



Colonial Heights
City Council Special Meeting
March 16, 2021

Colonial Heights City Council Meeting

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- 1. Call to Order**
- 2. Roll Call**
- 3. Declarations of Personal Interest**

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4. A Work Session On The Following Items:

A. AN ORDINANCE NO 21-4

(First Reading) Awarding the City Manager a 2% bonus.

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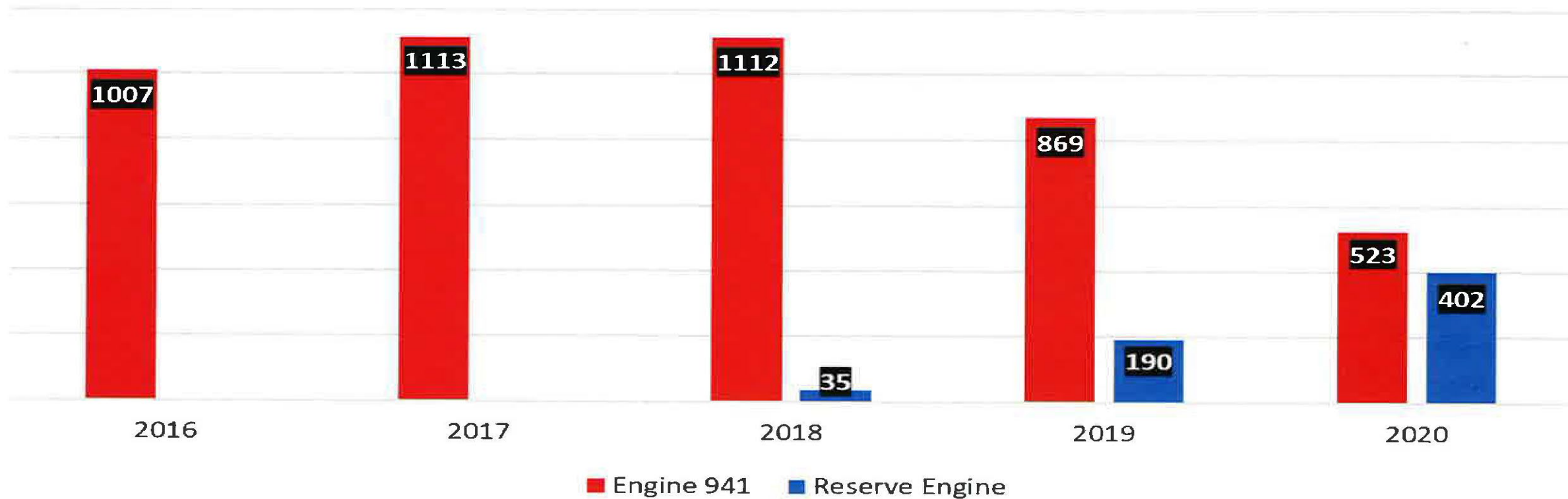


6. A Work Session On The Following Items:

B. Discussion On The Proposed FY22-FY26 Capital Improvement Plan

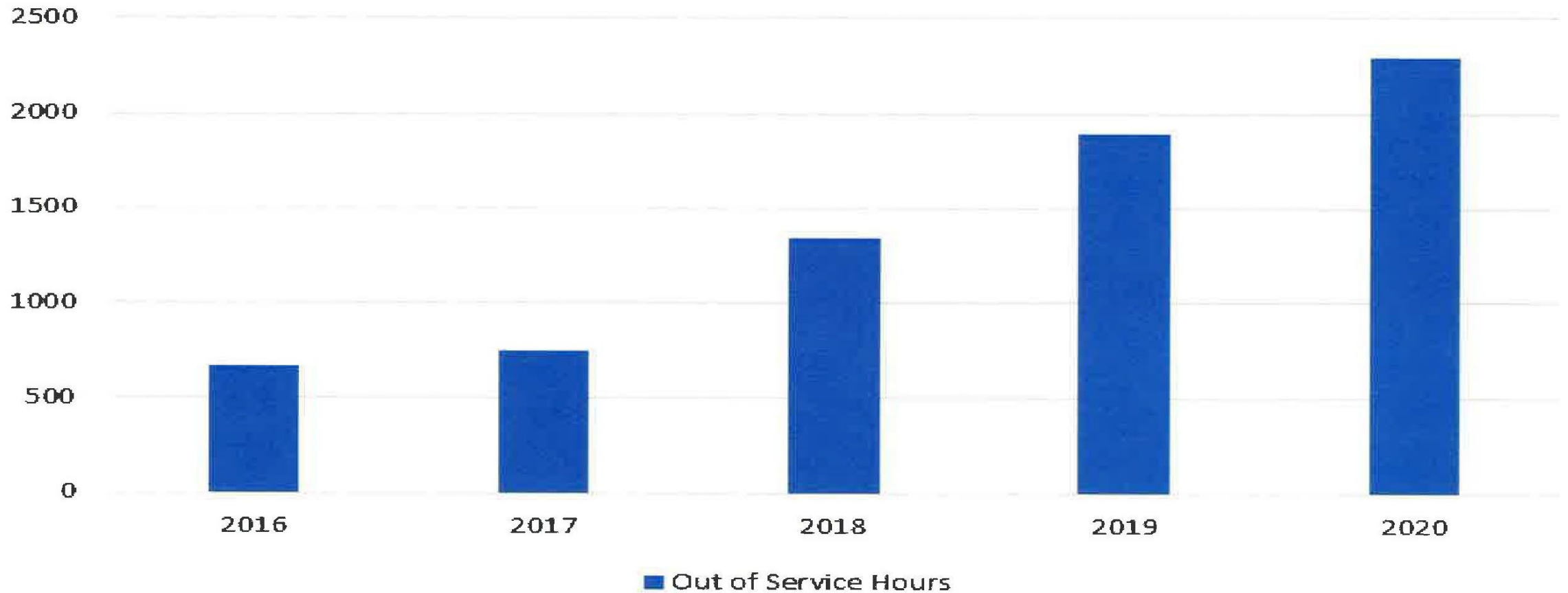
FIRE ENGINE 941

Engine 941



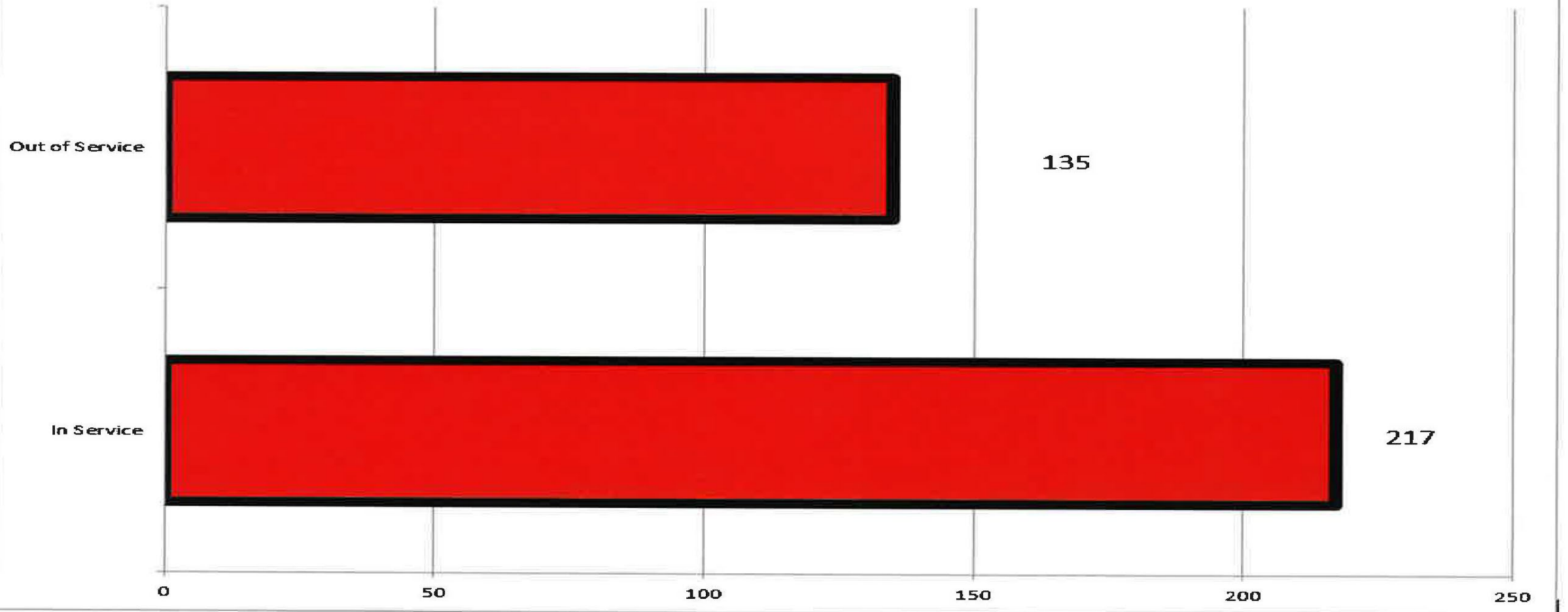
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Out of Service Hours



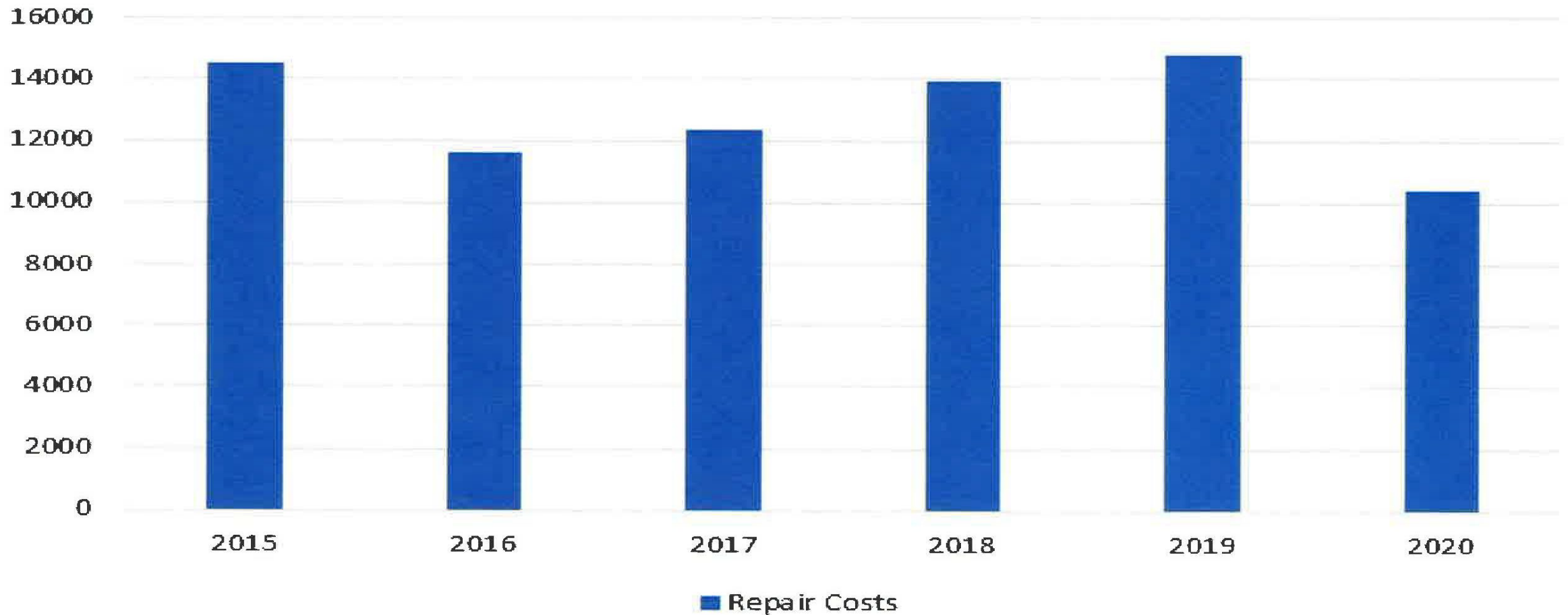
FIRE ENGINE 941

**E941 Days Out Of Service
Dec 2019-Dec 2020**



FIRE ENGINE 941

Repair Costs





City Manager's Proposed FY2022 – FY2026 Capital Improvements Plan

Presentation to City Council

March 9, 2021



FY22-FY26 Capital Improvement Plan

- Total Requests of \$174M in projects costing \$164M
- Projects proposed for funding FY22-FY26:
 - \$35.5M total costs
 - \$10.2M in state and federal transportation funds & grants
- \$21M in debt required for proposed projects
- \$138M in requested projects remain unfunded



“Placeholder” projects

- Three studies with multiple, prioritized projects
 - City facilities security
 - Total Maximum Daily Load (TMDL)
 - Utility rates



1st Year (FY22) Projects & FY22 Net Cost

- City Facilities Security Upgrade (Including Courthouse) \$1,000,000
- Demolish the structure at 218 Highland Avenue 50,000
- Fire & EMS Engine 941 Replacement 800,000
- Lexington Drive Outfall and Storm Sewer 425,000
- Appomattox River Greenway Trail - Phase V 118,787*
- Lakeview Avenue Modernization Phase I 0**
- Boulevard at Temple Ave. Intersection Improvements 0**

* 80% Funded by State/ Federal Transportation Grants

** 100% Funded by State/ Federal Transportation Grants

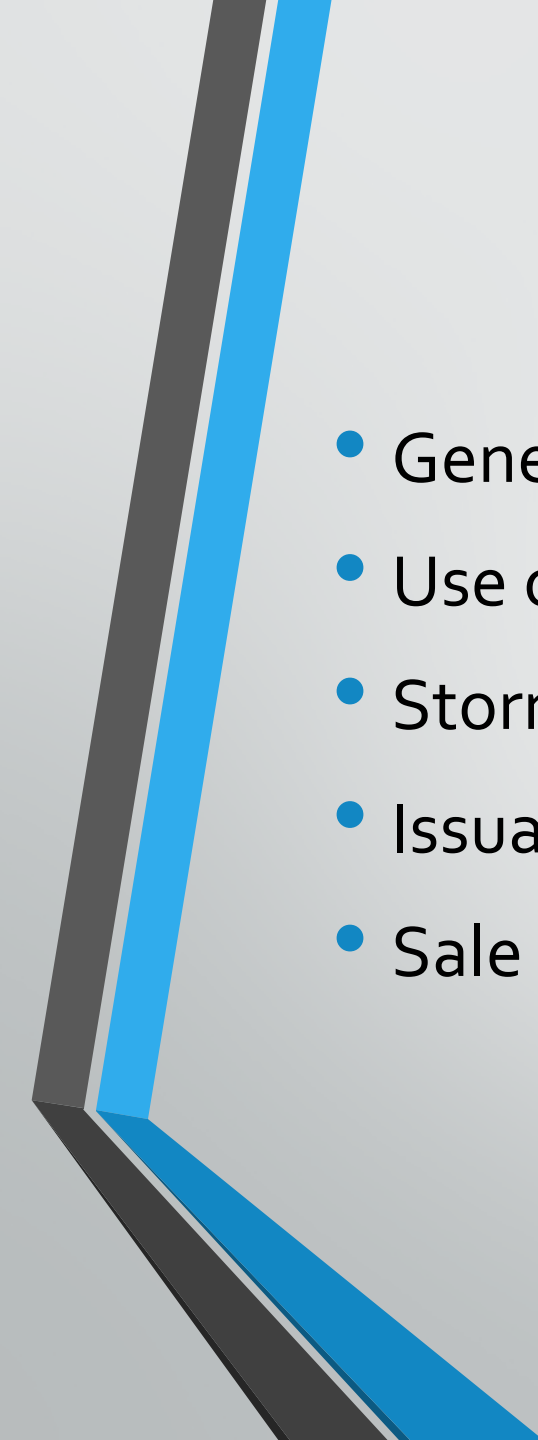
1st Year (FY22) Projects & FY22 Net Cost

• Boulevard at Westover Intersection Improvements	\$0 ^{**}
• Branders Bridge Right Turn Lane Extension	0 ^{**}
• Colonial Heights High School Sidewalks	14,800 [*]
• Animal Shelter Entrance Improvements Phase I	100,000
• Main Pump Station Valve Replacement	100,000
• Hill Place Sewer Replacement	300,000
• Shepherd Stadium Infield/ Outfield Turf Renovation	<u>140,000</u>
	\$3,048,587

* 80% Funded by State/ Federal Transportation Grants

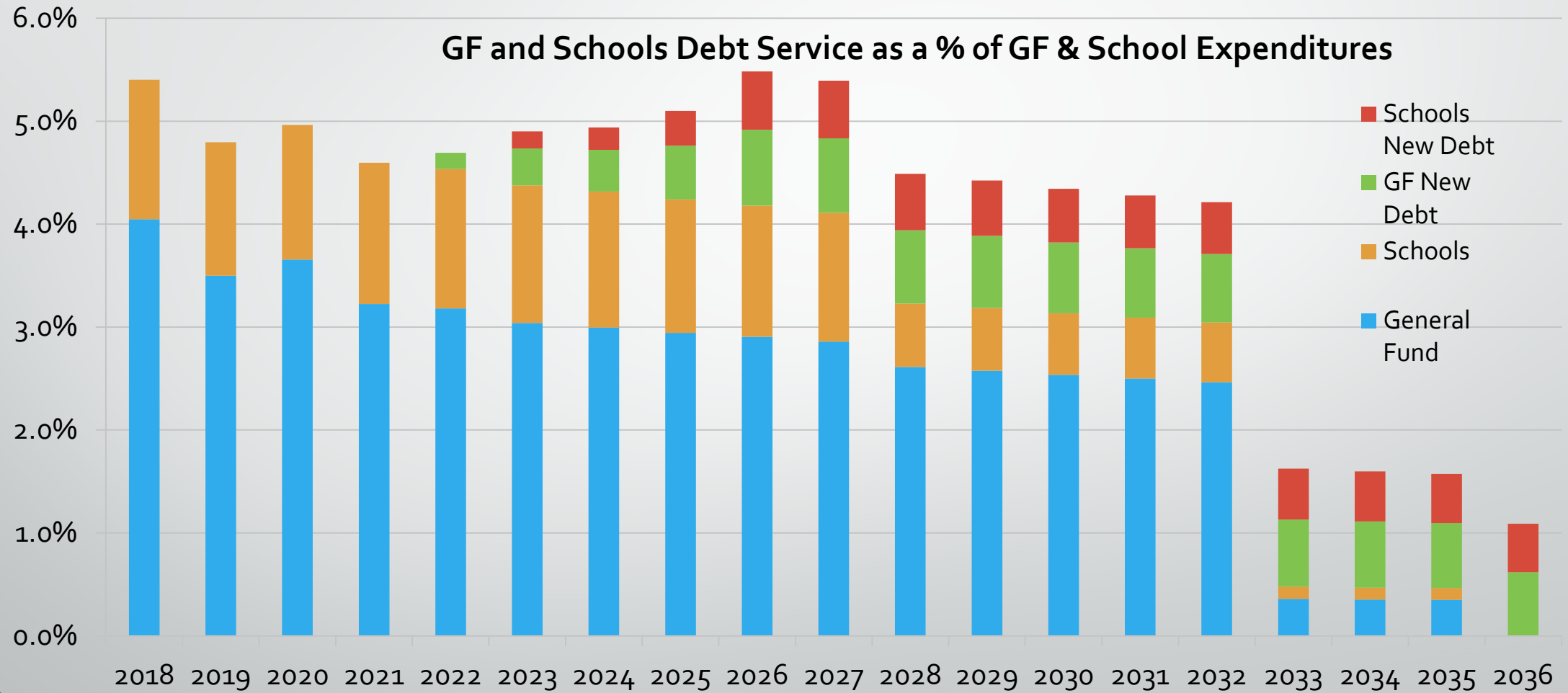
** 100% Funded by State/ Federal Transportation Grants

Project Funding- FY22



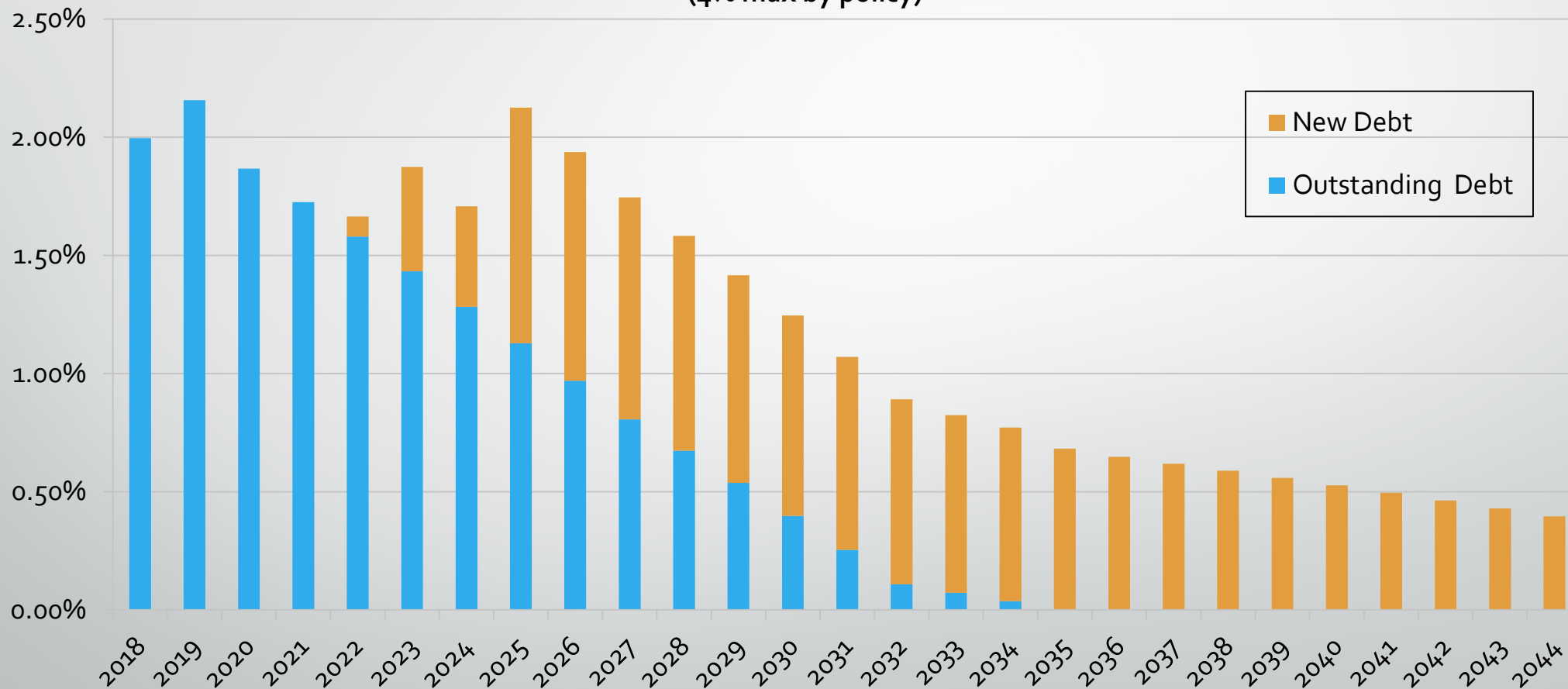
• General Fund “Pay-Go”	\$133,587
• Use of Assigned General Fund Balance	610,000
• Stormwater Fund Balance	425,000
• Issuance of Debt- General Fund	1,780,000
• Sale of Property Proceeds	<u>100,000</u>
	\$3,048,587

General Fund & School Debt Service



All Outstanding Debt

G/O Debt as % of Assessed Value
(4% max by policy)



Operating budget & CIP calendar

- March 2 Presentation of CIP to Planning Commission
- March 9 Presentation of CIP to City Council
- March 16 Work Session on CIP
- April 13 Presentation of City Manager's Proposed Operating Budget
Public Hearing on CIP
- April 20 City Council Work Session on Budget
- April 27 Public Hearing on Proposed Budget
Public Hearing on Proposed 2022 Tax Rates
First Reading of School Division/ City Budget
Adoption of CIP
- May 4 Work session on Budget (if needed)
- May 11 Second Reading and Final Adoption of Operating Budget



Questions/ comments

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6. A Work Session On The Following Items:

C. Discussion Regarding Mobile Food Units



MOBILE FOOD UNITS

WORKSESSION 03/16/2021



PREVIOUS ACTIONS

Mobile Food Units

- Mobile Food Units & Farmers Markets – Ordinance No. 17-25 adopted 11/14/2017
- Mobile Food Units & “Special Events” - Ordinance No. 18-26 adopted 1/8/2019

DISCUSSION ON CURRENT ORDINANCE

Permitted Locations & Length of Stay

Two Points of Discussion:

1. Permitted Locations

2. Length of Stay

PERMITTED LOCATIONS

Ordinance 18-26

A. General standards:

B. Where allowed:

- (1) Subject to compliance with the provisions of this section, mobile food units shall be allowed in the following locations:
 - (a) The BB Boulevard Business District;
 - (b) The GB General Business District; and
 - (c) The real property of a religious assembly.
- (2) Exception for homeowners. The owner of a home in a residential zoning district is authorized to have one or more mobile food units at his home for noncommercial uses. Such a homeowner shall be exempt from this section's requirements, except that he shall not violate any federal, state, or local law.
- (3) City-owned property. The Director of the Department of Recreation and Parks is authorized to allow mobile food units on City-owned real property for specific events, and the Director shall impose those requirements on mobile food units that he deems reasonable and necessary.

PERMITTED LOCATIONS

Limitations of current ordinance

Current ordinance does not permit Mobile Food Units in the following zoning district:

- PUD – Planned Unit Development (Dunlop Farms, Conjuror's Neck)
- RO – Residential Office
- I – Industrial

Additionally, the current ordinance only provides exception in residential zoning districts to the real property of religious assembly, but does not provide exception to other civic use types.

PERMITTED LOCATIONS

Recommendation

Staff recommends amending §286-410.6(B)(I) to permit mobile food units at all use types with the exception of residential use types. The current provision for noncommercial use at a home would remain.

LENGTH OF STAY

Ordinance 18-26

- (5) A mobile food unit may locate on the same parcel for up to three consecutive days, and may do so for a maximum of four times a year. Under no circumstances shall a unit operate on the same parcel for more than 12 days in a one-year period.

The current ordinance has been successful at restricting mobile food units to “special event” activities.

Since the launch of mobile food units, three vendors have inquired about more permanent options for vending within the City.

LENGTH OF STAY

Recommendation

Staff recommends that Council consider expanding the scope of the mobile food unit ordinance to permit more permanent options.

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6. A Work Session On The Following Items:

D. Discussion Regarding Rental Properties



RENTAL UNITS

WORKSESSION 03/10/2021



HOUSING PROFILE

Housing Type by Jurisdiction, 2019

	Col Heights	Chesterfield County	Hopewell	Henrico County	Petersburg	Richmond
Single Family Detached	80%	80%	69%	64%	58%	47%
Single Family Attached	4%	4%	5%	12%	5%	8%
Duplex, Triplex, Quadplex	6%	3%	10%	3%	11%	10%
Apartments/ Condos (5-49 units)	9%	9%	10%	16%	19%	22%
Apartments/ Condos (50+ units)	2%	2%	5%	5%	6%	13%
Mobile homes	0%	1%	1%	0%	2%	1%

*Note: *2014-2018 American Community Survey 5-year estimates data used for Colonial Heights, Hopewell, and Petersburg.*

Source: U.S. Census Bureau 2019 American Community Survey 1-year estimates, and 2014-2018 American Community Survey 5-year estimates.

HOUSING PROFILE

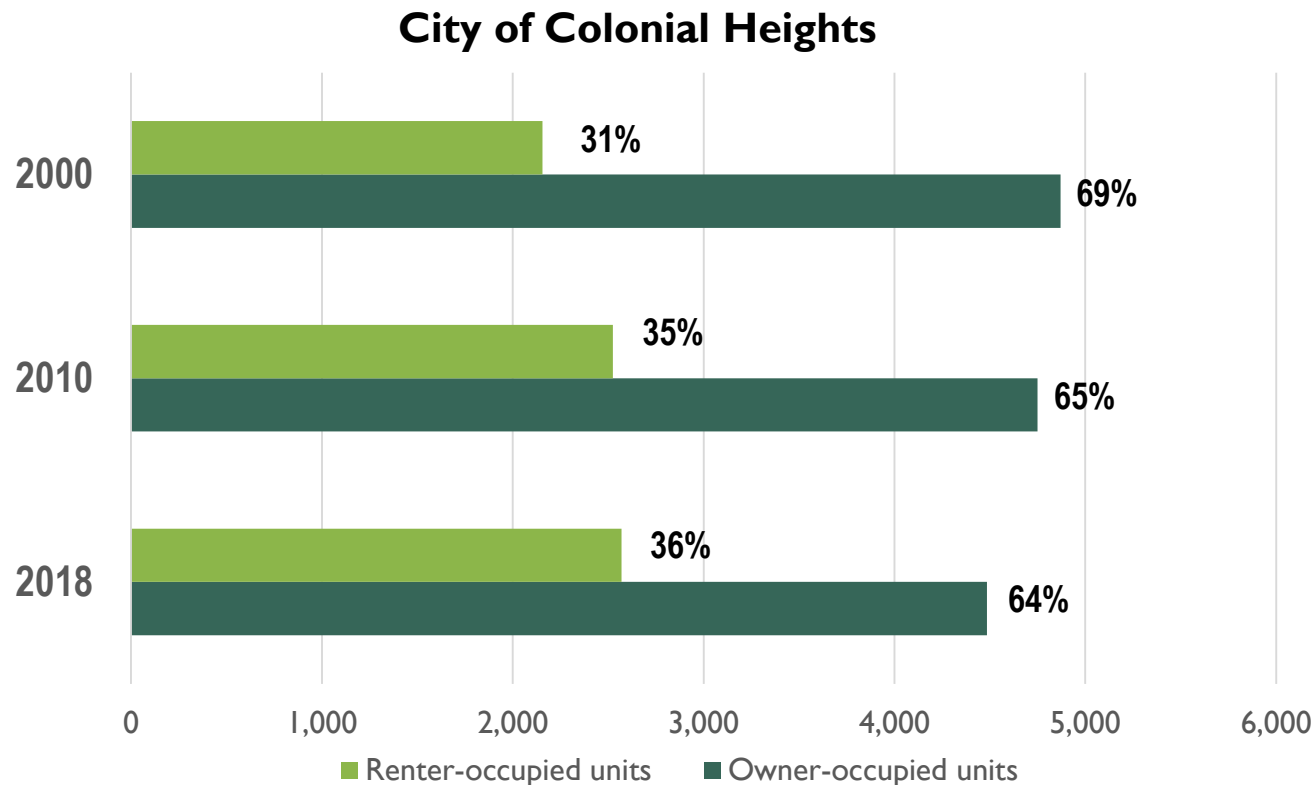
Percent Owner vs Renter, 2018

	Owner %	Renter %
Chesterfield County	75.5%	24.5%
Virginia	66.2%	33.8%
Colonial Heights	63.6%	36.4%
Henrico County	62.7%	37.3%
Hopewell	49.7%	50.3%
Richmond	42.2%	57.8%
Petersburg	40.5%	59.5%

Source: U.S. Census Bureau 2014-2018 American Community Survey 5-year estimates.

HOUSING PROFILE

Longitudinal Study of Percent Owner vs Renter



Source: U.S. Census Bureau 2014-2018 American Community Survey 5-year estimates.

- The gradually increasing number of renters versus homeowners is a national trend.
- In 2010, 33.4% of housing units in the country were renter-occupied.
- In 2018, 36.1% of the housing units in the country were renter-occupied.
- The national current renting level matches the most recent high of 36.2% last set in 1986 and 1988, and approaches the rate of 37% last seen in 1965

(Pew Charitable Trust, "More U.S. households are renting than any point in 50 years, 2017).

TENANT PROFILE

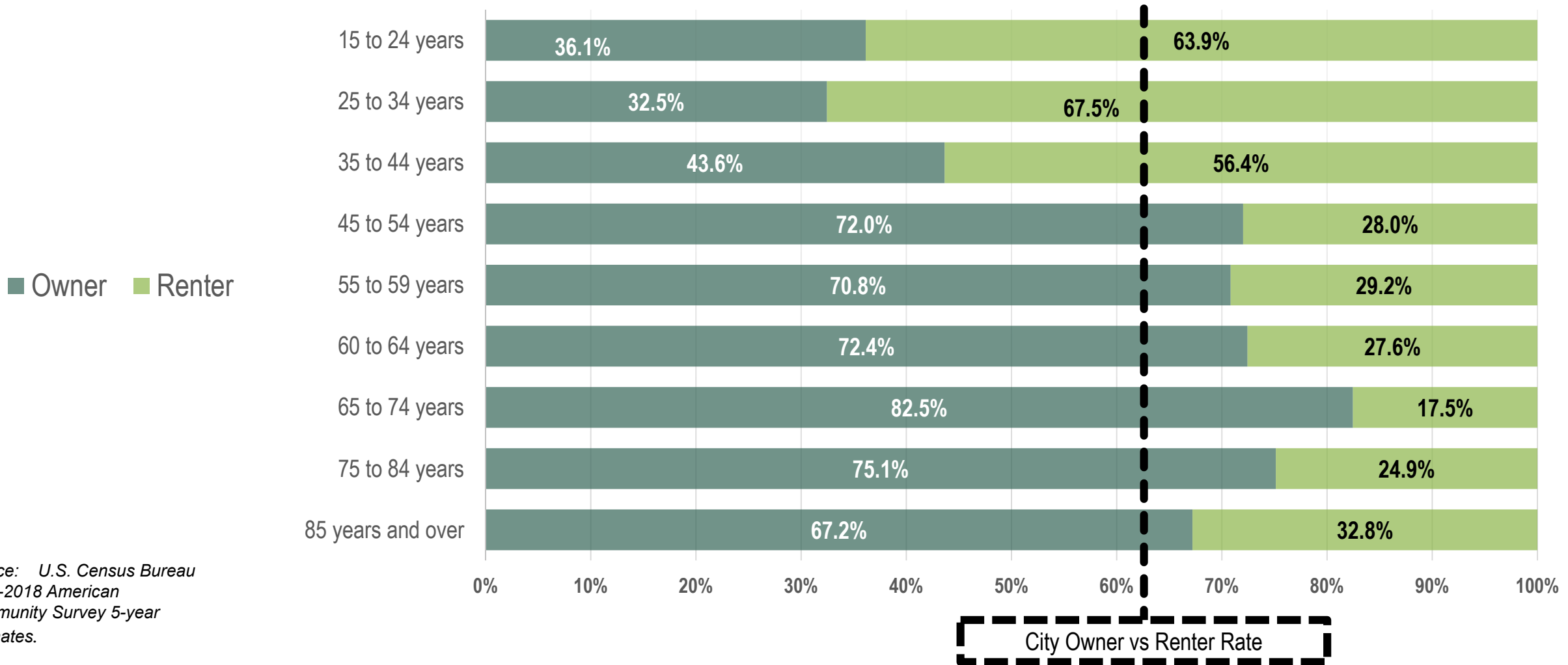
Median Rent, 2010 and 2018

	2010	2018	Total Growth Rate	Annual Growth Rate
Chesterfield County	\$988	\$1,226	24%	2.7%
Henrico County	\$940	\$1,128	20%	2.3%
Colonial Heights	\$834	\$1,013	21%	2.5%
Richmond	\$805	\$979	22%	2.5%
Petersburg	\$770	\$912	18%	2.1%
Hopewell	\$756	\$878	16%	1.9%

Source: U.S. Census Bureau 2006-2010 and 2014-2018 American Community Survey 5-year estimates, and Root Policy Research.

TENANT PROFILE

Rent vs. Own by Age Cohort, Colonial Heights, 2018



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6. A Work Session On The Following Items:

**E. Discussion Regarding Marketing Of The
Residential Rehabilitation Tax Abatement Program**

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5. Adjournment



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