



City of Petersburg Virginia

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City Council Work Session

January 6, 2026
Petersburg Library
201 W. Washington Street
Petersburg, VA 23803
5:00 PM

City Council

Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2
Marlow Jones, Councilor – Ward 1
Charles Cuthbert, Jr., Councilor – Ward 4
W. Howard Myers, Councilor – Ward 5
Annette Smith-Lee, Councilor – Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

City Administration

John "March" Altman, Jr. - City Manager
Anthony Williams - City Attorney
Tangi R. Hill - City Clerk

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1. **Roll Call**
 2. **Prayer**
 3. **Pledge of Allegiance**
 4. **Determination of the Presence of a Quorum**
 5. **Public Comments**
 6. **Approval of Consent Agenda (to include minutes of previous meetings):**
 - a. Minutes of Previous Meetings: - Pages 3-17
- Closed Session Minutes of the December 9, 2025 Meeting
- City Council Minutes of the December 9, 2025 Meeting
 - b. First Read and Schedule a Public Hearing for Consideration of an Amendment to the FY26 Petersburg City Public Schools Budget – Pages 18-20
 - c. First Read and Schedule a Public Hearing for Consideration of an Amendment to the FY26 Grants Fund – Pages 21-23
 - d. First Read and Schedule a Public Hearing for Consideration of an Ordinance to Authorize the Execution of a Deed of Easement at 3101 Johnson Road – Pages 24-34
 - e. First Read and Schedule a Public Hearing for Consideration of a Resolution Authorizing the Intention of the Petersburg City Council to Authorize the Issuance of Not to Exceed \$21,462,462 Principal Amount of General Obligation Water and Sewer Revenue Bonds for the Purpose of Financing Improvements to the City's Public Sewer Systems Facilities – Pages 35-46
 7. **Special Reports**
 - a. Presentation by Department of Rail and Public Transportation – Pages 47-54
 - b. FY27 Real Estate Reassessment – Pages 55-63
 8. **Monthly Reports**
 9. **Finance and Budget Report**
 - a. Department of Finance Monthly Update – Pages 64-69
 10. **Capital Projects Update**

a. Poor Creek Update

11. Utilities

12. Streets

13. Facilities

14. Economic Development

15. City Manager's Agenda

16. Business or reports from the Clerk

17. Business or reports from the City Attorney

18. Adjournment

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, December 9, 2025, at the Petersburg Public Library. Mayor Parham called the Closed Session Meeting to order at 3:06 p.m. The meeting link is <https://petersburgva.new.swagit.com/videos/363060>.

1. ROLL CALL

Present:

Arnold Westbrook, Jr., Councilor – Ward 7
Annette Smith-Lee, Councilor - Ward 6
Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2

Absent:

Charles Cuthbert, Jr., Councilor – Ward 4 (Late)
Marlow Jones, Councilor – Ward 1 (Late)
W. Howard Myers, Councilor – Ward 5

Present from City Administration:

City Manager John March Altman, Jr.
City Attorney Anthony Williams
City Clerk Tangi Hill

A quorum of the City Council was present.

2. UNFINISHED BUSINESS

- a. Motion to Direct the City Attorney to Withdraw the City’s Appeal in the Petersburg Circuit Court Case No.: 25-409

Mayor Parham entertained a motion to direct the City Attorney to withdraw the City’s Appeal in the Petersburg Circuit Court Case No.: 25-409.

Vice Mayor Hill made a motion to direct the City Attorney to withdraw the City’s Appeal in the Petersburg Circuit Court Case No.: 25-409. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion.

The motion was approved on a roll call vote. On roll call vote, voting Yes: Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A; Absent: Cuthbert, Jones, and Myers.

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 Provisions of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding the Legal Requirements of 15.2-953 of the Code of Virginia; Petersburg Circuit Court Case No.: CL25000409- 00; and Other Probable Litigation and Legal Matters Requiring the Advice of the City Attorney; and
 - c. §2.2-3711(A)(6) of the Code of Virginia for the Purpose of Discussion or Consideration of the Subject Matter of the Investment of Public Funds Where Competition or Bargaining is Involved, Where, if Made Public Initially, the Financial Interest of the City Would Be Adversely Affected; and
 - d. §2.2-3711(A)(29) of the Code of Virginia for the Purpose of Discussion Regarding the Subject of Award of a Public Contract Involving the Expenditure of Public Funds, and Discussion of the Terms or Scope of Such Contract, Where Discussion in an Open Session Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body; and

Vice Mayor Hill made a motion to enter into Closed Session for the purpose stated. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on roll call vote. On roll call vote, voting Yes: Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A; Absent: Cuthbert, Jones, and Myers.

The Council entered Closed Session at 3:09 p.m.

Council Member Cuthbert arrived.

Council Member Jones arrived.

CERTIFICATION

Mr. Williams stated, "The Mayor would entertain a motion to conclude the closed session called today to certify in accordance with §2.2-3712 that the Code of Virginia that to the best of each members knowledge that only public business matter lawfully exempted from the opening meeting requirements were discussed and that only such public business matters were identified in the motion by which the closed meeting was convened, heard, discussed, or considered. If any member believes that there was a departure from the foregoing requirements should state prior to the vote indicating the substance for departure in which he believes has occurred. This requires a roll call vote Mr. Mayor."

Vice Mayor Hill made a motion to return the City Council to the open session and certify the purposes of the closed session. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting Yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham;

No: N/A; Abstain: N/A; Absent: Myers.

2025-RES-056 A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED

The City Council returned to the open session at 5:30 p.m.

Mayor Parham entertained a motion to add a motion to authorize the City Manager and City Attorney to settle a disputed claim concerning a utility account to the agenda.

Vice Mayor Hill made a motion to add a motion to authorize the City Manager and City Attorney to settle a disputed claim concerning a utility account to the agenda. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

Mayor Parham entertained a motion directing the Clerk to advertise and include this item on the agenda for the Council's December meeting for a Public Hearing, second reading, and consideration for adoption of an Ordinance to Appropriate Funds for the Courthouse Construction Project.

Vice Mayor Hill made a motion directing the Clerk to advertise and include this item on the agenda for the Council's December meeting for a Public Hearing, second reading, and consideration for adoption of an Ordinance to Appropriate Funds for the Courthouse Construction Project. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

Mayor Parham entertained a motion to authorize the City Manager and City Attorney to settle a disputed claim concerning utility account no: 7716508 – service no: 9512195 consistent with the terms of the December 5, 2025, correspondence.

Vice Mayor Hill made a motion to authorize the City Manager and City Attorney to settle a disputed claim concerning utility account no: 7716508 – service no: 9512195 consistent with the terms of the December 5, 2025, correspondence. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

3. **ADJOURNMENT:**

City Council adjourned at 5:31 p.m.



The regular meeting of the Petersburg City Council was held on December 9, 2025 at the Petersburg Public Library. Samuel Parham called the meeting to order at 5:31 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/363071>.

1. ROLL CALL:

Present:

Samuel Parham, Mayor -- Ward 3
Darrin Hill, Vice Mayor -- Ward 2
Marlow Jones, Councilor -- Ward 1
Charles Cuthbert, Jr., Councilor -- Ward 4
Annette Smith-Lee, Councilor -- Ward 6
Arnold Westbrook, Jr., Councilor -- Ward 7

Absent:

W. Howard Myers, Councilor -- Ward 5

Present from City Administration:

City Manager John "March" Altman, Jr.
City Attorney Anthony C. Williams
Clerk Tangi R. Hill

2. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was present.

3. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

a. Presentation of Proclamation to the Family of Deacon Edward Reuben Riley

4. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED

There were no items under this portion of the agenda.

5. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS)

a. Minutes of Previous Meeting: November 18, 2025 Closed Session Meeting and November 18, 2025 City Council Meeting

Council Member Westbrook made a motion to approve the Consent Agenda as presented. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Myers.

6. PRESENTATIONS

a. Presentation from Virginia Economic Development Partnership

Mayor Parham stated that this item had been tabled until the next Council meeting.

b. FY25 Annual Comprehensive Financial Report

March Altman, City Manager, stated that they had some weather-related issues come up and would present this item to Council in January.

7. OFFICIAL PUBLIC HEARINGS

a. A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

Garry Cozier, Budget Manager, provided a brief summary of the item. He stated that this item was a public hearing related to a grant received from the Virginia Department of Historic Resources for the City's Planning and Community Development Department. The grant was specifically for the preservation of Center Hill Mansion. The grant included \$24,000 from the Department of Historic Resources and a \$24,000 local match from the City for a total grant amount of \$48,000. Staff had already budgeted for these funds this year.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to approve the amendment to the FY26 Grants Fund in the amount of \$48,000. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Cuthbert, and Myers.

b. A Public Hearing for Consideration of an Amendment to the FY26 General Fund

Garry Cozier, Budget Manager, provided a brief summary of the item. He stated that this item was a public hearing for an amendment to the budget in the amount of \$3.1 million for the Petersburg High School (PHS) Stadium Enhancement Committee, which was part of the sports complex. He said that as a result, they would be amending the budget by \$3.1 million.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to approve the amendment to the FY26 General Fund in the amount of \$3.1 million. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Cuthbert, and Myers.

c. A Public Hearing for Consideration of an Ordinance to Appropriate Funds for the Courthouse Construction Project

Garry Cozier, Budget Manager, provided a brief summary of the item. He stated that before Council was an ordinance for the full amount for the District Courts complex. He explained that this

appropriation had been included in their Capital budget for the first year, but this ordinance covered the full spend, totaling \$80,200,000.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to adopt the Ordinance to Appropriate Funds for the Courthouse Construction Project and to authorize the City Manager to enter into a contract for construction with Gilbane for the project. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Cuthbert, and Myers.

- d. A Public Hearing for Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Clarifying and Updating Regulations on Recreational Substance Retail Use by Defining Vape Shop and Cigar Lounge Uses and Specifying their Allowance in the City

Jared Crews, Interim Director of Planning and Community Development, provided an overview of the item. He explained that Council had requested staff bring forward this zoning text amendment (ZTA) for consideration. For background, in July of last year, Council had adopted 2024-ZTA-03 which defined recreational substance retail uses in the City, primarily tobacco and vape shops, and limited those uses to the M-1 District. Staff had previously presented to Council some challenges and needs for clarification regarding that ordinance, which they addressed in the updated amendment presented tonight.

Mr. Crews stated that Council had asked staff to create a more direct and clearer ordinance stating that a vape shop was a business that sold vape products, while maintaining a distinction between traditional retail uses that may include cigarette sales. They had achieved this by introducing a definition for nicotine vapor products, which aligned with State Code. They had also redefined recreational substance retail to include vape shops as establishments that sold vapor products. He concluded that this text amendment had been reviewed by the Planning Commission last month, and the Commission unanimously recommended approval.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Council Member Jones stated that he met with the Berkley Group on Monday regarding the draft ordinance, and he thought they should table this item until next year. He said that he saw language in the presented text amendment that he did not see in the draft ordinance, and vice versa.

Mr. Crews clarified that the latest version of the draft ordinance had been updated to reflect this language. He stated that Council had given very clear direction on what they wanted to regulate and he explained that to the Berkley Group. He said that their draft ordinance did reflect what was included in this text amendment.

Council Member Jones said that he still would like to table the item. He said that he had some issues he wanted to discuss regarding the draft ordinance that would affect this item as well.

Council Member Cuthbert said that this ordinance or a variation of it had been before Council numerous times now, and the longer they waited the more the vape shops would take advantage of the situation. He said that this amendment would close some loopholes that currently existed in their Zoning Ordinance, and he did not want the perfect to be the enemy of good regarding this issue. He believed this was the right step forward, and if they needed to make future amendments, they could do so.

Council Member Cuthbert motioned to adopt the ordinance as presented. Vice Mayor Hill seconded the motion.

Council Member Jones said that the entire Zoning Ordinance was going to be presented to Council again when they updated it. He said that there were some issues such as the purpose and intent, vape shop operating hours and restrictions, and mandatory licenses and enforcement. He said that those things needed to be in writing in the ordinance. He said that his takeaway from his meeting with the Berkley Group was that they would have to rewrite this text amendment again. He said that he would rather do it once in conjunction with the Berkley Group and not rush it.

Council Member Jones made a substitute motion to table this item until they worked with the Berkley Group on the update to the Zoning Ordinance.

City Manager Altman said that Council Members would be meeting with the Berkley Group in the coming weeks to discuss the update to the Zoning Ordinance. He said that staff could bring this item back to Council in January after everyone had their meetings.

Mayor Parham called the vote on the motion to table the ordinance until January.

The motion was approved on a roll call vote.

On a roll call vote, voting yes: Jones, Westbrook, Smith-Lee, Hill, and Parham; no: Cuthbert; absent: Myers; abstain: N/A.

Vice Mayor Hill thanked the Petersburg Police Department for their recent work in investigating vape shops, which resulted in four arrests. He appreciated their diligence in ensuring no illegal activities were occurring as part of these business operations.

Council Member Jones stated that he believed the Police Department had some important insights into the issues they faced with vape shops and he would like to see that addressed in the language of the text amendment and Zoning Ordinance update, as well.

- e. A Public Hearing for Consideration of an Ordinance to Approve a Request by Rudalma Mata, on Behalf of Ruth Investments, LLC, to Rezone Property at 318 Irving Street, Parcel ID 0006050012 from the M-2, Heavy Industrial District to the R-3, Two-Family Residence District

Jared Crews, Interim Director of Planning and Community Development, provided a brief summary of the item. He stated that this was a request for a rezoning of a 0.11-acre property, which was currently zoned M-2 Heavy Industrial and would be rezoned to R-3 Two-Family Residence to construct a single-family dwelling. It was located on Irving Street, between Bollingbrook and Miller, and the street was a mix of M-2 and R-3 zoning, but all existing development on the street was residential single-family dwellings. The property was comprised of two parcels, which would need to be combined to build on the site. He said that the R-3 District allowed for single-family and two-family or duplex dwellings, but due to the property's size, it would be limited to a single-family dwelling.

Mr. Crews provided an overview of the existing conditions of the property. He explained that from staff's perspective, the parcel was not suitable for industrial development, and it was unlikely that an industrial expansion would occur. Examining the request through the Comprehensive Plan, the parcel was zoned as a historic core neighborhood, characterized by short blocks, small lots, and residential uses where infill met the size and scale of the existing neighborhood, and the City had planned goals to facilitate diverse and attainable housing stock. Additionally, a small portion of the site had a corridor commercial designation due to its proximity to Bollingbrook, but this designation supported a range of uses that would not be feasible on this site.

Mr. Crews stated that this property would only be allowed to build a single-family home; there was not enough area to build a duplex. The rest of the zoning standards would still apply, including architectural treatment, parking, setbacks, and dimensions. He concluded that this request had gone to the Planning Commission last month, where they had unanimously voted to recommend approval. He noted that the applicant had been unable to attend tonight due to the weather, but she had expressed that if Council had outstanding questions or concerns, they could table it until the next meeting when she was available.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Council Member Cuthbert made a motion to adopt the ordinance as presented. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Myers.

- f. 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 to Purchase the City-Owned Properties at 35 and 17 Bank Street, Located in Petersburg, VA

Mayor Parham stated that the item had been tabled until January.

March Altman, City Manager, explained that they received a request from the applicant to defer any action on this item to the January 20, 2026 meeting. This request was made in response to his own request for additional information, which would enable staff to thoroughly review the project and provide a recommendation to Council. They would readvertise the public hearing for the January meeting.

8. PUBLIC INFORMATION PERIOD

Tangi Hill, City Clerk, stated that there were no individuals signed up to speak this evening.

9. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL

Council Member Westbrook stated that he hoped everyone was having a good holiday season. He stated that he wanted to reiterate that this weekend at PHS, under the leadership of Coach Terry Smith, they would be hosting the annual speech and debate tournament. This year's event promised to be bigger and better, with speech portions featuring over 11 categories held at the high school and debate taking place at Vernon Johns. He wanted to extend his gratitude to the Richmond Forum for their assistance.

Council Member Westbrook stated that PHS had a top-notch speech and debate tournament, and he encouraged everyone to attend. If they could not judge, he encouraged them to come out and experience the sport of verbal discourse, conflict resolution, and public speaking. These young students needed their support, and they would have schools from across the state of Virginia visiting Petersburg this weekend. With that in mind, he said that it was impressive to see the number three-ranked team in the nation, the Petersburg High Crimson Wave, at Virginia State last weekend.

Council Member Westbrook said that he was majorly impressed with the turnout and enthusiasm for the team and their coach, Ty White. He said that it seemed hopeful that they would be going to the state championship this year. He said that he was also hopeful that they could keep the focus on academics for their student athletes. He said that they should be supporting the education of their youth as well as their athleticism. He encouraged everyone to support their area youth in all their pursuits and regardless of their athletic or intellectual abilities.

Council Member Westbrook announced that he and Council Member Smith-Lee had a joint meeting scheduled for January 13 for Ward 6 and 7. They were finalizing some items, and he thought it would be beneficial for everyone to attend. He also wanted to work with their Communications Department to organize a competition among wards to see who had the best decorated house, which would bring more attention to their City beyond the Center Hill Mansion and downtown events.

Council Member Westbrook stated that also to better promote their holiday season, he suggested they also support their annual Kwanzaa celebration. As an avid supporter of Kwanzaa, he hoped more people could understand its significance, particularly in a predominantly Black City. Kwanzaa was a celebration that promoted personal growth, self-improvement, and community building, and he believed it should be recognized and celebrated by everyone. He hoped their Kwanzaa celebration would be advertised more in the coming week, and he encouraged everyone to support their Kwanzaa observers.

Council Member Westbrook said that as a Council, they were working toward their core vision, and he was proud of the progress they had made, including initiatives to reduce vape shops and blighted houses. He believed it was essential that everyone contributed to the overall efforts. He then reported that he had been working with Senator Aird, and he was pleased to hear about her initiative to support Black boys across the state. He hoped Petersburg could play a significant role in this initiative. He said that finally, he was looking forward to Wilcox Lake's development, as his daughter had recently enjoyed sledding there, and he would like to see more children sledding when they had snow.

Council Member Smith-Lee congratulated Jerome Mathis and his coaching staff, as well as his football team, on their first runner-up finish in the regional championship game in Norfolk. She said that the fans were well-represented, which was exactly what they had strived for when they talked about having Wave Pride. She also commended Coach Mathis on his outstanding job with the team and his coaching staff. She believed Coach Mathis was deserving of the Coach of the Year award.

Council Member Smith-Lee congratulated Ty White and his coaching staff, as well as his basketball team, on their impressive performance. She said that the turnout at Virginia State College was impressive, with standing room only. She even noted that the college had not seen such a large crowd. It was a wonderful event and the team played very well. She also extended her congratulations to Coach Harrison, who coached the girls' basketball team. Although she was unable to attend their game tonight in Prince George, she wished them well.

Council Member Smith-Lee stated that as Council Member Westbrook mentioned, they would be holding a meeting here at the Petersburg Public Library for Wards 6 and 7 on January 13 at 5:00 p.m. She encouraged everyone to join them. She extended her gratitude to Pat Hines for her efforts in establishing the homeless shelter. It had been a significantly cold winter, with two rounds of snow in the past week, and

they truly appreciated her dedication. She encouraged everyone to please donate to the cause as they were able.

Vice Mayor Hill acknowledged Public Works for keeping the streets clear and safe during the freezing and inclement weather. He thanked Council, staff, and residents who made the effort to attend today's meeting. Sometimes, hard decisions need to be made, and they must continue to push forward to achieve their goals. He said that they had a lot on their plate, and it was essential that they stay focused. He would also like to extend congratulations to their football and basketball teams. He had the opportunity to attend the basketball game on Saturday, and it was clear that the community was enthusiastic about the teams. He encouraged everyone to buy their tickets in advance for the rest of the season to make sure they got seats.

Vice Mayor Hill thanked all the individuals who attended their business roundtable last Monday. They received a great response from these initiatives, and he looked forward to hosting more in the future. He reported that their Christmas parade was a huge success, and he gave his thanks to the Recreation Department's efforts in organizing the event. He would like to extend his gratitude to everyone involved in making the parade a hit, including those who helped with decorations and area cleanup. The atmosphere was festive, with many businesses already decorating their spaces.

Vice Mayor Hill congratulated Council Member Smith-Lee for her retirement from public office on December 31 of this month. He commended her on this well-earned milestone. They were grateful for her service and wished her well. He said that finally, he believed the Mayor would be speaking about the upcoming ribbon cutting ceremony for their new courthouse on December 16 at 11:00 a.m. As they concluded their last official meeting of the year, he would like to express gratitude to all City employees and residents who had supported the City throughout 2025. He said that he looked forward to a successful 2026.

Mayor Parham stated that it was a great honor to be part of Council Member Smith-Lee's retirement luncheon at Bellwood. He noted that it was his first time visiting that campus and it was good to see how much she meant to the community. It felt like all of Petersburg was there and it was a great event.

Mayor Parham thanked Richard Harris, who has been doing an exceptional job keeping everything clear and safe on City streets and sidewalks. Despite the challenging weather conditions, he and the Public Works staff worked tirelessly to clear the ice and salt the streets, and it looked great. He hoped their staff could get some rest tonight.

Mayor Parham said that as Vice Mayor Hill mentioned, on December 16, they would have the groundbreaking for the courthouse complex. This was a remarkable achievement for the City Council, as it addressed a need that has been discussed for over 25 years. He thanked the City Council for their efforts in making this project a reality.

Mayor Parham stated that this Friday, December 12, at 4:00 p.m., the Southside Depot project, which had been underway for 10 years, was finally opening as a visitor center and tourism site. He encouraged everyone to come and get Petersburg T-shirts and hats and other swag to mark the completion of this amazing renovation. He knew that Council Member Cuthbert had been working very hard on this project, and they would be there to celebrate it.

Mayor Parham thanked Marquis Allen and the Parks and Recreation staff did an amazing job with the Christmas parade. The illumination and tree in the art park were great features. The kids enjoyed the parade, and Santa Claus made an appearance. Then the Holiday Homes Tours, which took place on Sunday, were phenomenal, and the Petersburg Symphony Orchestra were excellent, and he thanked them for all their efforts.

Mayor Parham stated that finally, he would comment on the games at Virginia State. The University was surprised at the overwhelming turnout for the Petersburg game and wanted them to come back. He said that Petersburg's athletic program was truly impressive, and he would like to build upon Council Member Westbrook's comments. Coach White had been instrumental in growing local Division I athletes. He said that Coach White's approach was to develop young men into exceptional student athletes, which aligned with the culture they wanted to maintain in Petersburg. He said that he believed this was an important aspect to keep moving forward.

Mayor Parham stated that as they concluded their last meeting for the year, he wished everyone a Merry Christmas and Happy New Year..

10. ITEMS REMOVED FROM CONSENT AGENDA

There were no items under this portion of the agenda.

11. FINANCE AND BUDGET REPORT

There were no items under this portion of the agenda.

12. 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

Jared Crews, Interim Director of Planning and Community Development, stated that staff initially brought this matter back in September to refine the ordinance and address some confusing and difficult-to-enforce aspects. He said that Council had requested clarification, and they brought it back in October for further discussion. As a result, it was sent to the Planning Commission, where it received a recommendation of approval with a 5-1 vote and one abstention. He noted that much of this language had been incorporated into the new draft Zoning Ordinance, which was also incorporating best practices for signage.

City Manager Altman asked if Council's previous concerns had been addressed within this draft ordinance.

Mr. Crews confirmed that was correct; the last remaining question was one that Mr. Williams had brought up for additional clarity. They were now seeking to incorporate this clarity into the full ordinance with Berkley.

Council Member Cuthbert made a motion to adopt the ordinance as presented. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Myers.

- b. 2026 Legislative Agenda

March Altman, City Manager, provided an overview of the item. He stated that the information on this item was included in the Council's packet for this evening. He said that although Ms. Williams was not present, he would briefly outline the key points. He said that they were seeking state funding to replace

the Wythe Street Bridge, with a budget amendment of \$12 million. They were also working with the Governor's Office to identify additional funding.

City Manager Altman stated that they had included Council's request regarding the Parking Authority Act to be included in the legislative agenda. He said that, as they had discussed regarding the pharmaceutical training facility, they were requesting funds from the General Assembly to begin design work on this project. The City had already funded the feasibility study, which had been completed. They aimed to continue moving this effort forward in conjunction with the state's efforts to support pharmaceutical development in the Commonwealth, particularly in the City of Petersburg.

City Manager Altman said that finally, he would like to address the 599 funds, which supported their Police Department. As they may recall, this funding was tied to the annexation moratorium bill. Since the City could not annex any more territory, they were given additional funding for police in exchange. However, 30% of the overall funding provided went to County police departments.

City Manager Altman explained that each year, he asked the General Assembly to review the funding formula to provide additional support for Cities, particularly those that were distressed, to help ensure adequate police protection without diverting the funds from Counties. Staff had met with their senator and new delegate to discuss the legislative agenda, and they were expected to submit bills in support of this agenda.

Council Member Jones asked if there was any possibility of prioritizing a tax on all vape shops in Virginia localities, with the intent of using the tax to assist their police departments and their school systems. He asked if that could be added to the legislative agenda.

City Manager Altman replied that if it was Council's desire, they could certainly add that to the legislative agenda.

Council Member Jones made a motion to add to the legislative agenda the ability to tax vape shops. Council Member Cuthbert seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Myers.

c. Adoption of the FY2027 Budget Calendar

Mayor Parham stated that the item was tabled until January.

13. NEW BUSINESS

a. Consideration of a Joint Resolution to Change the Name of Petersburg Community Corrections to Gateway Justice Services

March Altman, City Manager, explained that this was a request from Ms. Loving, who had asked the Council to support a Resolution to rename the Petersburg Community Criminal Justice Board to the Gateway Community Criminal Justice Board. The request was to create a name that was more inclusive of both Petersburg and Dinwiddie, which made up the Board. He said that this was the request before the Council this evening, and they would greatly appreciate the Council's support.

Council Member Jones said that he would like to retain Petersburg's name in their regional organizations as much as possible because it denoted their importance as a locality.

City Manager Altman explained that this was also part of an effort to secure funding from Dinwiddie County to support their office. He said that for years, they had served both communities but Dinwiddie had not been financially participating, and he had been discussing with County leadership this potential for County support.

Council Member Jones made a motion to approve the joint Resolution to change the name of Petersburg Community Corrections to Gateway Justice Services. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Myers.

b. Consideration of Appointment to Fill an Unexpired Term on the Petersburg Arts Council

Mayor Parham stated that Council Member Myers had previously recommended Jennifer Murphy James to serve on the Petersburg Arts Council.

Vice Mayor Hill made a motion to appoint Jennifer Murphy James to fill an unexpired term on the Petersburg Arts Council. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A; absent: Myers.

14. CITY MANAGER'S REPORT AND SPECIAL REPORTS

March Altman, City Manager, thanked their citizens who braved the weather this evening and attended tonight's meeting. He thanked Richard Harris and the crew at Public Works for their outstanding job in clearing the streets after their two recent snows. He greatly appreciated their efforts. He thanked Mr. Allen and his crew for the fantastic parade on Saturday and the tree lighting. Additionally, he would like to thank Mr. Fagan and his group, Ms. Williams, Richard Harris, and Public Works, Mr. Allen, the Police Department, and Fire Department. He appreciated their efforts in making downtown look its best and making Saturday a special day.

City Manager Altman also thanked Petersburg Area Art League (PAAL), for helping them find a location for their new Christmas tree. It looked wonderful, and they were planning to partner with PAAL and their Tourism Office at Southside Depot in the future. He said that he thought Council Member Westbrook had a great idea, and he had already begun discussing a light decorating contest with staff on Saturday. He believed that they could certainly host a holiday light event for both homes and businesses.

City Manager Altman further thanked Commonwealth Lighting for their work on the lighting in downtown. They had done an outstanding job, and they were looking forward to building on that next year. Finally, as their last meeting of the year came to a close, he said that he would like to wish everyone a very Merry Christmas and a Happy New Year. He looked forward to seeing Council again on January 6.

15. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk, wished everyone a Merry Christmas and Happy New Year. She congratulated Council Member Smith-Lee on her retirement.

16. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney, stated that he had nothing to report this evening.

17. ADJOURNMENT

Mayor Samuel Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned its meeting at 6:24 p.m.

DRAFT



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: January 6, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Garry Cozier - Budget Manager

FROM: Petersburg City Public Schools

RE: **First Read and Schedule a Public Hearing for Consideration of an Amendment to the FY26 Petersburg City Public Schools Budget**

PURPOSE: First Read & to Schedule A Public Hearing for Consideration of an Amendment to the FY26 Petersburg City Public Schools Budget in the amount of \$2,977,123.61

REASON: First Read & to Schedule A Public Hearing for Consideration of an Amendment to the FY26 Petersburg City Public Schools Budget in the amount of \$2,977,123.61

RECOMMENDATION: Approve Amendment

BACKGROUND: Petersburg City Public Schools is making a request for appropriation of supplemental revenue in our FY25-26 budget to account for FY25 encumbrance rollover.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 1/20/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: Petersburg City Public Schools

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. FY26 PCPS Budget Amendment Ordinance Carry Forward
2. FY26 Budget Amendment FY25 Carry Forward

**AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 PETERSBURG CITY
PUBLIC SCHOOLS OPERATING BUDGET**

WHEREAS, the City Council of the City of Petersburg adopted the Petersburg City Public Schools FY26 Operating Budget on May 20, 2025; and

WHEREAS, the Petersburg Public Schools has received additional revenue from FY25 Encumbrance carry forward during the fiscal year FY26; and

WHEREAS, the proposed amendment of the Petersburg Public Schools Encumbrance carry forward amends the Fund in the amount of \$2,977,123.61; and

WHEREAS, the total proposed amendment of the Petersburg Public Schools FY26 Budget amends the budget in the amount of \$2,977,123.61;

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve and adopt the Fiscal Year 2026 Petersburg Public Schools budget amendment, and appropriates all funds as set forth in the amendment below:

SCHOOL FUNDS

	Approved Budget	Revised Budget	Changes	Amended Budget
Appropriations				
Non-Categorical	\$89,018,327	\$89,868,327	\$2,977,123.61	\$91,995,450.61
Total School Operating Fund	\$89,018,327	\$89,868,327	\$2,977,123.61	\$91,995,450.61
Total FY26 School Budget Amendment	\$89,018,327	\$89,868,327	\$2,977,123.61	\$91,995,450.61

	FY 2026 Adopted	FY 2026 Proposed	Change
Operating Fund			
Local Fees	240,749	240,749	-
Erate	225,000	225,000	-
Sales Tax	6,481,023	6,481,023	-
State	50,569,750	50,569,750	-
City Transfer	12,977,018	12,977,018	-
Encumbrance Carryover	-	2,548,718,.02	2,548,718.02
Total Operating	70,493,540	70,493,540	
Food Service	3,300,000	3,300,000	-
Special Revenue (Grants)	15,224,787	15,653,192.59	428,405.59
Capital Projects	-	850,000	-
Total all funds	89,018,327	91,995,450.61	2,977,123.61



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: January 6, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Garry Cozier - Budget Manager

FROM: Petersburg Bureau of Police, Petersburg Department of Social Services

RE: **First Read and Schedule a Public Hearing for Consideration of an Amendment to the FY26 Grants Fund**

PURPOSE: First Read & to Schedule A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

REASON: First Read & to Schedule A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

RECOMMENDATION: Staff Recommends Approval of the Ordinance.

BACKGROUND: The Petersburg Bureau of Police has been awarded two grants from the VA Department of Criminal Justice Services, totaling \$671,521.

The Petersburg Department of Social Services has been awarded a grant from the VA Department of Social Services for \$198,087.

COST TO CITY: \$869,608

BUDGETED ITEM: Grants

REVENUE TO CITY: \$869,608

CITY COUNCIL HEARING DATE: 1/20/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: Petersburg Bureau of Police, Petersburg Department of Social Services

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Grant Ordinance - Operation Ceasefire(2).Kinship

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2025, AND ENDING JUNE 30, 2026, FOR THE GRANTS FUND

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriations for the fiscal year commencing July 1, 2025, in the Grants Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2026.

Previously adopted Revenues	\$0.00
ADD:	
DCJS Operation Ceasefire 561917	\$471,521
DCJS Operation Ceasefire Equipment 561613	\$200,000
VDSS Kinship Navigator	\$198,087
Total Revenue	\$869,608

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2025, and ending June 30, 2026, the following sums for the purposes mentioned:

Previously adopted Expenditures	\$0.00
ADD:	
DCJS Operation Ceasefire	\$471,521
DCJS Operation Ceasefire Equipment	\$200,000
VDSS Kinship Navigator	\$198,087
Total Expense	\$869,608



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: January 6, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Randall Williams

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance to Authorize the Execution of a Deed of Easement at 3101 Johnson Road**

PURPOSE: To authorize the execution of a Deed of Easement at 3101 Ballpark Rd.

REASON: To authorize the execution of a Deed of Easement at 3101 Johnson Rd.

RECOMMENDATION: Public Works & Utilities recommends approval of the ordinance granting the City Manager authorization to execute a Deed of Easement at 3101 Johnson Rd.

BACKGROUND: See attached.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 12/6/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: Public Utilities

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: NA

REQUIRED CHANGES TO WORK PROGRAMS: NA

ATTACHMENTS:

1. Ordinance Granting VA Power Easement at 3101 Johnson Rd.

AN ORDINANCE GRANTING THE EASEMENT REQUESTED BY VIRGINIA ELECTRIC AND POWER COMPANY AT 3101 Johnson Road, Petersburg, Virginia; TAX MAP Parcel No.: 091050001

WHEREAS, Virginia Electric and Power Company has requested a non-exclusive easement across property owned by the City located at 3101 Johnson Road, Petersburg, Virginia; TAX MAP Parcel No.: 091050001 as depicted in the attached Deed of Easement (**Exhibit A**) and Plat (**Exhibit B**) prepared by or on behalf of Virginia Electric and Power Company for the purpose of transmitting electric power and other utility services described in the Deed of Easement; and

WHEREAS, it is the belief of City Council that the granting of such requested easement is in furtherance of the interests of the citizens of the City of Petersburg and this City Council.

NOW therefore be it Ordained, that City Council does hereby GRANT said easement and directs the City Manager and City Attorney to take all actions necessary to facilitate the formal memorialization of the granting of said easement including but not limited to the execution of said Deed of Easement and any other documents legally necessary for this stated purpose.

EXHIBIT A

This Deed of Easement is exempt from recordation taxes pursuant to §58.1-811A(3) and §58.1-811C(4) of the Code of Virginia and exempt from Clerk's fees pursuant to §17.1-266 of the Code of Virginia.

TAX MAP PARCEL I.D. NO: 091050001
3101 Johnson Rd Petersburg, Va 23803

DEED OF EASEMENT

THIS DEED OF EASEMENT made this ____ day of _____, 20__, by and between CITY OF PETERSBURG, VA ("Grantor"), a municipal corporation formed and operating under the laws of the Commonwealth of Virginia, whose principal office is located at 135 North Union Street, Petersburg, Virginia 23803, and VIRGINIA ELECTRIC AND POWER COMPANY ("Grantee"), a Virginia public service corporation whose principal office is in Richmond, Virginia, its successors, assigns lessees and agents.

WITNESSETH:

1. For and in consideration of One Dollar (\$1.00) cash in hand paid unto Grantor and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys unto Grantee, its successors, assigns, lessees and agents, a perpetual non-exclusive easement and right of way (the "Easement") upon property of the Grantor located at 3101 Johnson Rd Petersburg, Va 23803; Tax Map Parcel ID No.: 091050001, for the purpose of transmitting and distributing electric power by one or more circuits; for its own internal telephone and other internal communication purposes directly related to or incidental to the generation, distribution, and transmission of electricity; for fiber optic cables, wires, attachments, and other transmission facilities, and all equipment, accessories and appurtenances desirable in connection therewith, for the purpose of transmitting voice, text, data, internet services, and other communications services, including the wires and attachments of third parties; and for lighting purposes; including but not limited to the rights:

1.1 to lay, construct, operate and maintain one or more lines of underground conduits and cables including, without limitation, one or more lighting supports and lighting fixtures as GRANTEE may from time to time determine, and all wires, conduits, cables, transformers, transformer enclosures, concrete pads, manholes, handholes, connection boxes, accessories and appurtenances desirable in connection therewith; the width of said easement shall extend FIFTEEN (15) feet in width across the lands of GRANTOR; and

2. The easement granted herein shall extend across the lands of GRANTOR situated in CITY OF PETERSBURG, Virginia, as more fully described on Plat(s) Numbered 02-25-0043, attached to and made a part of this Deed of Easement; the location of the boundaries of said easement being shown in broken lines on said Plat(s), reference being made thereto for a more particular description thereof.

3. All facilities constructed hereunder shall remain the property of GRANTEE. GRANTEE shall have the right to inspect, reconstruct, remove, repair, improve, relocate on and within the easement area, including but not limited to the airspace above the property controlled by GRANTOR, and make such changes, alterations, substitutions, additions to or extensions of its facilities as GRANTEE may from time to time deem advisable.

4. GRANTEE shall have the right to keep the easement clear of all buildings, structures, trees, roots, undergrowth and other obstructions which would interfere with its exercise of the rights granted hereunder, including, without limitation, the right to trim, top, retrim, retop, cut and keep clear any trees or brush inside and outside the boundaries of the easement that may endanger the safe and proper operation of its facilities. All trees and limbs cut by GRANTEE shall remain the property of GRANTOR.

5. For the purpose of exercising the right granted herein, GRANTEE shall have the right of ingress to and egress from this easement over such private roads as may now or hereafter exist on the property of GRANTOR. The right, however, is reserved to GRANTOR to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the easement, GRANTEE shall have such right of ingress and egress over the lands of GRANTOR adjacent to the easement. GRANTEE shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to GRANTOR.

6. GRANTEE shall repair damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to GRANTEE'S rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay GRANTOR, at GRANTEE'S option, for other damage done to GRANTOR'S property inside the boundaries of the easement (subject, however, to GRANTEE'S rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by GRANTEE in the process of the construction, inspection, and maintenance of GRANTEE'S facilities, or in the exercise of its right of ingress and egress; provided GRANTOR gives written notice thereof to GRANTEE within sixty (60) days after such damage occurs.

7. GRANTOR, its successors and assigns, may use the easement for any reasonable purpose not inconsistent with the rights hereby granted, provided such use does not interfere with GRANTEE'S exercise of any of its rights hereunder. GRANTOR shall not have the right to construct any building, structure, or other above ground obstruction on the easement; provided, however, GRANTOR may construct on the easement fences, landscaping (subject, however, to GRANTEE'S rights in Paragraph 4 of this Right of Way Agreement), paving, sidewalks, curbing, gutters, street signs, and below ground obstructions as long as said fences, landscaping, paving, sidewalks, curbing, gutters, street signs, and below ground obstructions do not interfere with GRANTEE'S exercise of any of its rights granted hereunder. In the event such use does interfere with GRANTEE'S exercise of any of its rights granted hereunder, GRANTEE may, in its reasonable discretion, relocate such facilities as may be practicable to a new site designated by GRANTOR and acceptable to GRANTEE. In the event any such facilities are so relocated, GRANTOR shall reimburse GRANTEE for the cost thereof and convey to GRANTEE an equivalent easement at the new site.

8. GRANTEE'S right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of GRANTEE'S obligations as a public service company or such other obligations as may be related to or incidental to GRANTEE'S stated business purpose as a public service company; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

9. The easement granted hereby shall additionally be subject to all terms and conditions contained in (Exhibit A) which shall be recorded with and as a part of this Deed of Easement. Any conflict between (Exhibit A) and this Deed of Easement shall be resolved in favor of this Deed of Easement.

10. Whenever the context of this Right of Way Agreement so requires, the singular number shall mean the plural and the plural the singular.

11. GRANTOR hereby represents to GRANTEE that to the best of GRANTOR'S knowledge, (a) GRANTOR is seized of and has the right to convey this easement and the rights and privileges granted hereunder; and (b) GRANTEE shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges.

12. The individual executing this Right of Way Agreement on behalf of GRANTOR warrants that they have been duly authorized to execute this easement on behalf of said GRANTOR as described in the attached Ordinance (Exhibit B) adopted by Petersburg City Council on _____.

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed hereto by its authorized officer or agent, described below, on the date first written.

GRANTOR:

CITY OF PETERSBURG, VIRGINIA

By: _____
John M. Altman, Jr., CITY MANAGER

APPROVED AS TO FORM:

ANTHONY C. WILLIAMS, DATE
CITY ATTORNEY

COMMONWEALTH OF _____

County/City of _____; to wit:

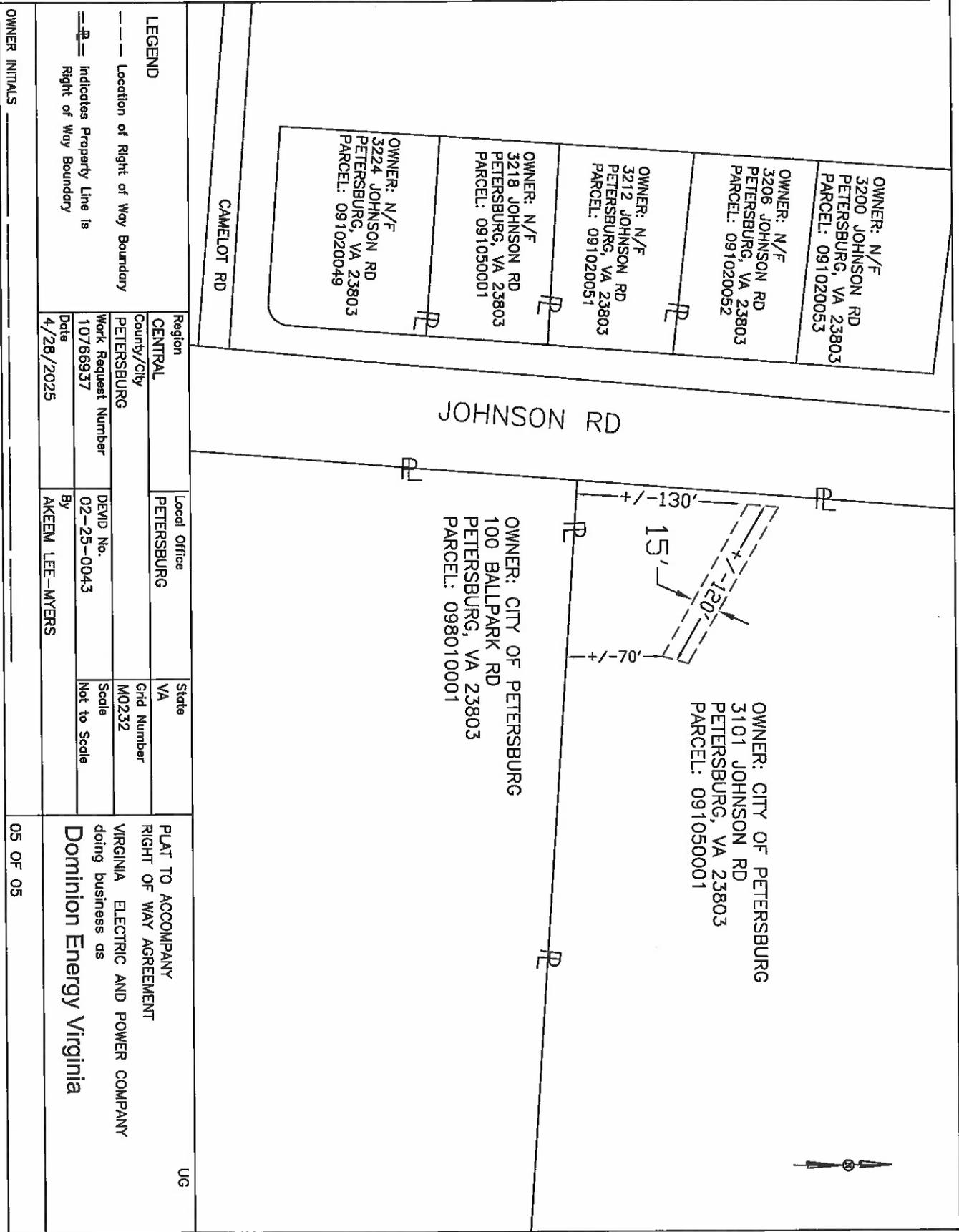
I, _____, a Notary Public in and for the jurisdiction aforesaid do hereby certify that John M. Altman, Jr., City Manager for the City of Petersburg, Virginia, whose identity was verified by valid photographic identification, did personally appear before me and acknowledge the foregoing writing dated _____ in the jurisdiction aforesaid this ____ day of _____, 20__.

Notary Public

Notary ID No.: _____

My Commission Expires: _____

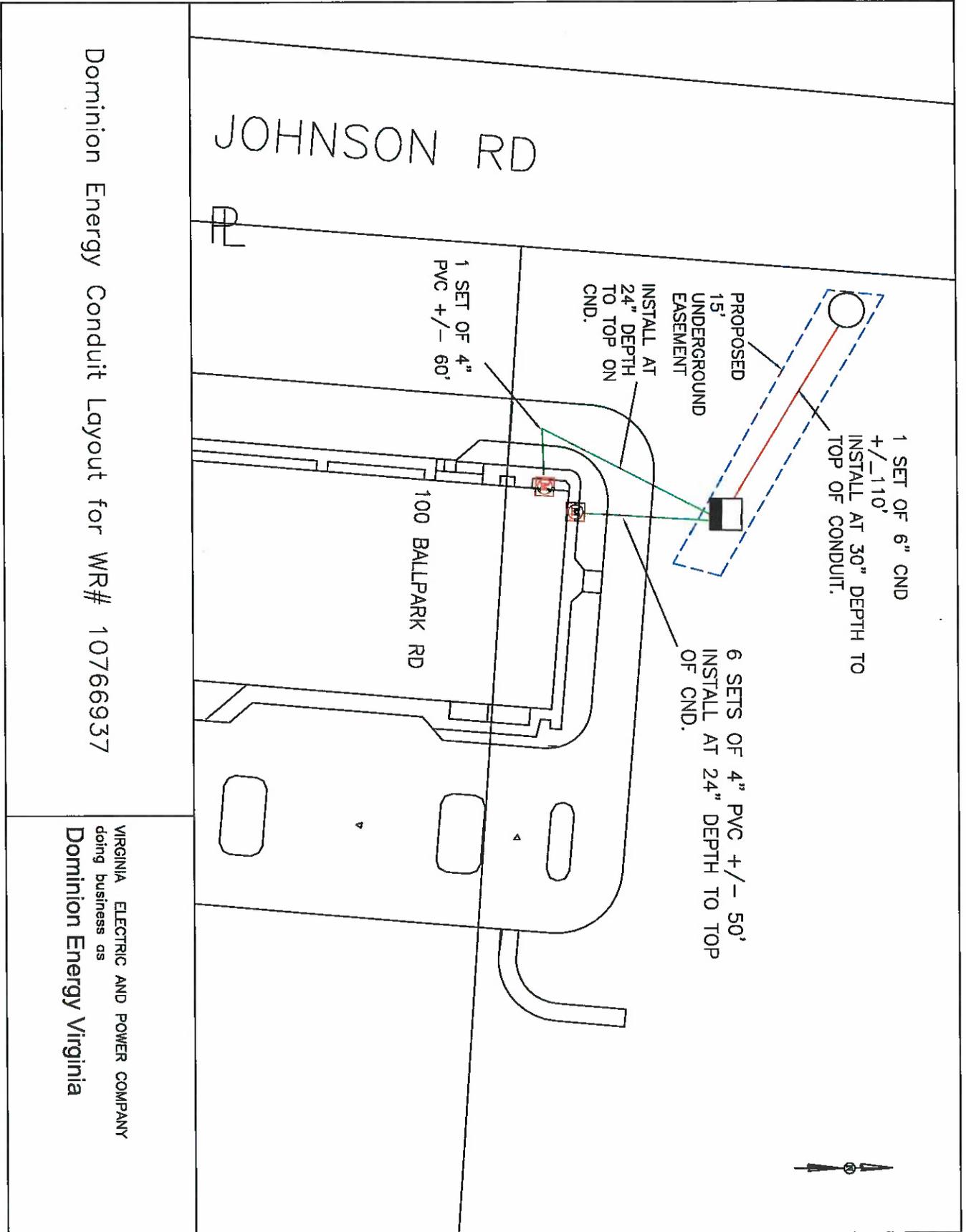
SEAL



LEGEND - - - Location of Right of Way Boundary = = = Indicates Property Line is Right of Way Boundary	Region	Local Office	State	PLAT TO ACCOMPANY RIGHT OF WAY AGREEMENT VIRGINIA ELECTRIC AND POWER COMPANY doing business as Dominion Energy Virginia
	CENTRAL	PETERSBURG	VA	
	County/City		Grid Number	
	PETERSBURG		M0232	
	Work Request Number	DEVID No.	Scale	
	10766937	02-25-0043	Not to Scale	
	Date	By		
	4/28/2025	AKEEM LEE-MYERS		

OWNER INITIALS _____

EXHIBIT B



Dominion Energy Conduit Layout for WR# 10766937

VIRGINIA ELECTRIC AND POWER COMPANY
doing business as
Dominion Energy Virginia

Date: 5/8/2025

Dominion Virginia Power Specifications and Agreement for Customer Installed Conduit and Meter Base Locations

Dominion Virginia Power Work Request Number: 10766937

To ensure the proper installation of underground cable, the following procedures and specifications are required for the customer to install conduit for Dominion Virginia Power use:

CONDUIT

To be accepted for use, the conduit is subject to the following specifications.

- If Dominion Virginia Power or a contractor of Dominion Virginia Power find any conduit to be blocked, broken, or improperly installed as indicated on the remaining specifications, the customer or his contractor will make corrections before the work can proceed.
- The conduit will be grey Schedule 40 PVC or must conform to NEMA TC-6 specifications for Schedule 40 or better and must be in ten-foot (10') sections.
- When using four-inch (4") diameter conduit, any 90-degree or 45 degree bends will have a maximum 36-inch radius.
- Sweep ells shall have a minimum radius of six times the conduit diameter with the exception of two inch conduit which shall be twenty four inch minimum radius.
- All conduits to be installed for cable will be a minimum depth of thirty inches (30") for primary and twenty-four inches (24") for secondary to the top of the conduit in accordance with the National Electric Safety Code, with a maximum depth of forty-eight inches (48"). Thus customer is responsible for any additional depth required due to grade changes which will be completed later.
- Conduit shall have a one thousand-pound (1,000 LB) test pull line installed in the conduit for cable pulling purposes.
- The conduit ends must be capped to prevent foreign material from entering.
- The conduit is to be joined using PVC solvent type cement.
- An authorized representative of Dominion Virginia Power must be allowed to inspect this conduit before the trench is backfilled to determine proper installation. If improper installation is found, you will be notified as specified in the beginning of this letter.
- Any deviation from the above required specifications could result in additional customer cost.

GRADE

The ground level must be within final grade along the conduit installation route at the time the trench is dug.

METER BASE LOCATION

Dominion Virginia Power reserves the right to designate meter location. Please note designated meter base locations and check with Dominion Virginia for preferred meter location. Any variance from the preferred location could result in customer cost.

SPECIFICATIONS - CUSTOMER INSTALLED CONDUIT

Customer designed conduit plans shall be submitted to Dominion Energy Virginia for approval prior to customer installation.

Service conduit must be installed with at least a 24" cover below final grade. All conduits, including spares terminating near poles or at buildings or other structures shall be plugged to prevent entrance of foreign material. All conduits shall be sealed to prevent water from entering. Conduit shall be flushed against pole where flagged and stubbed up at least 6". Customer will run conduit into bottom left or right of the meter base as shown in the Dominion Blue Book 2017 Edition.

When using plastic conduit, it shall conform to NEMA TC-6 specifications for type EB PVC or better. Schedule 40 meets these requirements. Some jurisdictions (such as Arlington County) may require steel conduit.

All turns in conduit larger than two (2) inch diameter shall be made using 90 degree or 45 degree, 36" minimum sweeps. For larger radius, sweeps shall be made with 5-degree bends, normally 10' to 20' radius. When using two (2) inch diameter conduit, the 90-degree or 45 degree end will have a minimum of 24 inch radius.

When construction of a conduit line is completed, all conduits shall be rodded with a mandrel having a diameter of ¼ inch less than bore diameter of the conduit. It must be brushed with a stiff wire brush. All conduits (including spares) are then to contain "polyolefin", 1000 pound stress pull lines, to accommodate the pulling of cable. All of this work is to be performed by the customer or his contractor.



If Dominion Energy Virginia or its contractor find any conduits to be blocked or the above specifications not complied with by the customer, the customer or his/her contractor will make corrections before the work can proceed.

If you have any questions, contact me at 804-898-4910, Akeem.Z.Lee-myers@dominionenergy.com

Sincerely,

Akeem Lee-Myers
Customer Project Designer

LETTER OF AGREEMENT

We understand and agree with your requirements as submitted. All conduit work and inspection coordination will comply fully with these specifications. It is further agreed that all appropriate contractors have been made aware of your requirements. Compliance by all parties is guaranteed. Any questions arising during the construction phase will be brought to your immediate attention.

Firm Name _____

Signature _____

Print Name _____

Date _____

**A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION AND
WATER AND SEWER REVENUE BONDS OF THE CITY OF PETERSBURG,
VIRGINIA, AND PROVIDING FOR THE FORM, DETAILS AND PAYMENT
THEREOF**

WHEREAS, the City of Petersburg, Virginia (**the “City”**) is authorized to acquire, construct, operate and maintain sewer and wastewater facilities and facilities for the collection, storage, treatment or distribution of water (**together, the “System”**), which System is a revenue producing undertaking of the City; and

WHEREAS, the City is authorized pursuant to the Public Finance Act, Chapter 26 of Title 15.2 of the Code of Virginia of 1950, as amended (**the “Public Finance Act”**) to borrow money and to issue its general obligation and revenue bonds to pay all or part of the cost of the System; and

WHEREAS, in the judgment of the City Council (**the “City Council”**) of the City, it is desirable to authorize the issuance and sale of general obligation and revenue obligations of the City to the Virginia Resources Authority (**“VRA”**) as Administrator of the Virginia Water Facilities Revolving Fund (**the “Fund”**) in a principal amount of up to \$20,440,440 (**the “Principal Repayment Loan”**) to provide funds to pay the costs of the acquisition, construction, equipping and installation of the Poor Creek Force Main Replacement Project (**the “Project”**); and

WHEREAS, the City has been advised by the Virginia Department of Environmental Quality (**“DEQ”**) that the Project is also eligible for financial assistance from the Fund through a principal forgiveness loan in the amount up to \$1,022,022 (**the “Principal Forgiveness Loan”**); and

WHEREAS, the total funding provided to the City pursuant to the Fund is to include these two components, the Principal Repayment Loan and the Principal Forgiveness Loan (**collectively, the “Loan”**), with funds under the Principal Forgiveness Loan being provided pursuant to a Funding Agreement between VRA, as Administrator of the Fund, and the City (**the “Funding Agreement”**), and funds under the Principal Repayment Loan being provided pursuant to a Financing Agreement between VRA, as Administrator of the Fund, and the City (**the “Financing Agreement”**); and

WHEREAS, the Project constitutes sewerage facilities and utilities within the meaning of Section 15.2-2109, of the Code of Virginia, 1950, as amended (**the “Virginia Code”**), a revenue producing undertaking within the meaning of Section 15.2-2608 of the Virginia Code and a wastewater treatment facility within the meaning of the term “Project” as defined in Section 62.1-224 of the Virginia Code; and

WHEREAS, the City Council desires to issue the Bond (as defined below) under the provisions of the Public Finance Act and a duly advertised and conducted public hearing has been held with respect to the Bond (as defined below) on January 20, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY:

1. The Project and Loan are hereby approved and the City is authorized to issue not more than \$20,440,440 in principal amount of a general obligation and water and sewer revenue bond (**the “Bond”**) in order to pay a portion of the costs of the Project. The City elects to issue the Bond under the Public Finance Act. The Bond shall be issued in a principal amount not to exceed \$20,440,440, shall mature no later than thirty (30) years from the date of issuance, and shall bear a Cost of Funds (as defined in the Financing Agreement) at the rate of one half percent (0.50%) per annum composed of interest to the Fund of 0.30% and a fee of 0.20% payable as an Annual Administrative Fee and otherwise as set forth in the commitment letter from VRA, as Administrator of the Fund, to the City in relation to the Loan. The portion of the funding for the Project comprising the Principal Forgiveness Loan shall be subject to the terms and conditions of the Funding Agreement.
2. The Bond shall be issued to or for the account of VRA, as Administrator of the Fund, pursuant to the terms, conditions and provisions of this Resolution and upon such other terms as may be determined in the manner set forth in this Resolution and the Financing Agreement. The issuance and sale of the Bond in one or more series from time to time in accordance with this Resolution is authorized. The Bond shall be in substantially the form attached to this Resolution as Exhibit A, with such appropriate variations, omissions and insertions as are permitted or required by this Resolution and by VRA.
3. The Financing Agreement and the Funding Agreement will each be in substantially the form presented to and filed with the minutes of the meeting of this City Council at which this Resolution is being adopted. The forms of the Financing Agreement and Funding Agreement and the terms, conditions and provisions thereof are hereby approved by this City Council, and the Mayor, Vice-Mayor or City Manager, any of whom may act, are hereby authorized and directed to execute and deliver to the VRA the Financing Agreement and Funding Agreement in substantially such forms, with such changes and amendments as the officer executing the same shall approve or as shall be necessary to satisfy VRA requirements, such approval to be conclusively evidenced by his or her execution and delivery thereof, and further provided that the total funding provided to the City for the Loan shall not exceed \$21,462,462.
4. The full faith and credit of the City and the revenues of the System, exclusive of operation and maintenance expenses (**the “Net Revenues Available for Debt Service”**) are irrevocably pledged for the payment of principal of and interest on the Bond. The pledge of Net Revenues Available for Debt Service securing the Bond shall be on parity with any Existing Parity Bonds and Parity Bonds (each as defined in the Financing Agreement) secured by such Net Revenues Available for Debt Service. The City Council, in accordance with Section 15.2-2624 of the Public Finance Act, is hereafter authorized and required to levy and collect annually, at

the same time and in the same manner as other taxes of the City are assessed, levied and collected, a tax upon all taxable property within the City, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and Cost of Funds on the Bond, to the extent other funds of the City are not lawfully available and appropriated for such purpose

5. The Project will constitute a part of the System.
6. The Bond shall be executed, for and on behalf of the City, by the Mayor or the Vice-Mayor of the City, either of whom may act, and shall have the corporate seal of the City impressed thereon, attested by the Clerk of Council or Deputy Clerk of Council. The manner of execution and affixation of the seal may be by facsimile, provided, however that if the signatures of the Mayor or Vice Mayor are by facsimile, the Bond shall not be valid until signed by the manual signature of the Clerk of Council or Deputy Clerk of Council. The Bond shall be in substantially the form as Exhibit A attached hereto, with such variations, insertions or deletions as may be approved by the officer executing the Bond on the City's behalf. The City's Treasurer is hereby appointed as the Registrar for the Bond.
7. The Mayor, Vice-Mayor, Clerk of Council, City Treasurer, City Attorney, Sands Anderson PC as bond counsel for the City and all other appropriate agents, officers and employees of the City shall take all actions and execute all certificates and documents as shall be necessary to carry out the provisions of this Resolution. The City hereby covenants to comply with the requirements of the Funding Agreement for the Principal Forgiveness Loan and any applicable regulations and other pronouncements and published guidance relating thereto, and the Mayor, Vice-Mayor, Clerk of Council and other City representatives, any one or more of whom may act, are each hereby authorized to execute and deliver such certifications and reports as may be required by the Funding Agreement for the Principal Forgiveness Loan.
8. The City acknowledges that VRA is treating the Bond as a "local obligation" within the meaning of Section 62.1-199 of the Virginia Resources Authority Act (Chapter 21, Title 62.1 of the Code of Virginia of 1950, as amended (**the "VRA Act"**)), which in the event of a nonpayment thereunder authorizes the VRA to file an affidavit with the Governor of the Commonwealth of Virginia that such nonpayment has occurred pursuant to Section 62.1-216.1 of the VRA Act. In purchasing the Bond, the VRA is further relying on Section 62.1-216.1 of the VRA Act providing that if the Governor is satisfied that such nonpayment has occurred, the Governor will immediately make an order directing the Comptroller to withhold all further payment to the City of all funds, or of any part of them, appropriated and payable by the Commonwealth of Virginia to the City for any and all purposes, and the Governor will, while the nonpayment continues, direct in writing the payment of all sums withheld by the Comptroller, or as much of them as is necessary, to the VRA, so as to cure, or cure insofar as possible, such nonpayment.

9. Such officers of the City as may be requested are authorized and directed to execute and deliver a nonarbitrage certificate and tax compliance agreement in a form not inconsistent with this Resolution as may be approved by the officers of the City executing such document, whose approval shall be evidenced conclusively by the execution and delivery thereof.
10. The City covenants that it will not directly or indirectly use or permit the use of any of the proceeds of the Bond or any other of its funds, or enter into, or allow any other person or entity to enter into, any arrangement, formal or informal, or take or omit to take, any other action that would cause interest on any Related Series of VRA Bonds (as defined in the Financing Agreement) to be includable in gross income for federal income tax purposes or to become a specific item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. The City also consents to the calculation of any “rebate amount” to be paid with respect to the portion of the Related Series of VRA Bonds related to the Bond by a rebate calculation service selected by VRA.
11. The City covenants that it shall not permit the proceeds of the Bond or the Project financed with the proceeds of the Bond to be used in any manner that would result in: (a) 5% or more of such proceeds or the facilities financed with such proceeds being used in a trade or business carried on by any person other than a governmental unit, as provided in Section 141(b) of the Internal Revenue Code of 1986, as amended (the “Code”); (b) 5% or more of the proceeds or the Project financed with such proceeds being used with respect to any output facility (other than a facility for the furnishing of water or the transportation and treatment of waste water), within the meaning of Section 141(b)(4) of the Code; or (c) 5% or more of such proceeds being used directly or indirectly to make or finance loans to any persons other than a governmental unit, as provided in Section 141(c) of the Code. Provided, however, that if the City receives an opinion of a nationally-recognized bond counsel that any such covenants need not be complied with to prevent the interest on the Related Series of VRA Bonds from being includable in the gross income of the registered owners thereof for federal income purposes under existing law, the City need not comply with such covenants.
12. All other actions of City officials in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bond and consummation of the Loan as authorized herein are ratified, approved and confirmed. City officials are authorized and directed to execute and deliver all certificates and other instruments considered necessary or desirable in connection with the issuance, sale and delivery of the Bond and consummation of the Loan pursuant to this Resolution and to do all acts and things necessary or convenient to carry out the terms and provisions of such documents.

13. All ordinances, resolutions and proceedings in conflict herewith are, to the extent of such conflict, repealed. This Resolution shall constitute the “Local Resolution” as such term is defined in Section 1.1 of the Financing Agreement.
14. This Resolution was presented to the City Council and a public hearing concerning this Resolution was held in accordance with applicable law by the City Council at its meeting on January 20, 2026. This Resolution shall become effective upon its passage. A certified copy of this Resolution shall be filed by the Clerk of Council or Deputy Clerk of Council with the Clerk of the Circuit Court of the City. The filing of this Resolution with the Clerk of the Circuit Court of the City shall be deemed to be the filing of an initial resolution or ordinance with such Court for all purposes of the Public Finance Act.

The undersigned Clerk of Council of the City of Petersburg, Virginia hereby certifies that the Resolution set forth above was adopted after a public hearing during an open meeting on January 20, 2026, by the City Council with the following votes by the following named members of City Council:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATE

I, Tangi R. Hill, Clerk of Council of the City of Petersburg, Virginia, hereby certify that attached hereto is a true and correct copy of a Resolution adopted by the City Council on January 20, 2026.

Clerk of Council
City of Petersburg, Virginia

EXHIBIT A

ISSUE DATE:	January __, 2026
--------------------	-------------------------

**UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA**

\$ _____
General Obligation and Water and Sewer Revenue Bond, Series 2026

THE CITY OF PETERSBURG, VIRGINIA (**the “Borrower”**), a public body politic and corporate of the Commonwealth of Virginia, acknowledges itself indebted and for value received, hereby promises to pay, solely from the revenues and other property hereinafter described and pledged to the payment of this Bond, at the principal office of the Virginia Resources Authority (**the “VRA”**) or VRA’s successors or assigns, to the order of VRA, as Administrator of the Virginia Water Facilities Revolving Fund, Richmond, Virginia (**the “Fund”**), or registered assigns or legal representatives, the sum equal to the amount of principal advances made hereunder but not to exceed _____ and 00/100 Dollars (\$ _____), with interest on the disbursed and unpaid principal balance from the date of each disbursement until payment of the entire principal sum at the rate of fifty one-hundredths percent (0.50%) per annum, consisting of (i) interest of thirty one-hundredths percent (0.30%) per annum, payable for the benefit of the Fund, and (ii) twenty one-hundredths percent (0.20%) per annum payable as an Annual Administrative Fee, as follows:

Interest, including the part thereof allocable to the Annual Administrative Fee (**the “Cost of Funds”**) only on all amounts disbursed under this Bond shall be due and payable on ____ 1, 20___. Commencing on _____ 1, 20__, and continuing semi-annually thereafter on ____ 1 and ____ 1 in each year, principal and the Cost of Funds under this Bond shall be due and payable in equal installments of \$ _____ with a final installment of \$ _____ due and payable on _____ 1, 20__, when, if not sooner paid, all amounts due hereunder shall be due and payable in full provided however, that if principal advances up to the maximum authorized amount are not made, the principal amount due on this Bond shall not include such undisbursed amount. However, unless the Borrower and VRA agree otherwise in writing, until all amounts due hereunder shall have been paid in full, less than the full disbursement of the maximum authorized amount hereunder shall not postpone the due date of any semi-annual installment due hereon or change the amount of such installment.

In addition, if any installment of principal or Cost of Funds is not received by the holder of this Bond within ten (10) days from its due date, the Borrower shall pay to the holder of this Bond, a late payment charge in an amount equal to five percent (5.0%) of such overdue installment. Principal is payable in lawful money of the United States.

No notation is required to be made on this Bond of the payment of any principal on normal installment dates. HENCE, THE FACE AMOUNT OF THIS BOND MAY EXCEED THE PRINCIPAL SUM REMAINING OUTSTANDING.

THIS BOND IS A GENERAL OBLIGATION OF THE BORROWER, FOR THE PAYMENT OF WHICH THE BORROWER'S FULL FAITH AND CREDIT ARE IRREVOCABLY PLEDGED. THE CITY COUNCIL OF THE BORROWER IS AUTHORIZED AND REQUIRED TO LEVY AND COLLECT, ANNUALLY AT THE SAME TIME AND IN THE SAME MANNER AS OTHER TAXES OF THE BORROWER ARE ASSESSED, LEVIED AND COLLECTED, A TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY OF GALAX, VIRGINIA, OVER AND ABOVE ALL OTHER TAXES AUTHORIZED OR LIMITED BY LAW AND WITHOUT LIMITATION AS TO RATE OR AMOUNT, SUFFICIENT TO PAY WHEN DUE THE PRINCIPAL OF AND COST OF FUNDS ON THE BOND, TO THE EXTENT OTHER FUNDS OF THE BORROWER ARE NOT LAWFULLY AVAILABLE AND APPROPRIATED FOR SUCH PURPOSE.

This Bond is issued pursuant to the provisions of Chapter 26 of Title 15.2 of the Code of Virginia of 1950 as amended and the terms of the Financing Agreement between the Borrower and the VRA, as Administrator of the Fund, dated as of _____, 2026 (the “**Financing Agreement**”) to evidence a loan by the VRA, as Administrator of the Fund to the Borrower to finance the Project Costs (as defined in the Financing Agreement). The obligations of the Borrower under this Bond and the Financing Agreement shall terminate when all amounts due and to become due pursuant to this Bond and Financing Agreement have been paid in full. Reference is hereby made to the Financing Agreement and any amendments thereto for the definitions and provisions, among others, describing the pledge and covenants securing this Bond, the nature and extent of the security, the terms and conditions upon which this Bond is issued, and the rights and obligations of the Borrower and the holders of this Bond.

The Net Revenues Available for Debt Service (as defined in the Financing Agreement) are pledged to the payment of principal of this Bond. The lien of this pledge of the Net Revenues Available for Debt Service from the Borrower's water and wastewater system shall be on parity with any Existing Parity Bonds and Parity Bonds (each as defined in the Financing Agreement). The Borrower may incur additional debt secured by a pledge of Net Revenues Available for Debt Service pursuant to the terms of the Financing Agreement.

Transfer of this Bond may be registered upon the registration books of the Bond Registrar. Prior to due presentment for registration of transfer, the Bond Registrar shall treat the registered owner as the person exclusively entitled to payment of principal and the exercise of all other rights and power of the owner.

This Bond is subject to optional prepayment to the extent and on the terms set forth in the Financing Agreement.

If an Event of Default (as defined in the Financing Agreement) occurs, the principal of this Bond may be declared immediately due and payable by the holder by written notice to the Borrower.

Notwithstanding anything in this Bond to the contrary, in addition to the payments of the principal provided by this Bond, the Borrower shall also pay such additional amounts, if any, which may be necessary to provide for payment in full of all amounts due under the Financing Agreement.

All acts, conditions and things required by the Constitution and statutes of the Commonwealth of Virginia to happen, exist or be performed precedent to and in the issuance of this Bond have happened, exist and have been performed.

IN WITNESS WHEREOF, the Borrower has caused this Bond to be signed by its Mayor or Vice-Mayor, to be attested by its Clerk of Council, its seal to be affixed hereto and to be dated as of January __, 2026.

**CITY OF PETERSBURG,
VIRGINIA**

SEAL

By: _____
Title: Mayor

ATTEST:

Clerk of Council
City of Petersburg, Virginia

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ whose address for registration purposes is _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Tax I.D. No. _____
of Transferee: _____

Signature Guaranteed

(NOTE: the signature above must correspond with the name of the Registered Owner as it appears on the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.)

SCHEDULE OF PRINCIPAL ADVANCES

The amount and date of principal advances not to exceed the face amount hereof shall be entered hereon by an authorized representative of the VRA when the proceeds of each such advance are delivered to the Borrower.

<u>Amount</u>	<u>Date</u>	<u>Authorized Signatures</u>



Petersburg Area Transit

Council Update

Darius L. Mason
Director of Mass Transit

January 6, 2026





Overview

- Modernization Study
- Transit Fleet Update
- New Operations & Maintenance Facility: 800 Arlington St.



Modernization Study



Comprehensive Operational Analysis of PAT's Paratransit Service



Accessibility Gap Assessment for Fixed Route and Paratransit Services



Low-No Fuel Feasibility Study

COA and Gap Assessment Recommendations



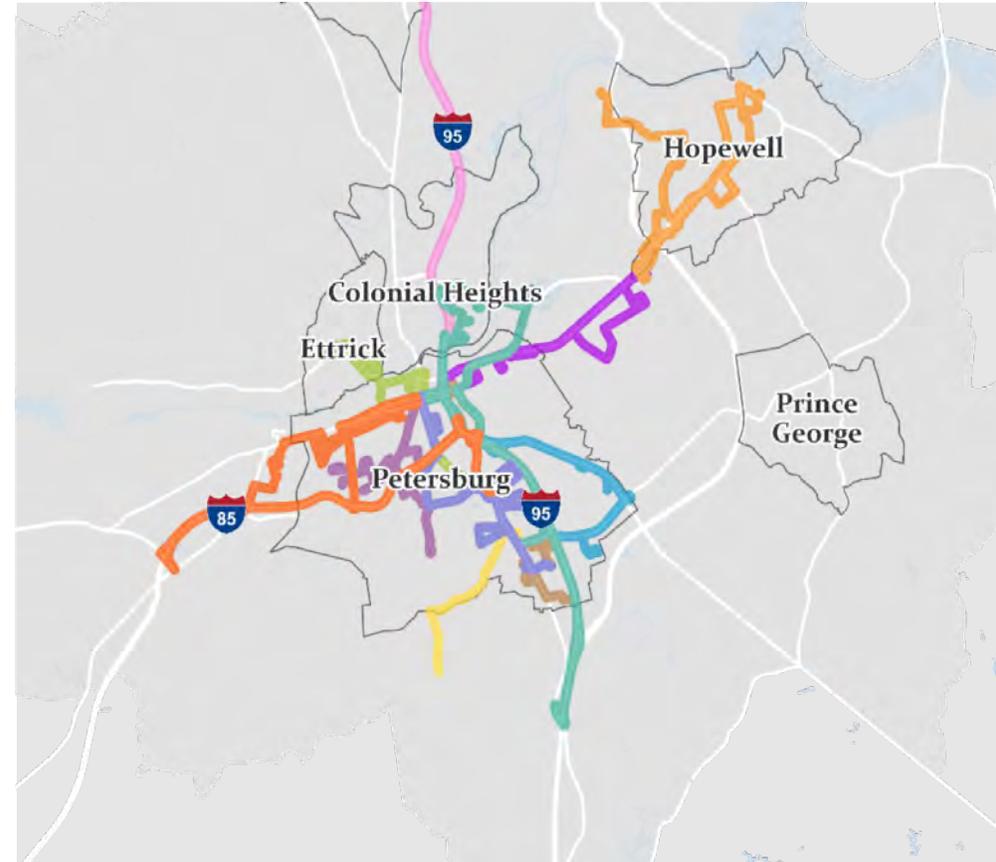
- Enhance existing services and infrastructure to increase access



- Improve public familiarity with PAT services



- Optimize existing operations





Fleet



15 Buses in service



28 Buses past their useful life



7 New buses approved for purchase – delivery expected 2027



New Maintenance & Operations Facility



Feasibility Study Complete



Proposed: 800 Arlington St.



NEPA ongoing, 30% design ongoing



~\$1M invested

AMOF 800 Arlington St.

PROJECT TIMELINE





City of Petersburg Assessor's Office

FY 27 Real Estate Reassessment

Assessed Value as of January 1, 2026

Effective July 1, 2026

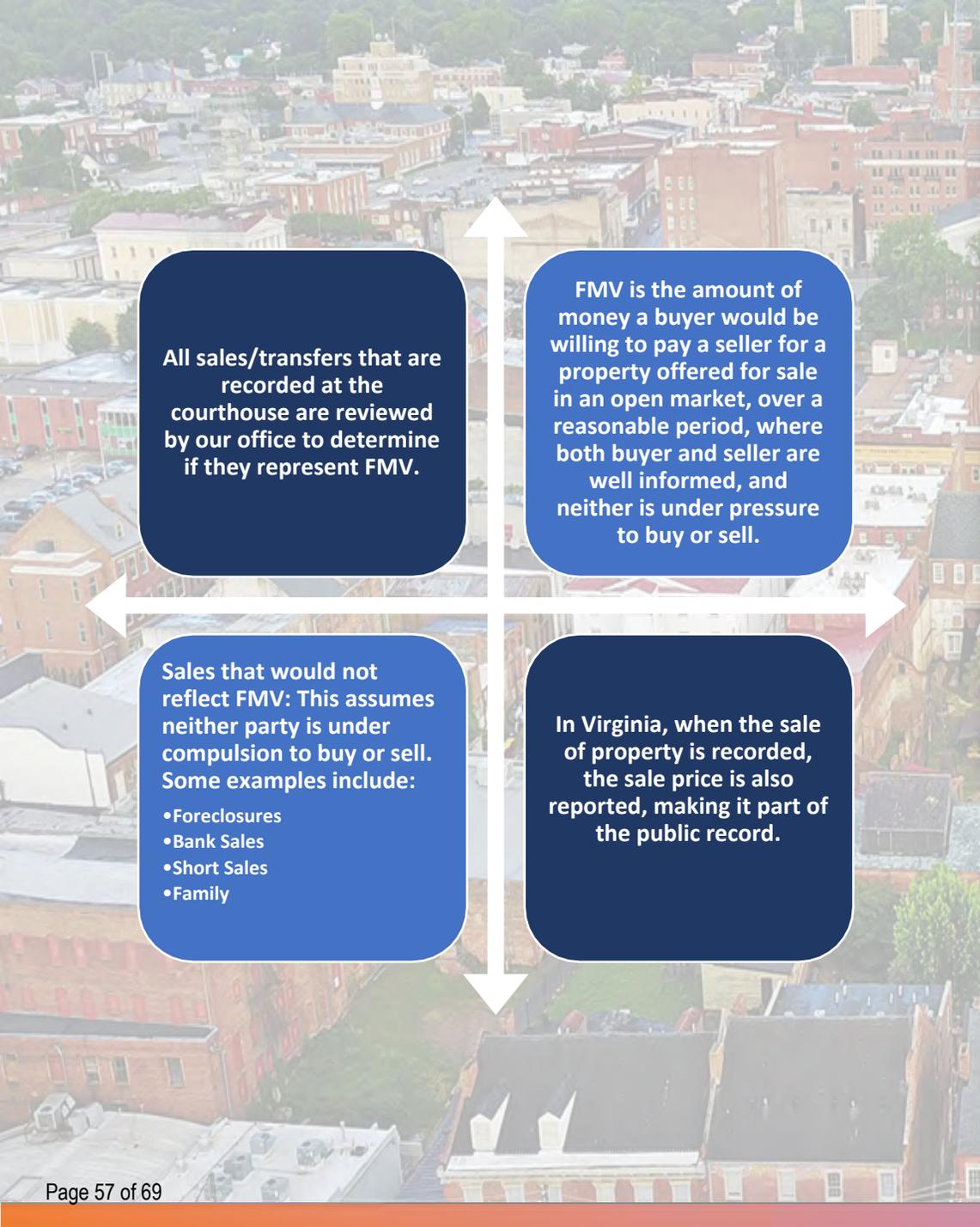


The Constitution of Virginia, Article X, Section 2 & the Code of Virginia, § 58.1-3201 require real estate assessments to represent fair market value (FMV).

City of Petersburg reassesses their properties every 2 years using sales that reflect FMV in accordance with state law.

The screenshot shows the LIS Virginia Law website. The header includes the LIS logo and "VIRGINIA LAW" with a search bar. The main content area is titled "Code of Virginia" and includes a breadcrumb trail: "Table of Contents > Title 58.1, Taxation > Subtitle III, Local Taxes > Chapter 32, Real Property Tax > Article 1, Taxable Real Estate > § 58.1-3201. What real estate to be taxed; amount of assessment; public service corporation property". There are options for "Section", "Print", "PDF", and "email". The text of § 58.1-3201 is displayed, stating that real estate is subject to annual taxation as prescribed by law. A footer note mentions "Code 1950, § 58-760; 1982, c. 619; 1983, cc. 556, 570; 1984, c. 675; 1985, c. 30."

The screenshot shows the LIS Virginia Law website. The header includes the LIS logo and "VIRGINIA LAW" with a search bar. The main content area is titled "Constitution of Virginia" and includes a breadcrumb trail: "Table of Contents > Article X, Taxation and Finance > Section 2, Assessments". There are options for "Section", "Print", "PDF", "email", and a "Read Full Constitution" link. The text of Article X, Section 2 is displayed, stating that assessments of real estate and tangible personal property shall be at their fair market value. A footer note mentions "So long as the Commonwealth shall levy upon any public service corporation a State franchise, license, or other similar tax based upon or measured by its gross receipts or gross earnings, or any part thereof, its real estate and tangible personal property shall be assessed by a central State agency, as prescribed by law."



All sales/transfers that are recorded at the courthouse are reviewed by our office to determine if they represent FMV.

FMV is the amount of money a buyer would be willing to pay a seller for a property offered for sale in an open market, over a reasonable period, where both buyer and seller are well informed, and neither is under pressure to buy or sell.

Sales that would not reflect FMV: This assumes neither party is under compulsion to buy or sell. Some examples include:

- Foreclosures
- Bank Sales
- Short Sales
- Family

In Virginia, when the sale of property is recorded, the sale price is also reported, making it part of the public record.

VIRGINIA'S JUDICIAL SYSTEM

- Home
- Virginia's Court System
- Online Services
- Case Status and Information
- Court Administration
- Directories
- Forms
- Judicial Branch Agencies
- Programs

Home > Virginia's Court System > Circuit Court > Individual Circuit Court Homepages > Petersburg Circuit Court

Petersburg Circuit Court 11th Judicial Circuit of Virginia

Excerpt from a legal document (deed):

THIS DEED, dated December 23, 2021, by and between WE [redacted] Virginia limited liability company (the "Grantor"), and LAV [redacted] (the "Grantee"),

WITNESSETH:

That for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys with general warranty and, except as hereinafter set forth, English covenants of title, unto the Grantee, the following described real property (the "Property"), to wit:

ALL that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Petersburg (formerly in Prince George County), Virginia, fronting for a distance of 100.00 feet, more or less, on the west line of Westover Avenue and running back therefrom in a westerly direction by and between parallel side lot lines for a distance of 195.00 feet, more or less, to a "10 foot wide" alley, and being known and designated as Lot Ten (10), in Block 12, on the plat of Walnut Hill, which is recorded in the Clerk's Office of the Circuit Court of Petersburg, Virginia, in the rear cover of Deed Book 102, reference to which plat is hereby made for a more particular description of the property herein conveyed.

BEING the same property conveyed to Westover1670, LLC, a Virginia limited liability company, by deed from Mary H. Stevens and Wendy Whitlock Stevens, husband and wife, dated May 29, 2020, recorded June 8, 2020 in the Clerk's Office of the Circuit Court of Petersburg, Virginia, as Instrument No. 20-1307.

Costar

123 Pine St - Full Units

40 Units 23,007 SF GDA 1921 Built 7.7% Vacancy \$939 Asking Rent/Unit \$1.85 Asking Rent/SF

Unit Mix

Unit	Units	Sq Ft	Asking Rent/Unit	Asking Rent/SF	Percentage
1	40	508	\$939	\$1.85	0.0%
2	40	508	\$939	\$1.85	0.0%

Market Conditions

Category	Current	Year Change
Supplement 2-3 Star	50.6%	↓ 3.4%
Student Property	7.7%	↓ 1.0%
Market Overall	9.2%	↓ 2.1%

Costar

Tracks and reports on commercial property.

- Building, tenants, owners, brokers, and transactions/sales that move the market

MLS (Multiple Listing Service)

Database established by real estate brokers to provide data about properties for sale.

EagleView

map: Auto (Oblique) • Feb 2023 - Mar 2023 • Image 1 of 3 • 03/05/2023

map: Auto (Oblique) • Feb 2022 - Feb 2022 • Image 1 of 5 • 02/06/2022

EagleView

Oblique aerial imagery that allow users to view properties remotely, detect changes, and calculate parcel value far more quickly than with traditional site visits.

Market Reports

Long and Foster Market Minute – Monthly Updates

- Notices mailed: **January 1, 2026**
- Office Appeal Deadline: **March 1, 2026**
- Board of Equalization Deadline: **April 1, 2026**

The Board of Equalization members are appointed by the Circuit Court to consider the requests of property owners to change the assessed value of their property. The Board receives annual training from the Commonwealth of Virginia Department of Taxation.

- Values become effective: **July 1, 2026**, and will reflect on the 1st Quarter Bill in September.

City Assessor's Office – Petersburg, Virginia

Parcel _____

Office Review – to the City Assessor's Office

This form must be completed and filed with the necessary attachments to the City Assessor's Office **by March 1 or within 30 days of the change of assessment notice date**, whichever is later, to be considered for an Office Review. Mail to 135 N. Union St. – Suite 301, Petersburg, VA 23803 or email to REALESTATEAPPEALS@PETERSBURG-VA.ORG. **Applications must include all attachments at the time of submission. Additional materials may not be added without resubmission of the entire application.**

City Assessor's Office – Petersburg, Virginia

Parcel _____

Board of Equalization Appeal Application

This form must be completed and filed with the necessary attachments to the City Assessor's Office **by April 1 or within 60 days of the change of assessment notice date**, whichever is later, to be considered by the Board of Equalization. Mail to 135 N. Union St. – Suite 301, Petersburg, VA 23803 or email to REALESTATEAPPEALS@PETERSBURG-VA.ORG. **Applications must include all attachments at the time of submission. Additional materials may not be added without resubmission of the entire application.**



City Assessor's Office

135 North Union Street, 3rd Floor
Petersburg, Virginia 23803
(804) 733-2333



NOTICE OF CHANGE IN ASSESSMENT

Assessed Value of January 1, 2026, Effective July 1, 2026

January 21, 2026
J. Doe
1234 Main St
Petersburg, VA 23803

**THIS IS NOT
A BILL**

Parcel: 123456789 Property Address: 1234 MAIN ST
Legal Description: LOT 24 BK B SEC 5

	FY2027	FY2026	FY2025
LAND	24,000	20,000	20,000
IMPROVEMENTS/BUILDINGS	156,000	130,000	130,000
TOTAL	180,000	150,000	150,000
*TAX RATE (Per \$100)	*TBD	\$1.27	\$1.27
LEVY (BEFORE APPLYING TAX EXEMPTION/RELIEF PROGRAMS)	2,286.00	1,905.00	1,905.00
PERCENT CHANGE	20.00%	0%	N/A

Appeal Applications are available at the City Assessor's Office, Online, or by calling 804-733-2333. Property owners may request to examine working papers and other documentation.

Appeal Deadline to the City Assessor's Office: **March 1, 2026**
 Appeal Deadline to the Board of Equalization: **April 1, 2026** **DEADLINES CANNOT BE EXTENDED**
 Appeal Applications: <https://www.petersburgva.gov/940/Applications-Forms>

**The Real Estate Tax Rate is set annually and will be determined prior to July 1, 2026.
Current real estate tax rate is \$1.27 per \$100.*

Assessed Value x Tax Rate = Real Estate Tax Bill

Important FAQs on the reverse side of this notice 

Title 58.1-3330 of the Code of Virginia requires that any person other than the owner who receives this notice, shall transmit it to the owner at the last known address immediately upon receipt.

Address: 135 North Union St, 3rd Floor Phone: 804-733-2333 Email: realestateappeals@petersburg-va.org

- Notices mailed: **January 1, 2026**
- Office Appeal Deadline: **March 1, 2026**
- Board of Equalization Deadline: **April 1, 2026**
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City Assessor's Office – Petersburg, Virginia

Parcel _____

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City Assessor's Office – Petersburg, Virginia

Parcel _____

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What does the Assessor's Office do? The Assessor's primary function is to provide accurate and statutorily-compliant real estate information. The office is also responsible for: Analyzing trends in sales data and descriptions of the buildings and property characteristics up to date.

What is a general reassessment? The Code of Virginia mandates that all real property be assessed for taxation purposes at **100% fair of market value (FMV)** and be fair and equitable. The City of Petersburg reassesses properties every 2 years.

When is the next general reassessment? Every two years, on even-numbered years, general reassessments are conducted city-wide. Reassessment notices are sent in January, and **appeals must be filed NO LATER THAN April 1st** on the reassessment year. New assessed values become effective July 1st of the reassessment year.

Why are reassessments performed? The Virginia Constitution, Article X Section 2, and the Code of Virginia, § 58.1-3201 **mandate that each locality review their real estate parcels and assess at 100% fair market value (FMV)**. FMV is defined as the price at which a willing buyer and willing seller would swap for the property, with neither party obligated to buy or sell. FMV excludes transactions like foreclosures, bank sales, short sales, family sales, etc. The real estate market is continuously changing; thus, assessments must be revised to reflect the current market.

How is my value determined? According to state law, all localities are required to process reassessments. The City of Petersburg reassess real estate every 2 years. For residential properties (one-to-four family dwelling units), the best method for valuating properties is using FMV sales data (sales approach to valuation) **that are similar in age, size, location, and condition**. FMV Sales data used for this reassessment are from January 1, 2024 – December 31, 2025.

For income producing properties, the income approach to value is used to determine FMV based on the income the property generates.

What is meant by "improvements?" The Assessor's Office is required by law to place a value on the land & on the building (aka improvements). *This does not necessarily mean that your value increased due to renovations but other factors in the market like supply & demand, economic growth, etc.*

What if I disagree with the new assessed value? There will be an appeal process (**free of charge**) if the property owner disagrees with the new assessed value. **An assessment appeal is not a complaint about higher taxes.** An application will be required, and property owners **MUST** provide supporting paperwork proving their value is inaccurate or unfairly assessed. For residential properties, supporting documents could include comparable sales similar to the subject that supports a new value. **You do NOT have to pay for an appraisal.** For income producing properties, income and spending statements from the previous three years, as well as a current rent roll, are required.

What is the difference between the assessed value and the tax rate? The assessed value represents the estimated fair market value of your property based on recent comparable sales and market analysis. The tax rate is established annually as part of the City's budget process and is applied uniformly to all properties. Your real estate tax bill is the result of combining the assessed value with the tax rate.

If my taxes are escrowed, do I need to contact my mortgage company? **We urge that you do so**, however the Customer Care and Collections Division has the ability and responsibility to alert your mortgage provider. Contact the Customer Care and Collections Division (located at 144 N Sycamore St.) via email at CityCollector@petersburg-va.org or by phone at (804) 733-2346 if you have any questions.

How do I apply for tax relief? Tax Relief Programs are provided by the Commissioner of Revenue's Office. Contact the Commissioner of Revenue's Office (located at 144 N Sycamore St.) via email at corteam@petersburg-va.org or by phone at (804) 733-2315. **Deadline for Tax Relief is May 1st.**



Filter **List** **Table**

Parcel Filter

Owner Contains

Street Name Contains

Subdivision is any of
0 Selected

Zoning is any of
0 Selected

Property Use Code is any of
0 Selected

Property Use Desc. is any of
0 Selected

Acres is between and

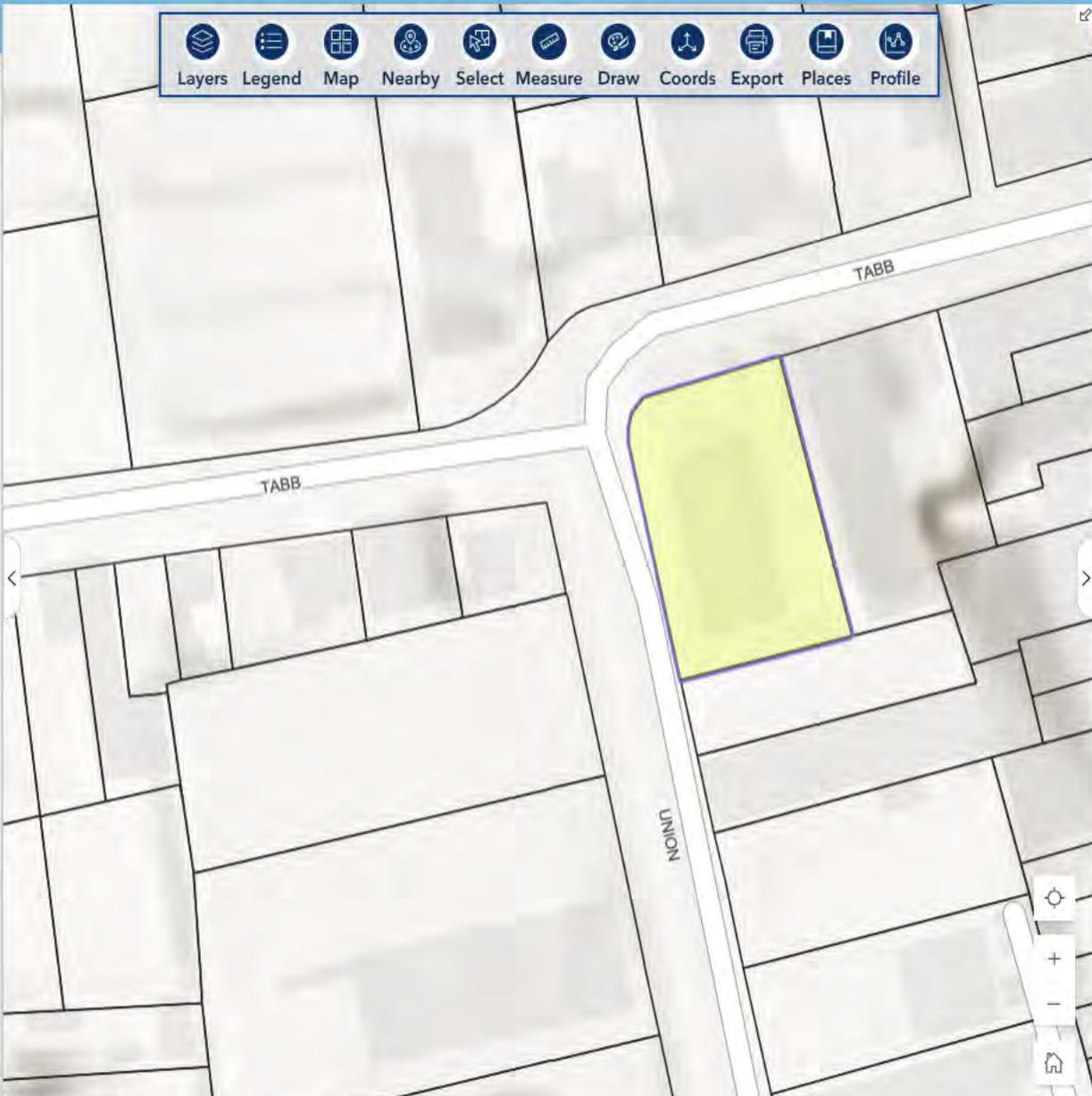
Land Value is between and

Improvement Value is between and

Total Value is between and

Sale Date is between and

Layers Legend Map Nearby Select Measure Draw Coords Export Places Profile



Summary

Parcel: 011250001

Summary

Owner Name: CITY OF PE
Owner Mailing Address: 1
Owner Mailing Address: Petersburg, VA 23803
Property Use: 460 General Office
State Class: 7.4 Exempt Local
Zoning: B-3
Property Address: 135 UNION ST
Legal Acreage: 0.351
Legal Description: 104 CITY HALL 150 X 99
Subdivision: Olde Town (Not Platted)
Opportunity Zone: 51730811300
Assessment Neighborhood: 4472
Local Historic District: Courthouse
National Historic District: Courthouse
Enterprise Zone: Yes

Welcome to the City of Petersburg Real Estate Property CivQuest Site



Video Walk Through

Contact Us

Web Site User Guide

Reset Filter

20 m
100 ft

Assessment

- Assessment Notices are mailed Jan 21 of the Reassessment Year

Office Review

- Office Review Period Jan 21 – March 1

Board of Equalization

- BOE Review Period Jan 21 – April 1

Circuit Court

- If above deadlines are missed

Contact Information



Assessor's Office



135 N. Union St, 3rd Floor



804-733-2333



realestateappeals@petersburg-va.org



www.petersburgva.gov/148/City-Assessor

Finance Monthly Update

January 6, 2026



DEPARTMENT OF FINANCE

AGENDA

Budget to Actuals



BUDGET TO ACTUALS

GF Department	FY26 BUDGET	Expended Thru 11.30.2025: 41% of YR Completed	Remaining Budget Balance	% of Budget Expended
CITY COUNCIL	362,216	56,624	305,592	15.63%
CITY CLERK	418,563	118,926	299,637	28.41%
CITY MANAGER	1,193,189	524,637	668,553	43.97%
CITY ATTORNEY	511,900	148,370	363,530	28.98%
HUMAN RESOURCES	1,233,781	504,659	729,122	40.90%
COMMISSIONER OF REVENUE	494,408	201,202	293,206	40.70%
ASSESSOR	683,469	278,083	405,386	40.69%
CITY TREASURER	489,328	298,951	190,377	61.09%
FINANCE	1,152,659	465,756	686,902	40.41%
CUSTOMER CARE & COLLECTIONS	916,230	309,133	607,098	33.74%
INFORMATION TECHNOLOGY	1,331,238	537,508	793,730	40.38%
PROCUREMENT	356,476	92,299	264,177	25.89%
REGISTRAR	657,371	298,880	358,491	45.47%
CIRCUIT CT. JUDGES & ADMIN	96,667	39,982	56,686	41.36%
GENERAL DISTRICT COURT	79,400	3,899	75,501	4.91%
MAGISTRATES	3,000	-32	3,032	-1.06%
JUVENILE & DOMESTIC RELATIONS	8,750	406	8,344	4.64%



BUDGET TO ACTUALS

GF Department	FY26 BUDGET	Expended Thru 11.30.2025: 41% of YR Completed	Remaining Budget Balance	% of Budget Expended
CLERK of the CIRCUIT COURT	1,093,879	465,790	628,089	42.58%
SHERIFF	2,293,156	1,055,409	1,237,747	46.02%
COMMONWEALTH ATTORNEY	1,810,537	793,016	1,017,521	43.80%
VICTIM WITNESS - CITY	26,286	1,537	24,749	5.85%
POLICE DEPARTMENT	12,999,236	4,831,514	8,167,722	37.17%
911 EMERGENCY COMMUNICATIONS	2,010,963	508,013	1,502,950	25.26%
FIRE DEPARTMENT	9,983,823	4,519,983	5,463,840	45.27%
REGIONAL JAIL SERVICE	3,546,522	1,344,148	2,202,374	37.90%
11th DISTRICT COURT	114,827	53,102	61,725	46.25%
VJCCA SUB-TOTAL	253,830	83,883	169,947	33.05%
CODE ENFORCEMENT	1,362,061	593,386	768,675	43.57%
ANIMAL CONTROL	334,714	97,658	237,056	29.18%
ENGINEERING	1,390,264	244,324	1,145,940	17.57%
REFUSE COLLECTION	2,394,000	919,849	1,474,151	38.42%
GROUNDS	1,358,068	472,105	885,963	34.76%
FACILITIES MANAGEMENT	3,427,767	1,405,880	2,021,886	41.01%
CPO CENTER/VCRC	106,416	49,969	56,447	46.96%



BUDGET TO ACTUALS

GF Department	FY26 BUDGET	Expended Thru 11.30.2025: 41% of YR Completed	Remaining Budget Balance	% of Budget Expended
SOCIAL SERVICES	11,589,663	4,538,465	7,051,198	39.16%
CHILDREN'S SERVICES ACT	4,477,855	2,202,323	2,275,532	49.18%
TRANSFER TO SCHOOLS	12,977,018	4,274,377	8,702,641	32.94%
RECREATION & LEISURE SERVICES	1,034,464	597,351	437,114	57.74%
CEMETERIES	82,013	18,269	63,744	22.28%
TURF MANAGEMENT	646,689	475,659	171,030	73.55%
GOV'T RELATIONS	1,433,456	384,714	1,048,743	26.84%
PUBLIC LIBRARY	1,551,034	600,308	950,726	38.70%
PLANNING	1,033,601	378,523	655,078	36.62%
ECONOMIC DEVELOPMENT	564,423	240,069	324,354	42.53%
NON-DEPARTMENTAL	14,853,788	3,548,247	11,305,541	23.89%
DEBT SERVICE	7,295,881	1,692,427	5,603,454	23.20%
TRANSFER TO OTHER FUNDS	3,169,286	3,169,286	0	100.00%
TOTALS	115,322,949	43,468,650	71,854,299	37.69%



BUDGET TO ACTUALS

Fund/Department	FY26 BUDGET	Expended Thru 11.30.2025: 41% of YR Completed	Remaining Budget Balance	% of Budget Expended
STREETS				
Streets Operations Sub-Total	10,641,039	4,546,122	6,094,917	42.72%
PUBLIC UTILITIES				
Wastewater Sub-Total	7,822,614	3,596,879	4,225,735	45.98%
Water Sub-Total	8,052,005	3,316,773	4,735,232	41.19%
TOTAL PUBLIC UTILITIES FUND	15,874,619	6,913,652	8,960,967	43.55%
STORMWATER				
Stormwater Services Sub-Total	1,410,564	482,135	928,429	34.18%
DOGWOOD				
Dogwood Golf Sub-Total	1,515,186	906,452	608,734	59.82%
MASS TRANSIT				
Paratransit Sub-Total	301,016	140,024	160,992	46.52%
State/Projects Sub-Total	824,888	245,339	706,675	29.74%
Administration Sub-Total	4,486,581	1,612,378	2,874,203	35.94%
Maintenance Sub-Total	907,397	446,883	460,514	49.25%
TOTAL MASS TRANSIT FUND	6,519,882	2,444,624	4,202,384	37.49%

