Green requested a brief meeting with PAL-DC to advance its Peabody initiative. The organization is seeking custodial ownership of the property and is working with Perkinson & Will Architecture.

Tina Noren

Ms. Noren asked that her street (Leavenworth) be repaved. She also asked what the City is doing to prepare for the government shutdown. Ms. Noren questioned the indirect cost agreements with the City on grants. **There is no indirect cost agreement associated with grants awarded to the City.**

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

Councilman Westbrook

- Expressed hope that Leavenworth will be paved soon.
- Thanked everyone who assisted with his Ward meeting.
- Encouraged support for local youth and PHS Homecoming.
- Highlighted various school initiatives.
- Announced a Day of Celebration for the Hispanic community.
- Noted that crime is lower this year.
- Reminded residents to vote.

Councilwoman Smith-Lee

- Expressed concern about the low attendance at the Petersburg School Strategic Plan presentation.
- Noted that, while on furlough, she is contacting Senators Warner and Kaine and Representative McClellan for help addressing potential funding cuts affecting Petersburg residents.
- Lead meditation.

Councilman Jones

- The City has deep roots and is undergoing a breakthrough.
- Rely only on information from Council or the Communications team; don't be swayed by rumors.
- Don't buy into the hype surrounding NFL players.
- City business must be conducted through fair competition.

Councilman Cuthbert

- Thanked Deputy City Manager Miller and City Manager Altman for adding crosswalks and rumble strips on Bollingbrook and Sycamore Streets.
- Noted installation of new stop signs and replacement of burned-out streetlights.
- Reported a new protocol to identify and address nonworking lights.
- Emphasized traffic and streetlight safety.

Vice Mayor Hill

- Will schedule a Ward 2 meeting soon, and a meeting focused on business readiness for the casino.
- Thanked Councilwoman Smith-Lee for providing gas cards to furloughed workers.
- Praised the rumble strips as effective; hasn't observed drivers running stop signs.
- Recommended installing additional rumble strips in other areas.

12. Items removed from Consent Agenda

None.

13. Finance and Budget Report

a. Department of Finance Monthly Update

Reported that all departments are on track for spending.

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~~

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

Motion to amend approved.

~~c. Consideration of an Ordinance to Approve a Request by Chris Winslow of Winslow, McCurry & MacCormac, 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~~

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.~~

~~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.~~

~~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.~~

~~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, Virginia.~~

~~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.~~

~~f. Consideration of a Resolution Authorizing the City Manager 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.~~

~~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.~~

Motion to table to the second meeting in November approved. The table is needed because many of the properties should have been combined, and some require deeper investigation by Department Heads.

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

Motion to table approved.

16. City Manager's Report and Special Reports
The City Manager thanked Council for acting on the strategic plan and stated that staff would now work on developing implementation strategies. He also thanked Council for adopting the bond anticipation notes and the utility rate increase, which will help the City move forward with improving services. He agreed with Vice Mayor Hill that it is essential for local businesses to recognize opportunities that will come with the opening of the temporary casino. He also agreed with more speed bumps as the City explores solutions to speeding.
17. Business or reports from the Clerk
None.
18. Business or reports from the City Attorney
None.
19. Adjournment