

**CITY OF COLONIAL HEIGHTS, VIRGINIA**  
**Special Meeting of City Council**  
**Tuesday, April 26, 2022**

**1. Call to Order.**

The Special Meeting of City Council was called to order by Mayor Kochuba at 5:30 P.M.

**2. Roll Call.**

**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, City Manager  
Mr. Hugh P. Fisher, III, City Attorney  
Mrs. Pamela B. Wallace, City Clerk

**3. Declarations of Personal Interest**

Declarations were read by Mrs. Luck and Messrs. Wade and Wood.

**4. Closed meeting pursuant to the Code of Virginia in accordance with the following provision:**

- Paragraph A.3 of Section 2.2-3711, to discuss or consider the disposition of a 1.489-acre parcel of publicly held real property that is zoned BB Boulevard Business District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

A motion to convene in closed meeting was made by Mr. Wade, seconded by Mr. Fernier, at 5:36 P.M.

**Vote:** 7-0  
**Yes:** Frenier  
Piotrowski  
Poe  
Wade  
Wood  
Luck  
Kochuba

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**No: None**  
**Absent: None**  
**Abstained: None**

**Motion UNANIMOUS PASS**

**5. Voice Vote – Come back into Open Session.**

**A motion to reconvene in open session was made by Mayor Kochuba, seconded by Mr. Wade, and carried unanimously on roll call vote at 6:03 P.M.**

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

**Motion UNANIMOUS PASS**

**As stated by the Clerk, Council was in a closed meeting pursuant to the Code of Virginia in accordance with the following provision:**

- Paragraph A.3 of Section 2.2-3711, to discuss or consider the disposition of a 1.489-acre parcel of publicly held real property that is zoned BB Boulevard Business District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.**

**Consideration of the following certification:**

**Each member will now certify that to the best of the member's knowledge (i) only public business matters lawfully exempted from open meeting requirements of the act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body. Any member who believes there was a departure from the requirements of clauses (i) and (ii), shall so state prior to the vote, indicating the substance of the departure that, in his judgment, has taken place.**

**Council members approved this certification, without any stating departure from the requirements of clauses (i) and (ii), by the following roll call vote:**

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

**Motion UNANIMOUS PASS**

**6. Reading of Manner of Addressing Council.**

**Mr. Fisher read the Manner of Addressing Council.**

**7. Advertised Public Hearings:**

- A. A RESOLUTION NO 22-15 – Advertised Public Hearing 5:30 P.M.  
Approving a Lease Agreement with Collegiate Baseball Experience for  
the use of Shepherd Stadium.**

**A motion was made by Mr. Piotrowski, seconded by Mrs. Luck, to adopt Resolution No. 22-15.**

**Mr. Smith recalled staff's previous discussed revisions to the lease agreement and advised of the following revisions:**

- Extension of the current three-year agreement to five years through October 31, 2026, to include no increase in annual lease payment amounts.**
- Revised indemnification language.**

**There were no comments from the public or Council.**

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

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**Motion UNANIMOUS PASS**

- B. Proposed Real Property Tax Increase – Advertised Public Hearing 6:00 P.M.**

**(Note: The City is not increasing the current property tax rate of \$1.20 per \$100 assessed value).**

**Mr. Smith advised that the City was required to hold a public hearing to maintain the current real property tax rate due to the increase in assessed values from the January 1, 2022 reassessment of property values. Mr. Smith also advised that the city was not increasing the current property tax rate of \$1.20 per \$100 of assessed value.**

**Public Comment:**

**Larry Fox, 202 Woodridge Road – Mr. Fox provided comments suggesting that the current tax rate be maintained; further noting that some localities were reducing their rates. Mr. Fax also suggested tax breaks for senior citizens.**

**Cecelia Lewis, 204 Woodridge Road – Spoke in opposition of the tax increase and asked that Council consider tax breaks for senior citizens.**

**Mr. Fisher clarified tax abatement guidelines for senior citizens as stated in the City Code.**

**Addressing Mr. Lewis' comments, Mrs. Luck clarified that half any revenue collected by increased taxes, went directly to City schools.**

- C. AN ORDINANCE NO 22-FIN-5 – Advertised Public Hearing 7:00 P.M.  
(First Reading) Appropriating and providing funds for financing the City of Colonial Heights Public School Budget for the fiscal year beginning July 1, 2022 and ending June 30, 2023, and approving such budget.**

**A motion was made by Mr. Piotrowski, seconded by Mrs. Luck, to adopt Ordinance No. 22-FIN-5.**

**Mayor Kochuba clarified the process by which the schools were funded stating they received over 50.7% of the City's revenue sources.**

**Before continuing with the Public Hearing, Mr. Smith recognized Ms. Melissa Lynch, Finance Director for the City's schools.**

**Public Comment: There were none.**

**Council Comment:**

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Addressing Mrs. Luck's question, Mrs. Lynch advised that the School Board Budget was available for viewing on the school's website.

Mr. Wood stated that the overall budget had increased approximately 15%.

There being no further comments, Mayor Kochuba called for the vote.

<b>Vote:</b>	<b>7-0</b>
<b>Yes:</b>	<b>Frenier</b>
	<b>Piotrowski</b>
	<b>Poe</b>
	<b>Wade</b>
	<b>Wood</b>
	<b>Luck</b>
	<b>Kochuba</b>
<b>No:</b>	<b>None</b>
<b>Absent:</b>	<b>None</b>
<b>Abstained:</b>	<b>None</b>

**Motion UNANIMOUS PASS**

**8. A Work Session on the Following Items:**

**A. Presentation and Discussion of the Proposed FY23-27 Capital Improvement Plan**

Mr. Smith advised that the CIP had been discussed, considered, and approved by the Planning Commission at April regular meeting.

Mr. Smith presented the following:

- \$158.5M total projects (funded and unfunded)
- \$17M proposed funded projects
- \$13.9M in debt required for proposed projects
- \$141.4M in projects remain unfunded.

Mr. Smith provided the FY23 projects and the net cost which totaled 13 projects and \$4,306,688.00. Continuing, Mr. Smith advised of the following funding sources:

- |  |             |
|--|-------------|
| • General Fund "Pay-Go"                | \$ 12,000   |
| • Use of Assigned General Fund Balance | \$ 175,000  |
| • Stormwater Transfer Fund Balance     | \$3,688,088 |
| • Issuance of Debt – General Fund      | \$4,306,688 |

Mr. Smith's presentation also included information relative to funding for the two high school projects. At the conclusion of his presentation, Mr. Smith provided the CIP

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**budget calendar which noted the Public Hearing and adoption of the CIP at the May 10, 2022 regular Council meeting.**

**At the conclusion of the presentation, Mr. Smith and staff addressed questions specifically related to individual projects noted in the CIP. There being no additional comments or questions, Mayor Kochuba moved to Item 8C Discussion Regarding Personal Property Tax Rate.**

**C. Discussion regarding Personal Property Tax Rate**

**Mr. Smith recalled Council's prior discussion regarding the proposed Personal Property Tax Rate and made a presentation providing information proposing two options to address a change in the rate. Option 1 would decrease certain categories (motorcycles, trucks under 10,000 lbs., and vehicles over 4,001 lbs., and under 4,000 lbs.) from \$3.50 to \$3.00; or Option 2 would decrease all categories to \$3.10. At the conclusion of Mr. Smith's presentation, he advised it was staff's recommendation to leave the rate at \$3.50 for the current year with review for possible changes for the upcoming year.**

**After several minutes of comments and discussion from Council members, a motion was made by Mr. Wade, seconded by Mrs. Luck, to approve Option 2 of a rate of \$3.10 on all vehicles, to be reviewed for returned to \$3.50 next year.**

<b>Vote:</b>	<b>6-0</b>
<b>Yes:</b>	<b>Frenier Piotrowski Wade Wood Luck Kochuba</b>
<b>No:</b>	<b>None</b>
<b>Absent:</b>	<b>Poe</b>
<b>Abstained:</b>	<b>None</b>

**Motion UNANIMOUS PASS**

**B. Discussion on the Proposed Service Agreement for Municipal Solid Waste Collection and Disposal Services with Central Virginia Waste Management Authority**

**Discussion proceeded after Council and staff's discussion on the Personal Property Tax Rate.**

**Mr. Smith provided information relative to the current service agreement between the City and CVWMA which was to expire June 30, 2022. After brief review of the selection process, Mr. Smith advised that the contract had been awarded to Waste**

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Management further advising that CVWMA executed the contract with Waste Management in March 2022 and recently submitted the Service Agreement for City review. At the conclusion of Mr. Smith's comments, he introduced Ms. Kim Hynes, Executive Director CVWMA who provided the following information relative to the service agreement:

- **Procurement process and timeline**
- **Cost proposal comparison – The monthly cost per household for service only; not to include cart is \$13.12.**
- **New Waste Management contract**
  - **Collection Remains weekly on Wednesdays.**
  - **New Larger (95 gallons) Trash Can – holds 40% more garbage (at least 2 full kitchen bags more).**
  - **Additional cans will be available for those that need extra room.**
  - **Will begin delivery June 20 through June 29.**
  - **What to do with the old cart? Leave on curb until removed.**
  - **Trash will not be collected from the old carts or any other can, other than the CVWMA issued can.**
- **Bulky Waste**
  - **Bulky waste pick-up requirements remain the same with the exception that residents will be required to schedule bulk pick up by 2:00pm on Tuesdays to be picked up on Wednesday.**

At the conclusion of Ms. Hynes' presentation, she addressed several council members' concerns relative to continued assistance for handicapped and elderly customers; and the new bulk waste change concerning bags outside the can and the required notification to Waste Management requesting bulk waste pickup. Ms. Hynes advised that there would be no change relative to assistance for handicapped and elderly assistance and the new cans were larger and should accommodate a larger volume; however, an additional can could be requested.

Mayor Kochuba expressed his concerns relative to the use of City alleyways; and specifically, did the contract allow for collection in alleyways? Mr. Smith advised that the contract did specifically address collection in alleyways.

There being no further questions, Mr. Smith advised of staff's notification procedure for the change in service and further advised of VVWMA's willingness to work with staff relative to implementation of the proposed changes in the contract.

**7. Adjournment.**

There being no further discussion, a motion to adjourn the Special Meeting was made by Mr. Wade, seconded by Mr. Piotrowski, and carried unanimously on voice vote at 8:48 P.M.

**APPROVED:**

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**T. Gregory Kochuba, Mayor**

**ATTEST:**

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**Pamela B. Wallace, City Clerk**