

**CITY OF COLONIAL HEIGHTS, VIRGINIA  
Regular Meeting of City Council  
Tuesday, March 8, 2022**

**1. Call to Order**

**The Regular Meeting of City Council was called to order by Mayor Kochuba at 7:00 P.M.**

**2. Roll Call**

**The following members of Council and Council's staff were present for roll call by the Clerk:**

**Present:** Councilman Kenneth B. Frenier  
Councilman John E. Piotrowski  
Councilwoman Dr. Laura F. Poe  
Councilman Robert W. Wade  
Councilman John T. Wood  
Vice Mayor Elizabeth G. Luck  
Mayor T. Gregory Kochuba

**Absent:** None

**Also Present:** Mr. Douglas E. Smith  
Mrs. Jeri-Ann Tomlin, Paralegal  
Mrs. Pamela B. Wallace, Clerk

**3. Devotion**

**A devotional prayer was led by Mayor Kochuba.**

**4. Pledge of Allegiance**

**The Pledge of Allegiance was led by Mayor Kochuba.**

**5. Adoption of Agenda**

**A motion was made by Mayor Kochuba, seconded by Mr. Wade, to amend the agenda by removing Items 10C, an Ordinance No. 22-1 and 10D, an Ordinance No. 22-2 to be considered at a later date determined by the applicant.**

**Vote: 7-0  
Yes: Frenier  
Piotrowski**

**Regular Meeting Minutes**

**March 8, 2022**

**Page 2**

**Poe**  
**Wade**  
**Wood**  
**Luck**  
**Kochuba**  
**No: None**  
**Absent: None**  
**Abstained: None**

**Motion: UNANIMOUS PASS**

**A motion was made by Mr. Frenier, seconded by Dr. Poe, to approve the agenda as amended.**

**Vote: 7-0**  
**Yes: Frenier**  
**Piotrowski**  
**Poe**  
**Wade**  
**Wood**  
**Luck**  
**Kochuba**  
**No: None**  
**Absent: None**  
**Abstained: None**

**Motion: UNANIMOUS PASS**

**6. Declarations of Personal Interest**

**A declaration was read by Dr. Poe and filed with the Clerk.**

**7. Commendations and Presentations**

- A. A PROCLAMATION**  
**Designating March 20-26, 2022 as “DeMolay Week” in the City of Colonial Heights, Virginia.**

**8. Reading of Manner of Addressing Council.**

**Mrs. Wallace read the Manner of Addressing Council.**

**9. Written Petitions and Communications**

**Regular Meeting Minutes**

**March 8, 2022**

**Page 3**

There were none.

**10. Advertised Public Hearing**

**A. A RESOLUTION NO 22-8**

**A Resolution of the City Council of the City of Colonial Heights, Virginia Authorizing the Issuance of General Obligation Public Improvement and Refunding Bonds, Series 2022.**

A motion was made by Mr. Piotrowski, seconded by Mrs. Luck, to adopt Resolution No. 22-8.

Mr. Kevin Roddy, the City's financial advisor, provided updates relative to the current market rates and the effects on the current transaction. Mr. Roddy advised that the interest rates had remained virtually the same and as awaiting confirmation to move forward with approval in approximately three weeks.

**Council Comments:**

Addressing Mr. Wade's question relative to the City bond rating, Mr. Roddy advised this would not affect the City's current rating.

**Public Comment: There were none.**

**Vote: 7-0**  
**Yes: Frenier**  
**Piotrowski**  
**Poe**  
**Wade**  
**Wood**  
**Kochuba**  
**Luck**  
**No: None**  
**Absent: None**  
**Abstained: None**

**Motion: UNANIMOUS PASS**

**B. A RESOLUTION NO 22-7**

**A Resolution to acquire by condemnation, if necessary, certain portions of Parcel Identification Numbers 50000200038, 50000200039, and 50000200044 in fee simple together with**

**Regular Meeting Minutes**

**March 8, 2022**

**Page 4**

**certain easements for the Westover Avenue Intersection  
Modernization and improvement Project.**

**A motion was made by Mr. Frenier, seconded by Dr. Poe, to adopt Resolution No. 22-7.**

**Mr. Flippen provided background information on the project which would install a dedicated right-turn lane from Westover Avenue on to the Boulevard. Mr. Flippen further advised staff had made every effort to minimize the effect on property owners relative to on-street parking conditions and noted they would be taking between 6' and 8' instead of the usual 12'.**

**Council comments:**

**Addressing Mayor Kochuba's question relative to the total cost of the project, Mr. Flippen advised the total cost was approximately \$1M; however, it was funded 100% by state and federal funds.**

**Continuing, Mr. Flippen addressed Mr. Wade's question relative to the number residents affected, stating of the eight, agreements had been reached with five with negotiations still ongoing with two.**

**Addressing Mr. Wood's comments, Mr. Flippen advised that the project would enhance the level of pedestrian and vehicular traffic.**

**Mr. Flippen, addressing Mayor Kochuba's question, advised that staff had been working with property owners to assist with the enhancement of parking at the affected residences.**

**Vote: 6-1  
Yes: Frenier  
Poe  
Wade  
Wood  
Kochuba  
Luck  
No: Piotrowski  
Absent: None  
Abstained: None**

**Motion: PASS**

**C. AN ORDINANCE NO 22-1**

**(First Reading) To grant a special exemption permit to Southpark Mall CMBS LLC to permit multi-family residential apartments at the site of the former Sears Building located at Southpark Circle, also known as parcel identification number 6804700013, which is zoned GB – General Business District.**

**This item was removed from the agenda to be placed on a future agenda to be determined by the applicant.**

**D. AN ORDINANCE NO 22-2**

**(First Reading) To grant a special use permit to Southpark Mall CMBS LLC, located at Southpark Circle, also known as parcel identification number 68204700013, and zoned GB – General Business, to allow the redevelopment of the former Sears Building into multi-family residential apartments.**

**This item was removed from the agenda to be placed on a future agenda to be determined by the applicant.**

**11. Hearing of Citizens Generally on Non-Agenda Items**

**Nancy Tunstall, 515 Moorman Avenue – Spoke to the City’s need for development along the Boulevard.**

**Warren Hamond, Executive Director of the Colonial Heights Food Pantry – Provided Council with updates on the distribution of food by the Food Pantry and the increase of first-time families using the food pantry in 2021.**

**Sean McCowan, 113 Deerwood Drive – Advised of the deteriorating conditions on Lexington Drive due to erosion.**

**12. Consideration of Uncontested Minutes, Ordinances, Resolutions, and Motions in Accordance with the Consent Agenda**

**A. AN ORDINANCE NO 22-FIN-2**

**(Second Reading) To amend the General Fund Budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022, by appropriating \$32,300, consisting of 1) \$1,200 in assigned fund balance to Water and Sewer; 2) \$26,000 in assigned facility fund balance for the Courthouse HVAC Software upgrade; and 3) \$5,100 in donations to the Sheriff’s Department.**

**To amend the Water and Sewer Fund Budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022, by**

**Regular Meeting Minutes**

**March 8, 2022**

**Page 6**

appropriating \$125,712, consisting of 1) \$124,512 in refund from the South Central Wastewater Authority (SCWA) for emergency repairs of Crestwood Drive sewer lines; and 2) \$1,200 transferred from the General Fund Assigned Balance.

- B. February 2, 2022 Special Meeting Minutes**
- C. February 8, 2022 Regular Meeting Minutes**
- D. February 15, 2022 Special Meeting Minutes**
- E. February 24, 2022 Special Meeting Minutes**

**A motion was made by Mr. Frenier, seconded by Mr. Piotrowski, to approve the Consent Agenda as presented.**

**Vote: 7-0**  
**Yes: Frenier**  
**Piotrowski**  
**Poe**  
**Wade**  
**Wood**  
**Kochuba**  
**Luck**  
**No: None**  
**Absent: None**  
**Abstained: None**

**Motion: UNANIMOUS PASS**

**13. Introduction and Consideration of Ordinances and Resolutions**

- A. AN ORDINANCE NO. 22-FIN-3**  
**(First Reading) To amend the General Fund Budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022, by appropriating \$7,900, consisting of 1) \$7,500 in E-Citation funds to the Police Department; and 2) \$400 in donations to the Library.**

**A motion was made by Mrs. Luck, seconded by Dr. Poe, to adopt Ordinance No 22-FIN-3.**

**Mr. Smith provided brief comments relative to the appropriations; however, there was no discussion by Council.**

**Regular Meeting Minutes**

**March 8, 2022**

**Page 7**

**Vote: 7-0**  
**Yes: Frenier**  
**Piotrowski**  
**Poe**  
**Wade**  
**Wood**  
**Luck**  
**Kochuba**  
**No: None**  
**Absent: None**  
**Abstained: None**

**Motion: UNANIMOUS PASS**

**14. Unfinished Business, Contested Ordinances and Resolutions, And Items Removed from the Consent Agenda.**

**There was none.**

**15. Reports of Officers and Documents Related Thereto.**

**A. City Manager**

**1. General Activity Report**

**Mr. Smith provided Council with the following dates of interest:**

- March 15 – Council Work Session**
- April Budget Meetings**
- March 25-27 – Colonial Heights and Petersburg Home and Garden Show at Keystone Truck and Tractor Museum**
- April 29 – Arbor Day at White Bank Park**
- April 30 – Adopt-a-Roadway Spring Clean-up**

**B. City Attorney**

**In the absence of Mr. Fisher, Jeri-Ann Tomlin, Paralegal, advised there was nothing to report from the City Attorney's Office.**

**C. Director of Planning and Community Development**

**Mr. Smith advised that the Planning Commission met on March 1 and approved a 21-home subdivision for White Bank Landing.**

**Regular Meeting Minutes**

**March 8, 2022**

**Page 8**

**16. Adjournment**

**There being no further business, a motion was made by Mr. Wade, seconded by Dr. Poe, and carried unanimously on voice vote to adjourn the meeting. The meeting was adjourned at 7:57 P.M.**

**APPROVED:**

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**T. Gregory Kochuba, Mayor**

**ATTEST:**

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**Pamela B. Wallace, City Clerk**