



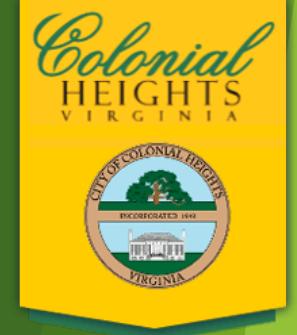
Colonial Heights

City Council Special Meeting

February 15, 2022

Colonial Heights City Council Meeting

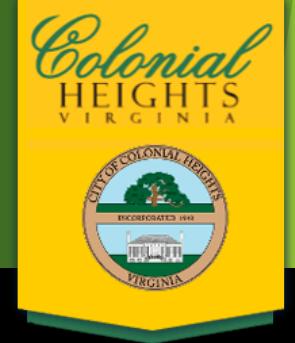
February 15, 2022



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

Colonial Heights City Council Meeting

February 15, 2022

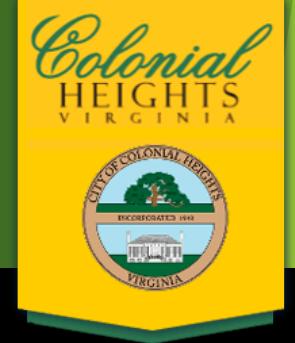


4. Closed Meeting Pursuant To The Code Of Virginia In Accordance With The Following Provisions:

- *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.*
- *Paragraph A.3 of Section 2.2-3711, to discuss or consider the disposition of a 19.83 acre parcel of publicly held real property that is zoned IN, Industrial, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.*

Colonial Heights City Council Meeting

February 15, 2022



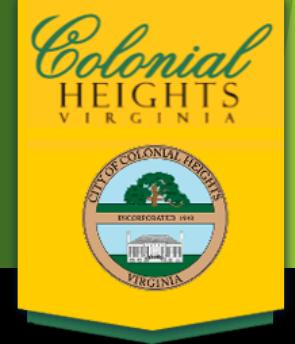
5. Vote To Come Back Into Open Meeting.

The Council has been in a closed meeting pursuant to the Code of Virginia in accordance with the following provisions:

- *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.*
- *Paragraph A.3 of Section 2.2-3711, to discuss or consider the disposition of a 19.83 acre parcel of publicly held real property that is zoned IN, Industrial, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.*

Colonial Heights City Council Meeting

February 15, 2022



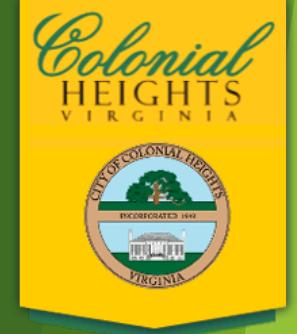
Consideration of the following consideration:

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.

Roll Call. An affirmative vote shall constitute certification of compliance.

Colonial Heights City Council Meeting

February 15, 2022



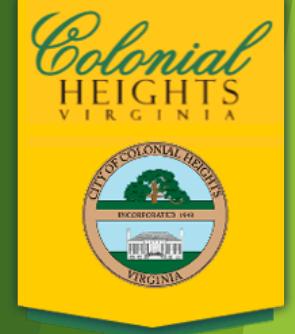
6. A Work Session On The Following Items:

- A. A *RESOLUTION NO. 22-6*

Awarding the City Attorney a 2.5% salary increase.

Colonial Heights City Council Meeting

February 15, 2022



6. A Work Session On The Following Items:

- B. *Discussion Regarding Debt Financing/Re-Financing*



Colonial Heights, VA

Series 2022 Bond Issuance Overview

February 3, 2022

PFM Financial
Advisors LLC

3200 Lauderdale Drive
Suite 102
Richmond, VA 23233

804.780.2850
pfm.com



Summary of Series 2022 Issuance

- Under current market conditions with a 25bps cushion, the preliminary sizing for Series 2022 indicates \$18.79 million of par and \$3.667 million of premium, for a total of \$22.743 million of proceeds
- This produces NPV savings of \$1.01 million (5.6%) assuming frontloaded savings on the refunding component, level debt service on the new money component and a first principal and interest payment of 12/1/2022
- The refunding component currently includes all callable maturities of Series 2012 and Series 2018
- The issuance is structured so that savings are frontloaded through FY2027 in order to smooth the City's aggregate debt service
- This scenario assumes the City would like to borrow \$1.78m of new money proceeds over 15 years for general purposes and \$2.188m of new money proceeds over 20 years for schools

Series 2022 Preliminary Summary				
	New Money Component General Purposes	New Money Component Schools	Refunding Component	Total
Par Amount (\$)	\$1.485 million	\$1.8 million	\$15.505 million	\$18.79 million
True Interest Cost (%)	2.21%	2.66%	1.73%	1.99%
Refunded Par (\$)			\$18.025 million	\$18.025 million
NPV Savings (\$)			\$1.01 million	\$1.01 million
NPV Savings (%)			5.6%	5.6%

- Assumes market conditions as of February 2, 2021 + 25 basis points.
- Assumed delivery date of April 26, 2021
- Cost of issuance of \$200K and underwriters' discount is assumed at \$5 per bond
- New money project fund of \$3,968,088



Effect of Additional Schools New Money Component

- Below is an analysis comparing the potential savings achieved by a refunding (shaded green) vs. the new debt service from a City general purpose borrowing without (no shading) or with additional school needs (red shading)
- The savings reflects a frontloaded structure and assume an equity contribution matching FY2022 savings (\$287k)
- Frontloaded savings maximize savings through FY2027 and then are marginal after, as a way to smooth the City's aggregate debt service

Summary of Options		
	Without Schools	With Schools
Delivery Date	4/26/2022	4/26/2022
Final Maturity	12/1/2036	12/1/2041
Project Fund	\$1,780,000	\$3,968,088
Total Par Amount	\$16,990,000	\$18,790,000
Equity Contribution	\$286,918	
Refunded Maturities	All callable maturities for 2012 and 2018	
Refunded Par	\$18,025,000	
NPV Savings (\$)	\$1,008,929	
NPV Savings (%)	5.60%	

Annual Cash Flow			
	Frontloaded Savings	New Money DS (No Schools)	New Money DS (With Schools)
6/30/2022	\$0	\$0	\$0
6/30/2023	\$211,779	\$139,969	\$282,594
6/30/2024	\$207,958	\$139,500	\$280,875
6/30/2025	\$212,548	\$140,875	\$284,375
6/30/2026	\$213,561	\$142,000	\$282,500
6/30/2027	\$215,945	\$142,875	\$285,250
6/30/2028	\$14,977	\$143,500	\$287,500
6/30/2029	\$11,321	\$143,875	\$284,375
6/30/2030	\$15,037	\$139,125	\$281,000
6/30/2031	\$16,125	\$139,250	\$282,250
6/30/2032	\$19,875	\$139,125	\$283,000
6/30/2033	\$8,136	\$143,625	\$288,125
6/30/2034	\$4,435	\$142,750	\$287,625
6/30/2035	\$6,384	\$141,625	\$286,625
6/30/2036	\$0	\$140,250	\$285,125
6/30/2037	\$0	\$143,500	\$288,000
6/30/2038	\$0	\$0	\$143,875
6/30/2039	\$0	\$0	\$143,000
6/30/2040	\$0	\$0	\$141,875
6/30/2041	\$0	\$0	\$145,375
6/30/2042	\$0	\$0	\$143,500
Total	\$1,158,079	\$2,121,844	\$4,986,844

1. Assumes market conditions as of February 2, 2021 + 25 basis points.

2. Assumed delivery date of April 26, 2021

3. Cost of issuance of \$200K and underwriters' discount is assumed at \$5 per bond

* Negated by equity contribution



Existing and Projected Debt Service

- ◆ The chart below shows the City's existing debt by year
- ◆ Red indicates debt service that will be refunded by Series 2022 (as thus retired), and the green indicates additional debt service created by Series 2022 (both refunding and new money needs)

Debt Service							
Year	Series 2012	Series 2015_NM	Series 2015_Ref	Series 2016	Series 2018 - Bank Loan	Series 2022	Total after Series 2022
2022	\$1,284,075	\$232,400	\$652,700	\$110,781	\$89,143	\$0	\$2,369,099
2023	\$1,505,550	\$279,250	\$712,550	\$847,038	\$497,725	\$2,074,090	\$3,912,928
2024	\$1,506,150	\$280,450	\$715,250	\$847,688	\$496,433	\$2,075,500	\$3,918,888
2025	\$1,501,500	\$281,550	\$712,650	\$847,738	\$494,798	\$2,068,125	\$3,910,063
2026	\$1,505,950	\$281,550	\$710,650	\$843,713	\$497,736	\$2,072,625	\$3,908,538
2027	\$1,504,200	\$280,250	\$705,550	\$846,563	\$495,245	\$2,068,750	\$3,901,113
2028	\$1,501,400	\$278,800		\$843,113	\$497,327	\$2,271,250	\$3,393,163
2029	\$1,502,550	\$277,200		\$845,063	\$498,896	\$2,274,500	\$3,396,763
2030	\$1,502,500	\$280,450		\$844,213	\$495,037	\$2,263,500	\$3,388,163
2031	\$1,501,250	\$278,400		\$847,500	\$495,750	\$2,263,125	\$3,389,025
2032	\$1,503,800	\$281,200		\$844,394	\$495,950	\$2,262,875	\$3,388,469
2033		\$278,700			\$495,636	\$775,625	\$1,054,325
2034		\$281,050			\$494,810	\$778,000	\$1,059,050
2035		\$278,100			\$498,384	\$778,625	\$1,056,725
2036						\$285,125	\$285,125
2037						\$288,000	\$288,000
2038						\$143,875	\$143,875
2039						\$143,000	\$143,000
2040						\$141,875	\$141,875
2041						\$145,375	\$145,375
2042						\$143,500	\$143,500
Total	\$16,318,925	\$3,869,350	\$4,209,350	\$8,567,800	\$6,542,869	\$25,317,340	\$43,337,058

1. Assumes school component is included

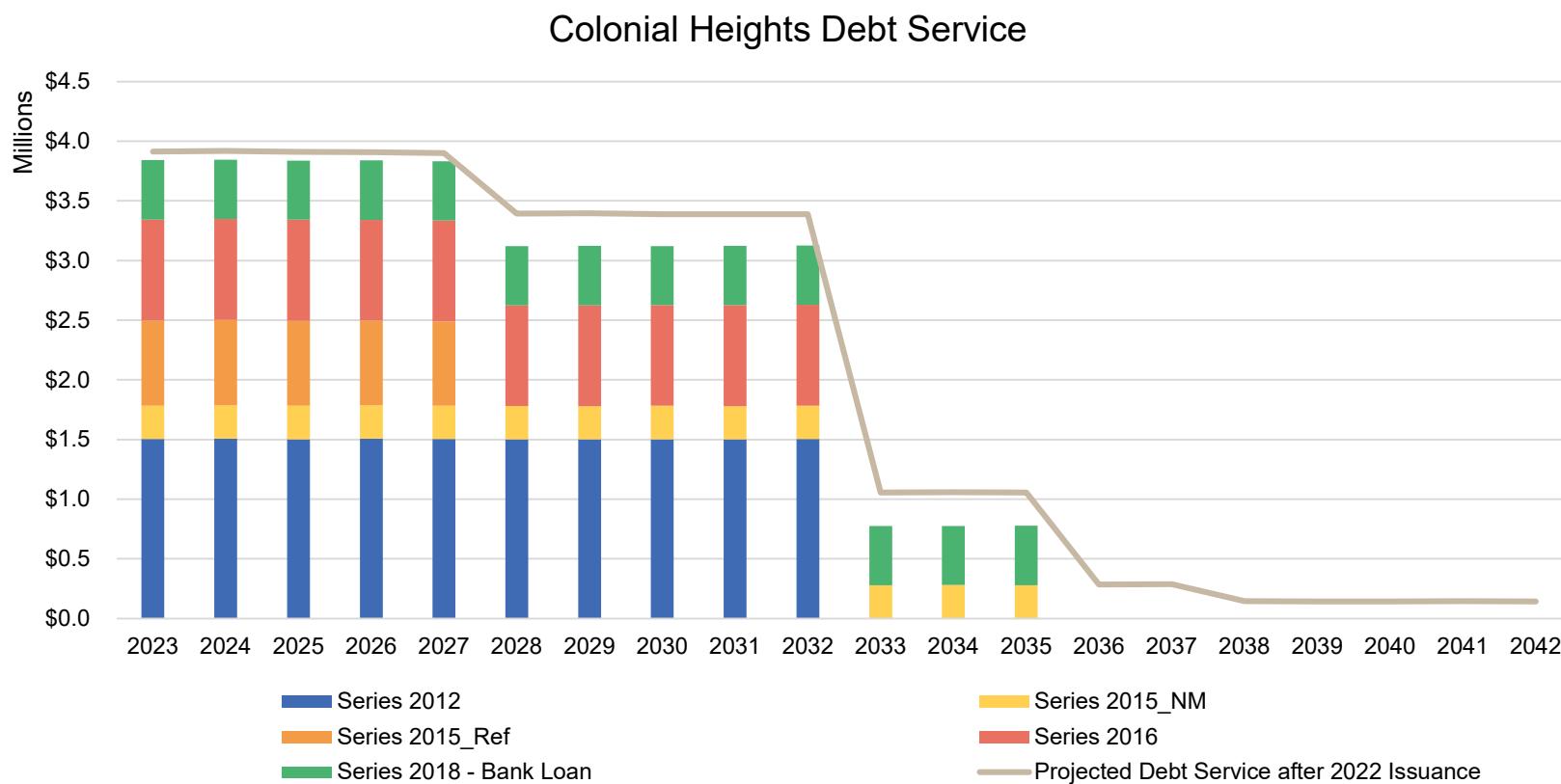
2. FY 2022 debt service does not include payments prior to 2/1/22. Total annual debt service is approximately

3. \$3.91 million.



Existing and Projected Debt Service

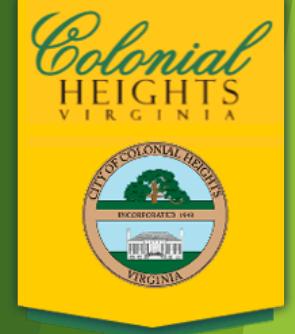
- ◆ The graph below shows the City's aggregate debt service before and after the 2022 bond sale
- ◆ The bar shows current debt service, the line shows projected debt service with a planned smoothing after FY2027



1. Assumes school component is included

Colonial Heights City Council Meeting

February 15, 2022

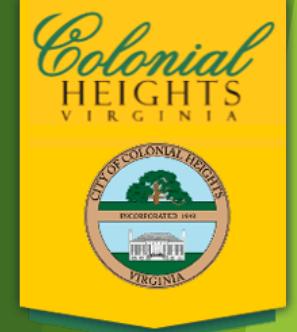


6. A Work Session On The Following Items:

C. Discussion Of City Code Provision On Fences

Colonial Heights City Council Meeting

February 15, 2022



6. A Work Session On The Following Items:

D. Presentation Of The Quarterly Financial Report

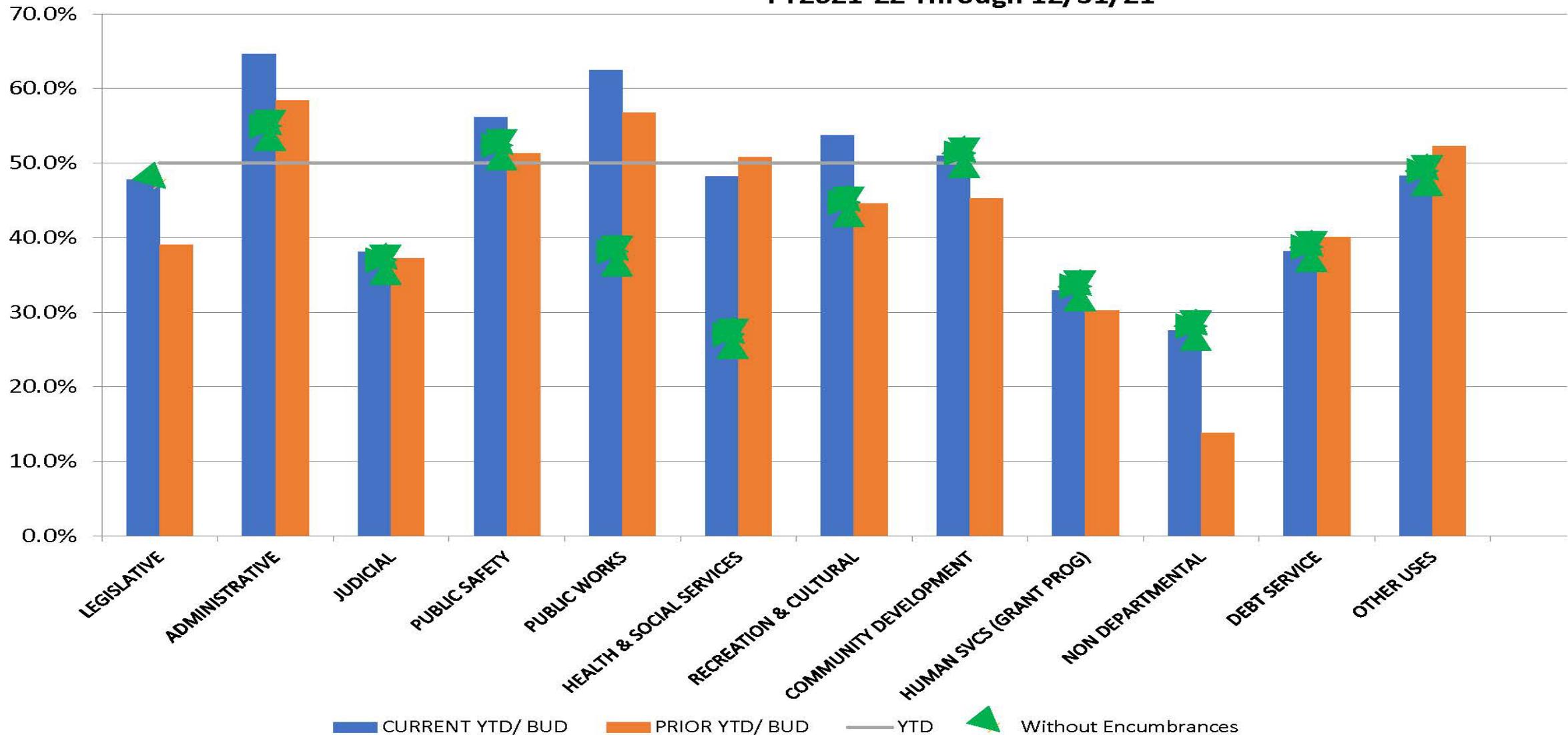
City of Colonial Heights
Quarterly Financial Report
Revenue Collections FY2021-22 Through 12/31/21

1ST FUND	1ST SUB	----- TITLE -----	BUDGET	DECEMBER RECEIPTS	YEAR TO DATE RECEIPTS	AVAILABLE BALANCE	CURRENT YTD/ BUD	PRIOR YTD/BUD
10	4100	GENERAL PROPERTY TAXES	25,456,122	953,345	11,308,595	14,147,527	44.4%	45.3%
10	4200	OTHER LOCAL TAXES	19,563,819	1,773,893	8,085,725	11,478,094	41.3%	34.5%
10	4300	LICENSE PERMITS & FEES	3,744,470	51,351	476,151	3,268,319	12.7%	12.7%
10	4400	FINES & FORFEITURES	356,000	18,197	97,592	258,408	27.4%	25.9%
10	4500	USE OF MONEY & PROPERTY	206,300	8,329	76,841	129,459	37.2%	43.2%
10	4600	INTERGOVERNMENTAL REVENUE	7,959,405	262,603	3,060,889	4,898,516	38.5%	44.9%
10	4700	CHARGES-CURRENT SERVICES	2,616,900	1,369,300	2,059,187	557,713	78.7%	27.9%
10	4800	MISCELLANEOUS	1,243,220	158,368	332,050	911,170	26.7%	20.8%
10	4900	NON-OPERATING INCOME	1,983,342	-	-	1,983,342	0.0%	0.0%
GENERAL FUND TOTAL			63,129,578	4,595,386	25,497,030	37,632,548	40.4%	37.2%
25	4900	NON-OPERATING INCOME	30,280	-	-	30,280	0.0%	0.0%
30	4600	INTERGOVERNMENTAL REVENUE	630,000	630,000	670,117	(40,117)	106.4%	102.3%
40	4700	CHARGES-CURRENT SERVICES	160,917	12,323	40,859	120,058	25.4%	0.8%
40	4800	MISCELLANEOUS	-	116	17,103	(17,103)	#DIV/0!	N/A
60	4500	USE OF MONEY & PROPERTY	-	278	1,550	(1,550)	#DIV/0!	N/A
60	4600	INTERGOVERNMENTAL REVENUE	9,364,253	-	197,693	9,166,560	2.1%	24.1%
60	4800	MISCELLANEOUS	3,483,587	-	-	3,483,587	0.0%	79.1%
60	4900	NON-OPERATING INCOME	6,485,013	-	-	6,485,013	0.0%	0.0%
68	4700	CHARGES-CURRENT SERVICES	234,960	19,690	118,140	116,820	50.3%	N/A
68	4800	MISCELLANEOUS	-	-	30,000	(30,000)	#DIV/0!	N/A
75	4700	CHARGES-CURRENT SERVICES	730,000	795,228	1,044,077	(314,077)	143.0%	41.1%
75	4900	NON-OPERATING INCOME	308,329	-	-	308,329	0.0%	0.0%
80	4700	CHARGES-CURRENT SERVICES	5,173,446	5,447,023	7,253,146	(2,079,700)	140.2%	39.8%
80	4800	MISCELLANEOUS	105,629	-	3,629	102,000	3.4%	N/A
80	4900	NON-OPERATING INCOME	202,924	39	1,316	201,608	0.6%	2.4%
TOTAL, ALL REVENUE			90,038,916	11,500,082	34,874,660	55,164,256	38.73%	35.9%

City of Colonial Heights
Quarterly Financial Report
Expenditures FY2021-22 Through 12/31/21

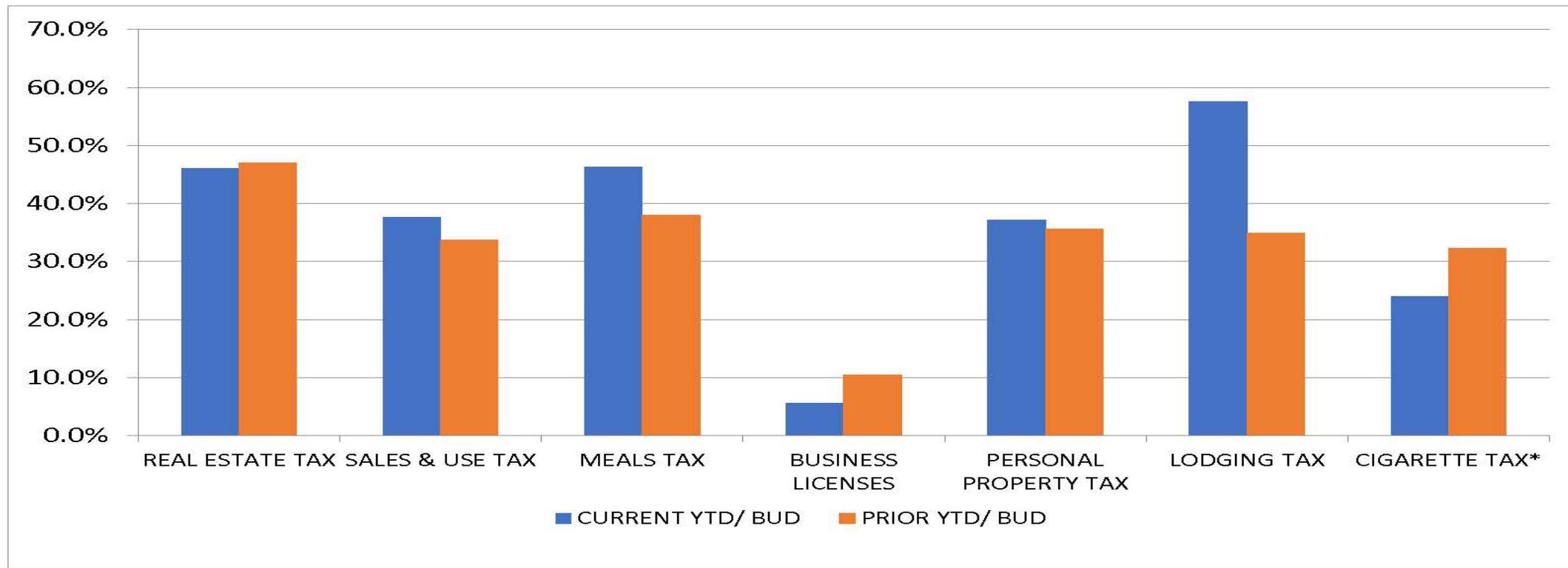
FUND	DIV	----- TITLE -----	BUDGET	DECEMBER EXPEND	ENCUMB OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE	CURRENT YTD/ BUD	PRIOR YTD/ BUD
10	101	LEGISLATIVE	200,617	19,450	1,067	94,692	154,007	47.7%	39.0%
10	105	ADMINISTRATIVE	4,932,649	610,097	503,867	2,682,715	2,932,365	64.6%	58.4%
10	135	JUDICIAL	5,834,390	418,256	101,857	2,122,205	4,742,286	38.1%	37.2%
10	140	PUBLIC SAFETY	13,001,714	1,397,961	563,043	6,732,767	8,903,805	56.1%	51.3%
10	145	PUBLIC WORKS	6,126,358	662,552	1,528,775	2,299,253	2,998,952	62.5%	56.8%
10	150	HEALTH & SOCIAL SERVICES	1,342,633	142,365	292,481	354,959	772,607	48.2%	50.8%
10	160	RECREATION & CULTURAL	2,800,123	254,354	269,875	1,235,542	2,016,582	53.8%	44.6%
10	175	COMMUNITY DEVELOPMENT	676,090	91,550	1,454	342,929	494,913	50.9%	45.3%
10	180	HUMAN SVCS (GRANT PROG)	488,969	42,580	213	160,754	403,198	32.9%	30.3%
10	190	NON DEPARTMENTAL	642,140	33,717	-	176,780	566,075	27.5%	13.9%
10	195	DEBT SERVICE	3,725,119	-	-	1,420,719	3,725,119	38.1%	40.1%
10	200	OTHER USES	23,358,775	1,876,099	-	11,286,594	17,700,478	48.3%	52.3%
GENERAL FUND TOTAL			63,129,578	5,548,981	3,262,633	28,909,908	45,410,386	50.96%	49.44%
25	250	ECONOMIC DEV. AUTHORITY	30,280	-	-	-	30,280	0.0%	90.4%
30	300	EMERGENCY RESPONSE	-	-	630,000	39,317	(669,317)	#DIV/0!	97.4%
40	420	RECREATION ACTIVITIES	169,093	5,331	261	34,395	134,437	20.5%	8.2%
60	601	GENERAL GOVERNMENT	6,196,022	59,356	2,814,122	800,746	2,581,155	58.3%	72.0%
60	610	RECREATIONAL FACILITIES	1,411,869	39,000	29,562	260,745	1,121,562	20.6%	41.6%
60	615	EDUCATIONAL FACILITIES	272,422	100,172	-	188,668	83,754	69.3%	0.0%
60	620	STREETS & BRIDGES	8,971,858	260,338	531,380	472,570	7,967,908	11.2%	28.0%
60	630	UTILITY IMPROVEMENT	1,080,864	-	66,917	161,604	852,343	21.1%	59.0%
60	650	STORMWATER PROJECTS	1,399,818	415,000	-	415,000	984,818	29.6%	0.0%
68	680	INFORMATION TECH SER FUN	234,960	-	75,856	76,613	82,491	64.9%	N/A
75	750	STORM WATER	1,038,329	44,177	150,823	263,871	623,634	39.9%	66.0%
80	810	UTILITIES	5,922,899	626,802	1,559,386	2,744,242	1,619,270	72.7%	78.3%
TOTAL, ALL EXPENDITURES			89,857,991	7,099,157	9,120,940	34,367,680	60,822,721	48.4%	52.3%

City of Colonial Heights
Quarterly Financial Report
Expenditures as Percent of Budget
FY2021-22 Through 12/31/21



City of Colonial Heights
Quarterly Financial Report
Top Six Revenues Through 12/31/21
(including Cigarette Taxes)

FD	ACCT	----- TITLE -----	FY21 ACTUAL	FY 22 BUDGET	DECEMBER RECEIPTS	YEAR TO DATE RECEIPTS	AVAILABLE BALANCE	CURRENT YTD/ BUD	PRIOR YTD/ BUD
10	4101	REAL ESTATE TAX	21,389,174	21,052,640	136,729	9,697,904	11,354,736	46.1%	47.0%
10	4203	SALES & USE TAX	8,677,937	8,119,754	783,177	3,060,661	5,059,093	37.7%	33.8%
10	4205	MEALS TAX	7,751,813	7,274,000	647,879	3,364,277	3,909,723	46.3%	38.0%
10	4301	BUSINESS LICENSES	3,555,784	2,958,755	3,644	165,947	2,792,808	5.6%	10.5%
10	4112	PERSONAL PROPERTY TAX	2,892,083	3,323,990	755,070	1,233,532	2,090,458	37.1%	35.6%
10	4207	LODGING TAX	1,202,305	1,124,765	146,533	647,480	477,285	57.6%	34.9%
10	4209	CIGARETTE TAX*	614,123	848,700	29,533	203,152	645,548	23.9%	32.3%

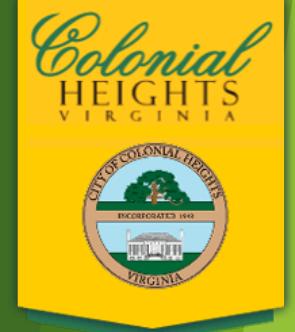


**City of Colonial Heights
Quarterly Financial Report
Cash and Investments as of 12/31/21**

Truist Checking	\$ 2,957,496.82
Truist EDA	124,683.62
Truist EMS Deposit	417,968.96
LGIP	17,271,203.16
SNAP	4,579,424.31
2016 GO Bonds	3,456,816.49
2018 Bond Proceeds	1,122,607.82
Total Cash and Investments	<u>\$ 25,350,776.87</u>

Colonial Heights City Council Meeting

February 15, 2022



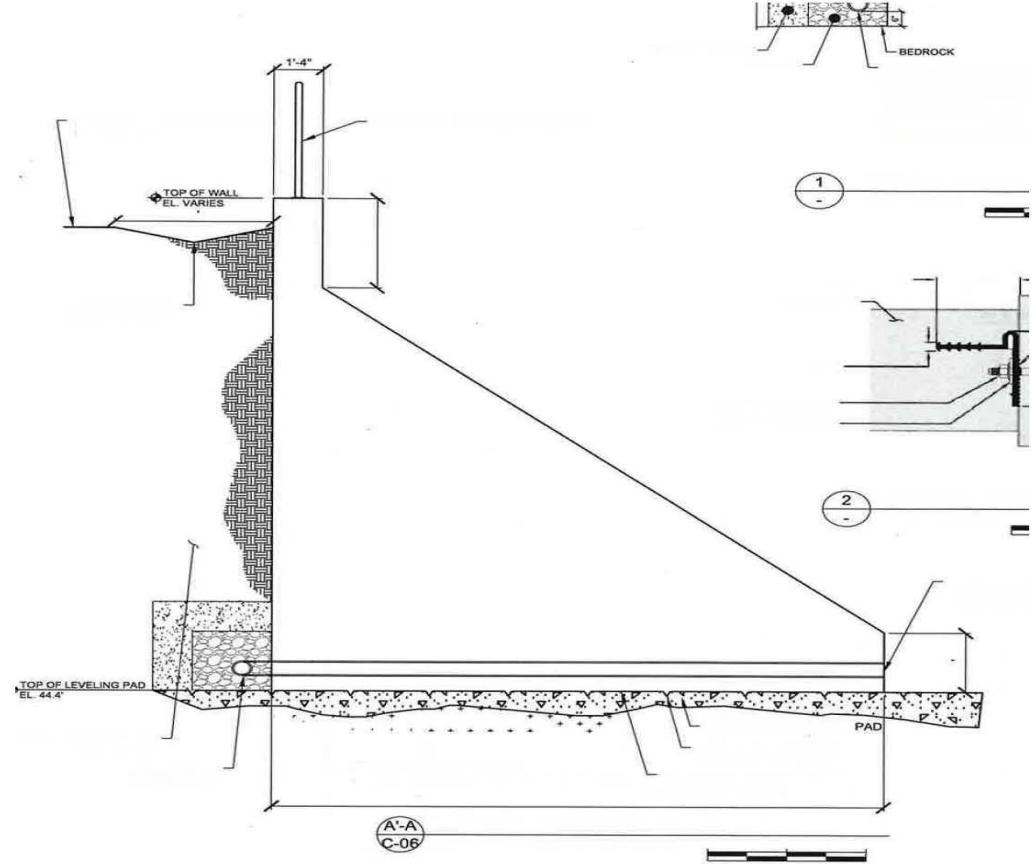
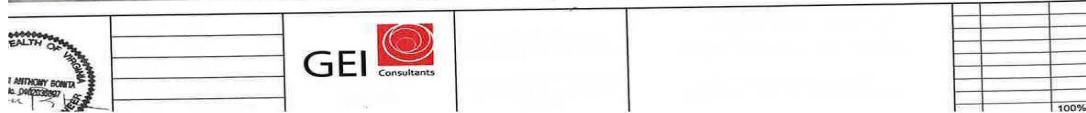
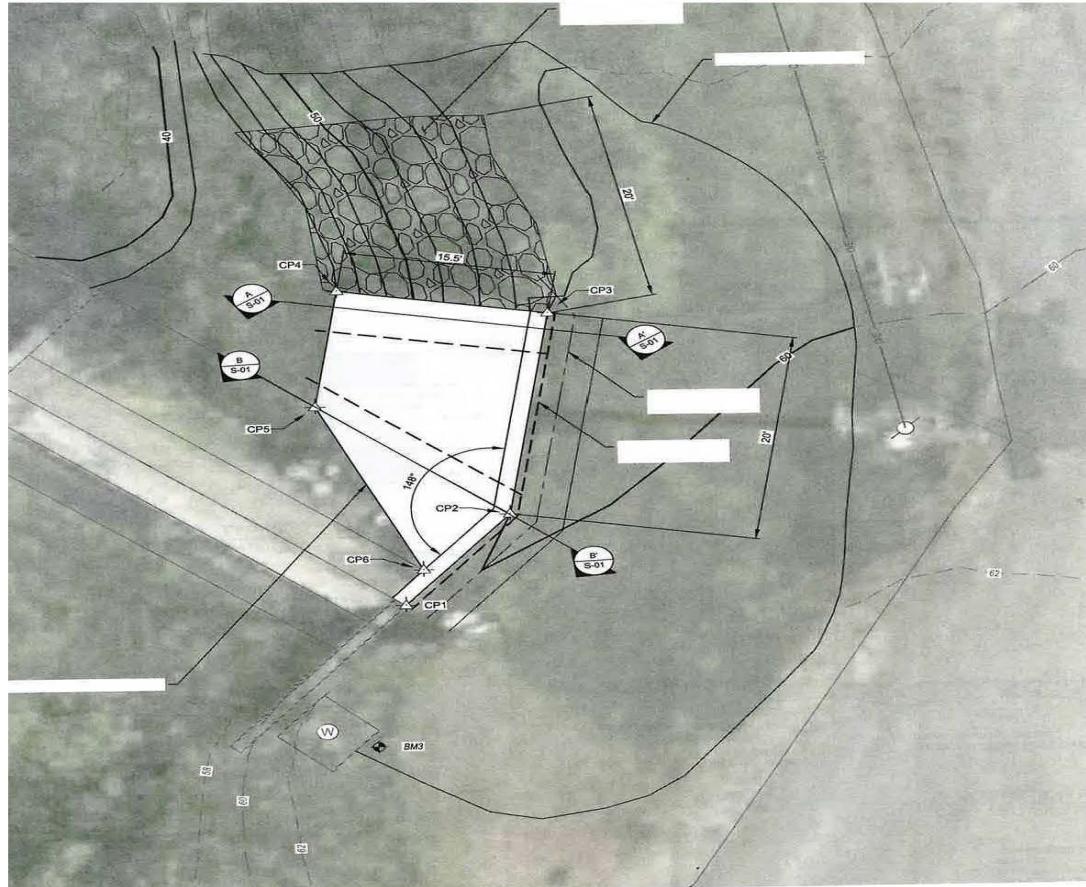
6. A Work Session On The Following Items:

E. Lakeview Dam Updates

Highlights

- Lakeview Dam Improvements
- Documents requirement by FERC
- Addressing Inflow Design Flood (IDF)

Lakeview Dam Improvements



FERC Documents

- Owner's Dam Safety Plan (ODSP)
- Dam Safety Surveillance and Monitoring Plan (DSSMP)
- Emergency Action Plan (EAP)
- Potential Failure Mode Analysis (PFMA)
- Supporting Technical Information Document (STID)

FERC IDF requirement



Source: S. Lin (FERC)

IDF Requirement

Hazard Potential Classification	Definition of Hazard Potential Classification	Inflow Design Flood (IDF)
High	Probable loss of life due to dam failure	Probable Maximum Flood (PMF)
Significant	No probable loss of life but can cause economic loss	1,000 Year Flood
Low	No probable loss of life and low economic loss	100 Year Flood

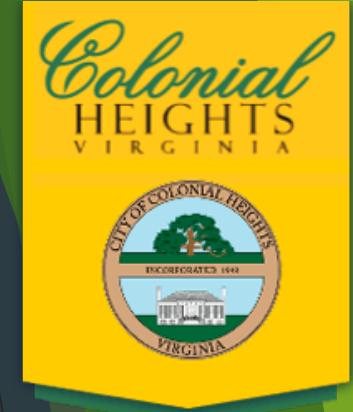
Source: S.Lin (FERC)

Next Steps

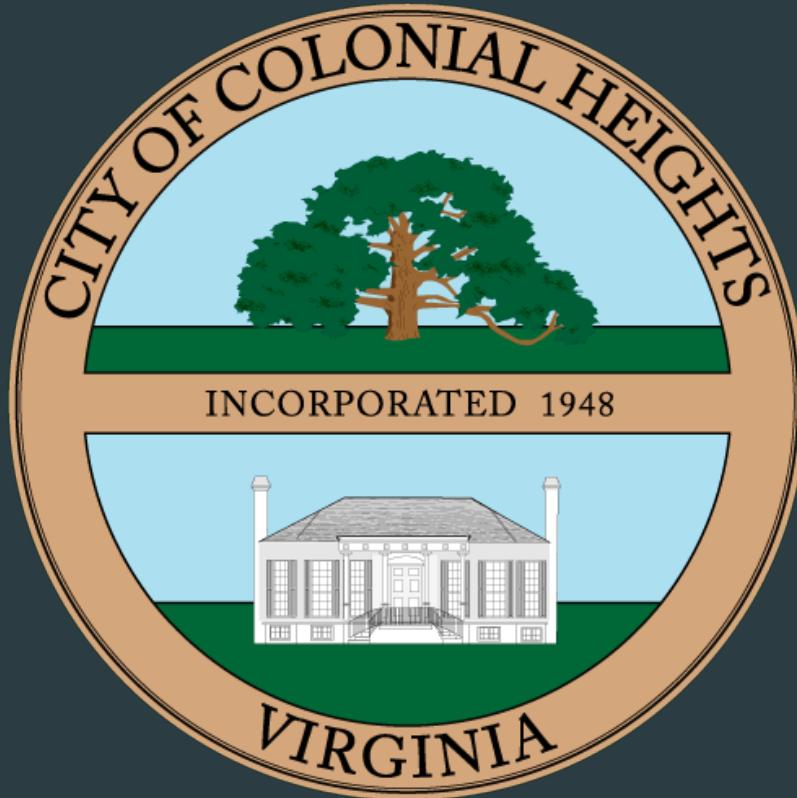
- Put construction drawings out for bid.
- Work with FERC and KEI to update all required documents.
- Put out an RFP to procure professional services to address IDF.

Colonial Heights City Council Meeting

February 15, 2022



7. Adjournment



Colonial Heights City Council Special Meeting February 15, 2022