

CITY OF COLONIAL HEIGHTS, VIRGINIA
Special Meeting of City Council
Tuesday, August 26, 2019

1. Call to Order.

The Special Meeting of City Council was called to order by Mayor Kochuba at 6:00 P.M.

2. Roll Call.

Present: Councilman Michael A. Cherry
Councilman Kenneth B. Frenier
Councilman W. Joe Green, Jr.
Councilman John E. Piotrowski
Vice Mayor Elizabeth G. Luck
Mayor T. Gregory Kochuba

Absent: Councilman John T. Wood (arrived at 6:03 P.M.)

Also Present: Mr. Douglas E. Smith, City Manager
Mr. Hugh P. Fisher, III, City Attorney
Mrs. Pamela B. Wallace, City Clerk

3. Declarations of Personal Interest

There were none.

4. Reading of Manner of Addressing Council.

Mr. Fisher read the Manner of Addressing Council.

5. Advertised Public Hearing

- A. RESOLUTION NO 19-43**
Approving a Lease Agreement with Collegiate Baseball Experience for the use of Shepherd Stadium.

A motion was made by Mr. Cherry, seconded by Mr. Piotrowski, to adopt Resolution No 19-43.

Mayor Kochuba further clarified the purpose of the meeting stating that approval of the lease agreement would bring a Coastal Plain League baseball team to play at Shephard Stadium.

Mr. Smith provided additional comments specific to the terms of the agreement. Mr. Smith stated that the lease agreement was for a term of three years with approximately 26 games being played at the stadium during the season. There could possibly be additional playoff games and special events as well. Mr. Smith stated the agreement

Special Meeting Minutes

August 26, 2019

Page 2

outlined specific responsibilities of both the City and CBE for maintenance, staffing the facility, and security. Mr. Smith stated CBE would receive the ticket, concession, and merchandise revenue; additionally, they would be allowed to advertise within the stadium. Mr. Smith clarified that the agreement allows for the sale of beer and wine at the stadium in predetermined designated areas. The sale of beer and wine would be subject to the City's current alcohol policy as it relates to city-owned property. Additionally, Mr. Smith stated there were appropriate insurance coverage levels for general liability naming the City as additional insured is in place.

Mr. Smith asked Mr. Skalak to provide comments relative to necessary improvements to the stadium prior to the team's arrival.

Mr. Skalak stated staff had increased their estimate slightly for necessary safety improvements to the stadium advising that the original estimate was slightly lower than the existing estimate. Mr. Skalak continued by noting the following necessary upgrades to support the team:

- Increasing the height of both the outfield and backstop netting.
- Installation of outfield wall padding. Mr. Skalak noted this was already included one of the CIP projects.
- Relocation of a large amount of "foul ball" territory fencing to include netting due to spectator presence in those areas.
- Increasing the height of the sponsor wall to accommodate the installation of wall padding.
- Minor improvements of both locker rooms and concession stands. Mr. Skalak noted improvements to the locker rooms were requirements by the Coastal Plain League to offer a separate area for the umpires to include shower facilities.

Mr. Skalak stated he did not expect any changes to the long-standing traditional baseball programs at Shepherd Stadium, to include Colonial Heights High School, American Legion Post 284, and Colonial Heights Optimist BIB Tournament.

At the conclusion of Mr. Skalak's remarks, Mr. Chris Martin provided Council with a brief update of his plans for the team. Mr. Martin stated that the next step of the process would be naming the team, which would include a competition available to the public asking for their input.

At this time, Mr. Smith stated it was staff's recommendation that Council entertain a motion to move forward with Resolution No. 19-43 noting this was a unique and exciting opportunity for the City.

Public Comment: None

Special Meeting Minutes

August 26, 2019

Page 3

Council Comments:

Addressing Mr. Wood's concerns relative to the disruption of the games played by the High School, American Legion, and BIB Tournament, Mr. Skalak stated he and his staff would not be scheduling some of the other users of Shephard Stadium; however, he was confident that any conflicts involving these groups would be addressed as not to interrupt the schedule of the High School, American Legion Post 284, or BIB Tournament. Mr. Skalak stated he and his staff would address scheduling conflicts related to America Legion games and the BIB Tournament as they arose. Mr. Skalak also addressed Mr. Wood's question relative to the Coastal Plain League (CPL) playing season stating that to include regular season games and possible play-off games, the season would be late May to early August.

Continuing, at the request of Mr. Wood, Mr. Skalak continued to list those improvements to the stadium that were already in line for funding.

Mr. Cherry provided positive comments relative to the potential for a new stream of revenue from sports tourism generated through the addition of the CPL.

Mr. Piotrowski stated he felt this was a "win-win" for the City and felt it was an excellent opportunity.

Mr. Skalak clarified questions from Mrs. Luck relative to additional staff hired by the CPL to assist with specific duties; this individual would be an employee of the CPL as well as Recreation and Parks. Additionally, Mr. Skalak addressed Mrs. Luck's concerns relative inclement weather and covering the field. Mr. Skalak stated on-site staff and players would assist in covering the field with the on-site rolled field cover.

Mr. Skalak clarified there would be staff to assist with parking as well as all game operations outside the stadium.

Mr. Frenier stated Council and staff had been talking about a venture like this for some time and felt it was a plus for the City.

Mr. Green stated Colonial Heights had been a City of baseball and felt this was a great opportunity for the citizens and an opportunity for the City to generate revenue in many indirect ways.

Mayor Kochuba reiterated several Council members' comments and thanked Mr. Smith and Mr. Skalak as well as staff for their efforts.

Vote: 7-0
Yes: Cherry
Frenier
Green
Piotrowski

Special Meeting Minutes

August 26, 2019

Page 4

	Wood
	Luck
	Kochuba
No:	None
Absent:	None
Abstained:	None

Motion UNANIMOUS PASS

Before adjournment, Mr. Smith thanked Mr. Skalak and Mr. Spruill for their efforts in bringing the project together; and also thanked Mr. Martin for his passion and interest in baseball and wanting to bring this level of baseball to Shephard stadium. Mr. Smith also thanked Mr. Fisher and Mrs. Tomlin for their efforts in preparation of the lease agreement.

Mr. Smith invited Council to an upcoming Press Conference at 1:00 P.M. on Wednesday, August 28, 2019 at Shephard Stadium.

5. Adjournment

There being no further business, a motion was made by Mr. Cherry, seconded by Mrs. Luck, to adjourn the Special Meeting. The meeting was adjourned at 6:36 P.M.

APPROVED:

T. Gregory Kochuba, Mayor

ATTEST:

Pamela B. Wallace, City Clerk