Work Session Agenda
Staunton City Council
Rita S. Wilson Council Chambers
January 12, 2023
5:15 p.m.

5:15 p.m.	**1.**	**Consideration of Work Session and Regular Meeting Agendas**
5:20 p.m.	**2.**	**Overview of City's Debt Capacity and Debt Affordability**
6:05 p.m.	**3.**	**Introduction of the Proposed FY2024 – FY2028 Capital Improvement Plan**
6:25 p.m.	**4.**	**Discussion of Recommended Allocation of Remaining American Rescue Plan Act Funds**
6:45 p.m.	**5.**	**Report on Properties Delinquent in Property Taxes and Overview of the Collection Process**
7:05 p.m.		**Break Until Regular Meeting at 7:30 p.m.**

Regular Meeting Agenda
Staunton City Council
Rita S. Wilson Council Chambers
January 12, 2023
7:30 p.m.

Call to Order

Pledge of Allegiance

Invocation/Moment of Silence - Arrowood

Mayor's Report

Additional Items by Members of Council

Approval of Minutes

Work Session and Regular Meeting of December 8, 2022

Organizational Meeting of January 3, 2023

REGULAR MEETING

A. Public Hearing and Consideration of an Amendment to Title 18, Zoning, Adding Chapter 18.154, Community Garden*

B. Public Hearing and Consideration of an Amendment to SCC 18.120.010(4)(d), of Chapter 18.120, Yard Building Setback, and Open Space Exceptions, of Title 18, Zoning, to Change the Minimum Front Setback Requirement for Dwellings on Small and/or Narrow Lots and to Exempt Stairs/Ramps to a Dwelling from Setback Requirements*

C. Solid Waste Management Update and Future Visioning

D. Discussion of Appointment Process to fill a Council Vacancy

Matters from the City Manager

Matters from the Public*

Adjournment

***Public Participation For instructions on how to participate in a Public Hearing and Matters from the Public portions of the City Council meeting visit www.staunton.va.us/council.**

CITY COUNCIL AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**City Council**
Item #	**1**	
Department:	**City Council**	
Alignment with Staunton Plan (Value/Strategic Area):	**Values: Integrity Engagement**	
Subject:	**Work Session and Regular Meeting Agendas**	

Background: Consistent with Procedural Memorandum No. 3, attached are draft meeting agendas for City Council's consideration and for approval as Council prefers.

Suggested Motion: I move to approve the Work Session agenda and the Regular Meeting agenda [as presented] [with the following changes: as to the Work Session, the addition/deletion of __________; as to the Regular Meeting, the addition/deletion of __________].

City Manager: Leslie Beauregard

Attachment #1

Work Session Agenda
Staunton City Council
Rita S. Wilson Council Chambers
January 12, 2023
5:15 p.m.

5:15 p.m.	**1.**	**Consideration of Work Session and Regular Meeting Agendas**
5:20 p.m.	**2.**	**Overview of City's Debt Capacity and Debt Affordability**
6:05 p.m.	**3.**	**Introduction of the Proposed FY2024 – FY2028 Capital Improvement Plan**
6:25 p.m.	**4.**	**Discussion of Recommended Allocation of Remaining American Rescue Plan Act Funds**
6:45 p.m.	**5.**	**Report on Properties Delinquent in Property Taxes and Overview of the Collection Process**
7:05 p.m.		**Break Until Regular Meeting at 7:30 p.m.**

Attachment #2

Regular Meeting Agenda
Staunton City Council
Rita S. Wilson Council Chambers
January 12, 2023
7:30 p.m.

Call to Order

Pledge of Allegiance

Invocation/Moment of Silence - Arrowood

Mayor's Report

Additional Items by Members of Council

Approval of Minutes

- **Work Session and Regular Meeting of December 8, 2022**
- **Organizational Meeting of January 3, 2023**

REGULAR MEETING

A. **Public Hearing and Consideration of an Amendment to Title 18, Zoning, Adding Chapter 18.154, Community Garden***

B. **Public Hearing and Consideration of an Amendment to SCC 18.120.010(4)(d), of Chapter 18.120, Yard Building Setback, and Open Space Exceptions, of Title 18, Zoning, to Change the Minimum Front Setback Requirement for Dwellings on Small and/or Narrow Lots and to Exempt Stairs/Ramps to a Dwelling from Setback Requirements***

C. **Solid Waste Management Update and Future Visioning**

D. **Discussion of Appointment Process to fill a Council Vacancy**

Matters from the City Manager

Matters from the Public*

Adjournment

***<u>Public Participation</u> For instructions on how to participate in a Public Hearing and Matters from the Public portions of the City Council meeting visit www.staunton.va.us/council.**

CITY COUNCIL

AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**Jessie Moyers** **Chief Finance Officer**
Item #	**2**	
Department:	**Finance**	
Alignment with Staunton Plan (Value/Strategic Area):	**Value: Excellence** **Strategic Area: Responsible, Efficient Government**	
Subject:	**Overview of City's Debt Capacity and Debt Affordability**	

Background: Chief Finance Officer, Jessie Moyers, along with the city's financial advisors, Davenport & Company LLC, will lead a discussion and review of the city's current outstanding debt and debt capacity in relation to Staunton's current debt policy as adopted by council December 14, 2014.

In addition, an overview of debt affordability will be provided with a review of the current Debt Sinking Fund Balance, the current annual debt obligations, the current general fund transfer, and the ability of the city to afford future debt service for new capital projects.

Attachment: Davenport Discussion Materials

City Manager's Recommendation: For review and discussion only.

Suggested Motion: Not applicable

City Manager: Leslie Beauregard

Attachment #1

Discussion Materials

City of Staunton, Virginia

January 12, 2023

DAVENPORT 1863
PUBLIC FINANCE

Member NYSE | FINRA | SIPC

Contents / Agenda

1. Topics for Discussion

Topics for Discussion

- Introduction to Credit Ratings and Peer Comparatives.

- General Fund Operations, Fund Balances, and Policies.

- Tax-Supported Debt and Policies.
  - Existing Tax-Supported Debt Profile.
  - Key Financial Ratios and Peer Comparatives.

- Future Tax-Supported Debt Capacity and Debt Affordability, given the following:
  - Debt to Assessed Value Policy up to 4.0%;
  - Debt Service to Expenditures Policy up to 15.0%;
  - Existing Resources, No Incremental Tax Impact; and
  - Hypothetical Scenarios of: $15mm, $20mm, and $25mm.

2. Introduction | Credit Ratings and Peer Comparatives

Credit Ratings and Peer Comparatives

- As is standard practice, the Rating Agencies withdrew the City's prior bond ratings after the FY 2020 refunding of the City's last remaining public issuance (2007 GO Bonds). Therefore, the City no longer holds public credit ratings. The prior ratings were as follows:
  - Moody's: Aa2 (3/29/2019)
  - S&P: AA (9/26/2018)

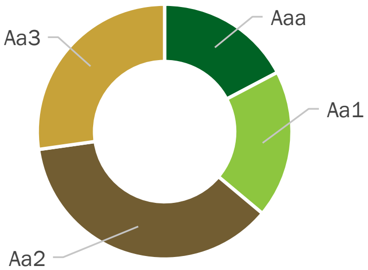
Moody's Investors Service	Standard & Poor's	Fitch Ratings
Aaa	AAA	AAA
Aa1	AA+	AA+
Aa2	AA	AA
Aa3	AA-	AA-
A1	A+	A+
A2	A	A
A3	A-	A-
Baa1	BBB+	BBB+
Baa2	BBB	BBB
Baa3	BBB-	BBB-
Non Investment Grade		

Moody's Date	Rating Action
1/2/2020	Withdrawn
5/1/2010	Aa2
5/20/2004	Aa3

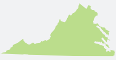
S&P Date	Rating Action
2/18/2020	Withdrawn
9/26/2018	AA
5/23/2014	AA-
5/27/2004	A+

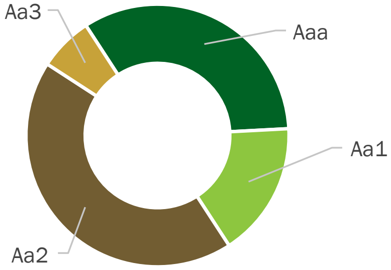
National Moody's Rated Cities and Towns

	Number of Credits	Percentage of Credits
Aaa	174	17.3%
Aa1	189	18.8%
Aa2	369	36.7%
Aa3	274	27.2%
Total	1,006	100.0%



Virginia Moody's Rated Cities and Towns

	Number of Credits	Percentage of Credits
Aaa	10	33.3%
Aa1	5	16.7%
Aa2	13	43.3%
Aa3	2	6.7%
Total	30	100.0%



VA 'Aaa'	*Alexandria, Charlottesville, Chesapeake, Fairfax, Falls Church, Herndon, Leesburg, Suffolk, Vienna, Virginia Beach*
VA 'Aa1':	*Hampton, Manassas, Newport News, Richmond, Williamsburg*
VA 'Aa2':	*Blacksburg, Colonial Heights, Culpeper, Fredericksburg, Harrisonburg, Lynchburg, Norfolk, Poquoson, Portsmouth, Purcellville, Roanoke, Salem, Winchester*
VA 'Aa3':	*Abingdon, Danville*

Note: The data shown in the peer comparatives is from Moody's Municipal Financial Ratio Analysis database and obtained prior to the change in data provided by Moody's.

3. General Fund Operations, Fund Balance, and Policies

General Fund | Historical Operations

	Years:	Base	1	2	3	4	5	
		2017	2018	2019	2020	2021	2022	5-Year CAGR
1	**Revenues**							
2	General property taxes	$ 24,368,117	$ 25,439,640	$ 26,357,304	$ 27,227,252	$ 28,526,046	$ 29,012,709	*3.6%*
3	Other local taxes	13,673,932	14,715,307	15,960,067	16,129,017	16,631,337	18,939,371	*6.7%*
4	Permits, privilege fees, and regulatory licenses	204,627	287,878	254,962	210,011	229,999	209,732	*0.5%*
5	Fines and forfeitures	94,155	134,887	254,056	201,199	139,437	209,021	*17.3%*
6	Revenue from the use of money and property	162,996	198,538	261,111	286,932	123,051	23,828	*-31.9%*
7	Charges for services	1,713,396	1,799,686	1,850,246	1,595,812	1,679,798	1,904,844	*2.1%*
8	Miscellaneous	119,913	77,362	106,412	191,744	193,339	143,080	*3.6%*
9	Recovered costs	2,094,311	923,212	1,228,767	1,197,430	1,200,458	1,204,133	*-10.5%*
10	Intergovernmental:							
11	Federal	1,235,540	1,276,171	1,382,964	1,758,201	5,914,327	1,363,144	*2.0%*
12	Commonwealth	11,483,933	12,103,565	12,429,694	12,384,782	12,242,357	11,970,025	*0.8%*
13	**Total Revenues**	**$ 55,150,920**	**$ 56,956,246**	**$ 60,085,583**	**$ 61,182,380**	**$ 66,880,149**	**$ 64,979,887**	*3.3%*
14	% Change YoY	7.0%	3.3%	5.5%	1.8%	9.3%	-2.8%	
15	**Expenditures**							
16	Current:							
17	General government administration	$ 5,316,221	$ 5,491,832	$ 5,617,599	$ 5,876,832	$ 6,315,667	$ 6,240,603	*3.3%*
18	Judicial administration	1,887,175	1,986,549	1,984,912	2,183,515	2,323,421	2,643,015	*7.0%*
19	Public safety	10,585,412	10,946,015	11,372,797	11,981,706	12,759,588	13,134,548	*4.4%*
20	Public works	6,343,283	6,768,337	6,099,271	5,934,143	5,285,259	6,534,366	*0.6%*
21	Health and welfare	6,217,517	6,973,721	6,906,155	7,199,240	7,178,788	6,080,600	*-0.4%*
22	Education	12,529,800	12,758,000	13,208,000	13,864,908	13,646,502	13,639,476	*1.7%*
23	Parks, recreation, and cultural	3,378,570	3,459,705	3,602,905	3,515,360	3,113,450	3,673,965	*1.7%*
24	Community development	1,506,894	1,600,106	2,047,456	2,189,528	3,152,422	2,141,128	*7.3%*
25	Debt Service	-	-	-	-	-	12,343	
26	**Total Expenditures**	**$ 47,764,872**	**$ 49,984,265**	**$ 50,839,095**	**$ 52,745,232**	**$ 53,775,097**	**$ 54,100,044**	*2.5%*
27	% Change YoY	3.7%	4.6%	1.7%	3.7%	2.0%	0.6%	
28	**Excess (Deficiency) of Revenues Over Expenditures**	**$ 7,386,048**	**$ 6,971,981**	**$ 9,246,488**	**$ 8,437,148**	**$ 13,105,052**	**$ 10,879,843**	
29								
30	**Other Financing Sources (Uses)**							
31	Issuance of lease	-	-	-	-	-	12,485	
32	Transfers in	-	-	-	-	-	-	
33	Transfers out to:							
34	Capital Projects Fund	(1,641,050)	(791,050)	(3,391,050)	(1,785,643)	(2,515,000)	(7,257,050)	
35	Nonmajor Governmental Funds (Debt Service Fund)	(4,100,500)	(4,274,200)	(5,147,750)	(5,244,415)	(5,844,415)	(4,844,415)	
36	Nonmajor Business-Type Funds	(169,000)	(164,300)	(21,025)	-	-		
37	Major Business-Type Funds	-	-	-		(24,096)	(2,357)	
38	Internal Service Fund	-	-	-	-	-	-	
39	Subtotal Transfers out	(5,910,550)	(5,229,550)	(8,559,825)	(7,030,058)	(8,383,511)	(12,091,337)	
40	**Total Other Financing Sources (Uses)**	**(5,910,550)**	**(5,229,550)**	**(8,559,825)**	**(7,030,058)**	**(8,383,511)**	**(12,091,337)**	
41								
42	**Net Change in Fund Balance**	**1,475,498**	**1,742,431**	**686,663**	**1,407,090**	**4,721,541**	**(1,211,494)**	
43	Fund Balance - Beginning, as adjusted[(1)]	12,312,012	13,787,510	15,529,941	16,216,604	17,565,187	22,286,728	
44	**Fund Balance - Ending**	**$ 13,787,510**	**$ 15,529,941**	**$ 16,216,604**	**$ 17,623,694**	**$ 22,286,728**	**$ 21,075,234**	

(1) Beginning Fund Balance was restated in FY 2021.

Source: City Audits.

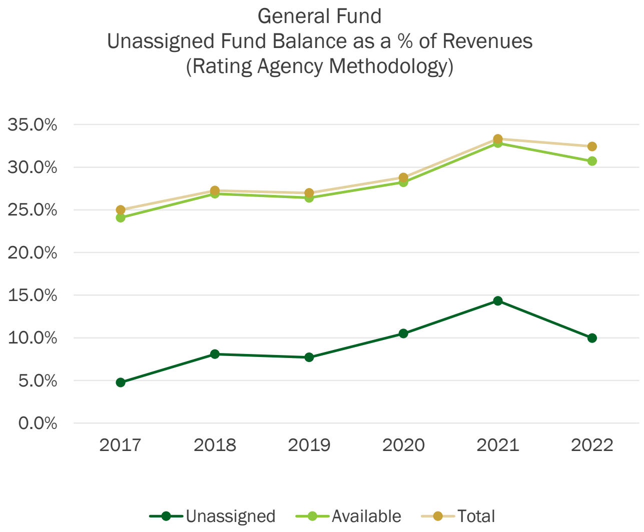
General Fund | Historical Fund Balance

City's Historical Fund Balance

	Fiscal Year | Audit Basis	2017	2018	2019	2020	2021	2022
1	**General Fund Revenues**	$ 55,150,920	$ 56,956,246	$ 60,085,583	$ 61,182,380	$ 66,880,149	$ 64,979,887
2	**General Fund Expenditures & Transfers Out**	$ 53,675,422	$ 55,213,815	$ 59,398,920	$ 59,775,290	$ 62,158,608	$ 66,191,381
3							
4	**General Fund Balance**						
5	Nonspendable & Restricted	$ 500,499	$ 213,709	$ 348,583	$ 342,997	$ 334,861	$ 1,114,331
6	Committed (Safety Net Reserves)	8,137,500	8,489,250	8,891,250	8,738,079	9,571,866	10,756,835
7	Assigned	2,516,915	2,221,017	2,346,271	2,118,052	2,792,804	2,724,344
8	Unassigned	2,632,596	4,605,965	4,630,500	6,424,566	9,587,197	6,479,724
9	**Total**	$ 13,787,510	$ 15,529,941	$ 16,216,604	$ 17,623,694	$ 22,286,728	$ 21,075,234
10							
11	Rating Agency Available[1] (6 + 7 + 8)	$ 13,287,011	$ 15,316,232	$ 15,868,021	$ 17,280,697	$ 21,951,867	$ 19,960,903
12							
13	**Fund Balance Ratios (Rating Agency Methodology)**						
14	Unassigned as a % of Revenues (8 ÷ 1)	4.8%	8.1%	7.7%	10.5%	14.3%	10.0%
15	Rating Agency Available as a % of Revenues (11 ÷ 1)	24.1%	26.9%	26.4%	28.2%	32.8%	30.7%
16	Committed (Safety Net Reserves) as % of Revenues (6 ÷ 1)	14.8%	14.9%	14.8%	14.3%	14.3%	16.6%
17	Total General Fund Balance as a % of Revenues (9 ÷ 1)	25.0%	27.3%	27.0%	28.8%	33.3%	32.4%
18							
19	**City Fund Balance Policy | Budget Year Basis**	**2018**	**2019**	**2020**	**2021**	**2022**	**FY 2023 Adopted Budget Expenditures**
20	**Adopted Budgeted Expenditures**	**$ 54,250,000**	**$ 56,595,000**	**$ 59,275,000**	**$ 56,374,701**	**$ 61,753,974**	**$ 65,192,940**
21	Safety Net Reserve Policy[2]	15.0%	15.0%	15.0%	15.5%	15.5%	16.5%
22	Committed (Safety Net Reserves) per ACFR ($) (From line 6 above)	$ 8,137,500	$ 8,489,250	$ 8,891,250	$ 8,738,079	$ 9,571,866	$ 10,756,835
23	Committed (Safety Net Reserves) Per ACFR as % of Budget Exp. (6 ÷ 20)	15.0%	15.0%	15.0%	15.5%	15.5%	16.5%

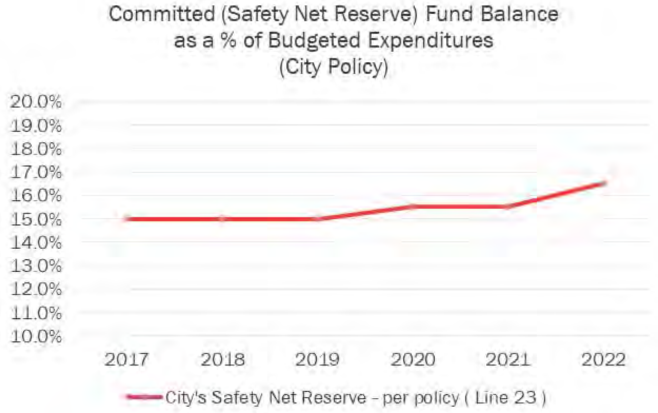
(1) Includes Committed, Assigned, and Unassigned Fund Balances.

(2) The City changed its policy for FY 2022 and beyond from 15.5% to 16.5%.


General Fund
Unassigned Fund Balance as a % of Revenues
(Rating Agency Methodology)

City Fund Balance Policy

- The City of Staunton will establish, at June 30 each year, a Safety Net Reserve, categorized as Committed Fund Balance, for all major operating funds* equal to sixteen and one-half percent (16.5%), of the subsequent fiscal year total adopted expenditure budget for those operating funds.

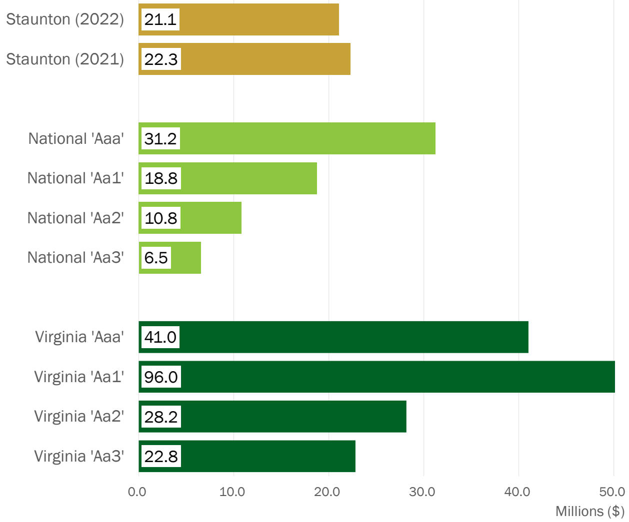

Committed (Safety Net Reserve) Fund Balance as a % of Budgeted Expenditures (City Policy)

*All major funds include: General Fund, Water Fund, Sewer Fund, Environmental Fund, and the Stormwater Fund.

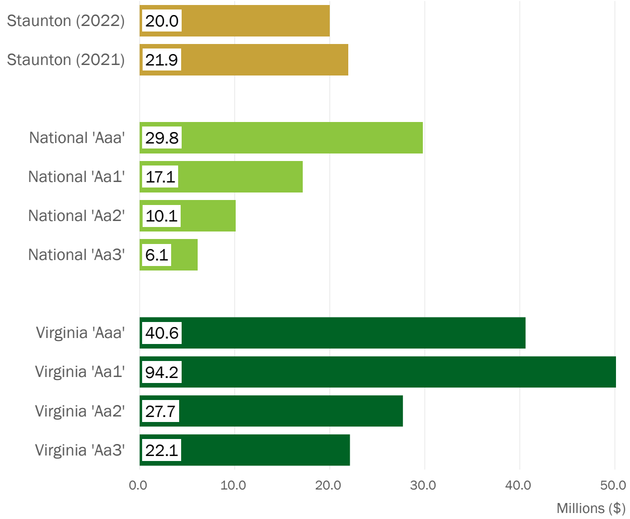
Source: Audits, Budgets and Moody's MFRA.

General Fund Operations | Fund Balance Comparison

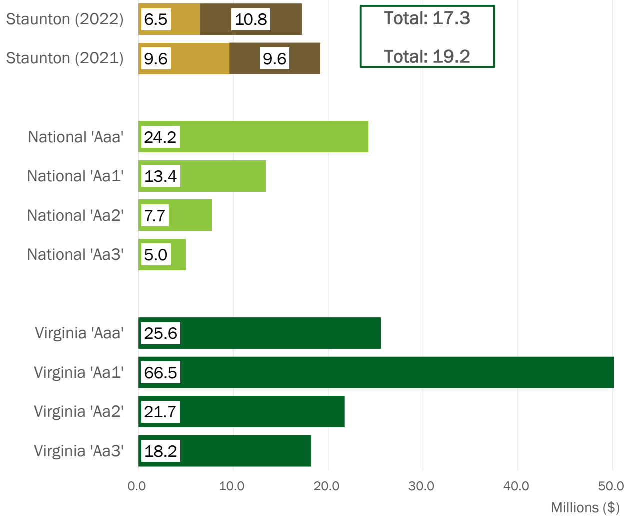
Total General Fund Balance



Available General Fund Balance

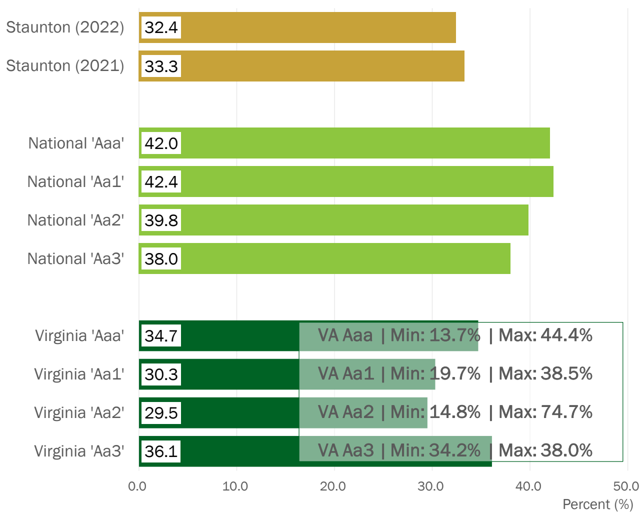


Unassigned Fund Balance

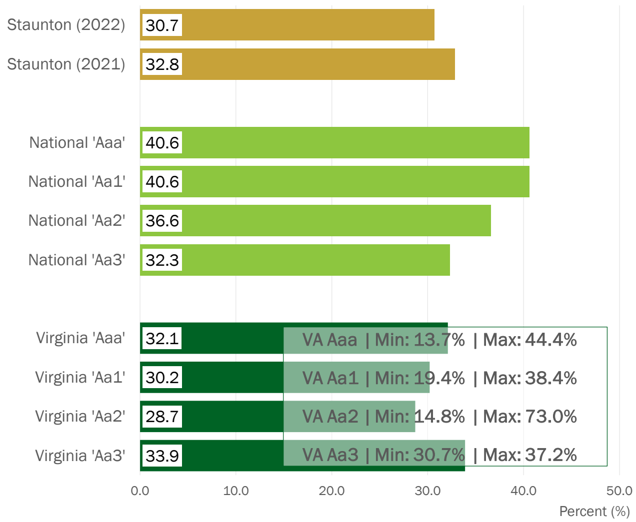


■ Committed (Safety Net Reserve)

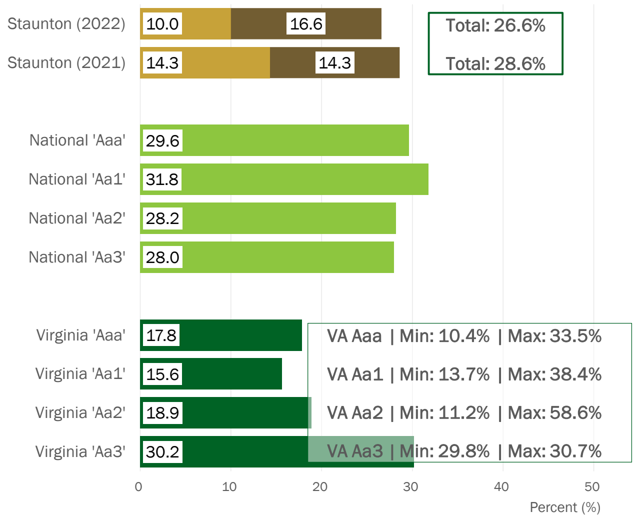
Total Fund Balance as % of Gen. Fund Rev.



Available Fund Balance as % of Gen. Fund Rev.



Unassigned Fund Balance as % of Gen. Fund Rev.



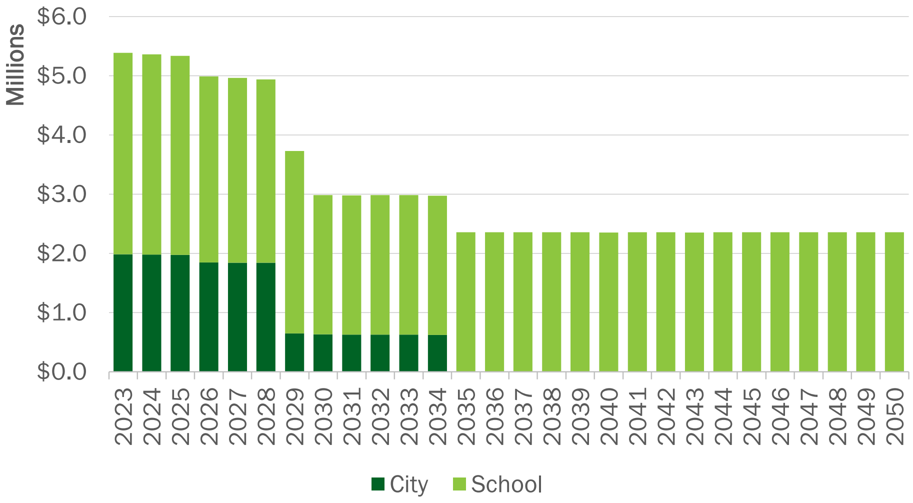
(1) Available Fund Balance includes Unassigned, Assigned, and Committed Fund Balances.

Source: Audits and Moody's MFRA.

4. Existing Tax-Supported Debt Profile, Key Debt Ratios, and Policies

Existing Tax-Supported Debt

Tax-Supported Debt Service



Par Outstanding – Estimated as of 6/30/2022

Type	Par Amount
City[1]	$12,679,156
Schools	47,210,844
Total Par Outstanding	**$59,890,000**

(1) In FY 2019, the City's General Fund absorbed the debt related to the Golf Fund since it is no longer considered to be self-supporting. The Golf Fund debt was refunded as a part of the 2019 Refunding and is included in the City debt above.

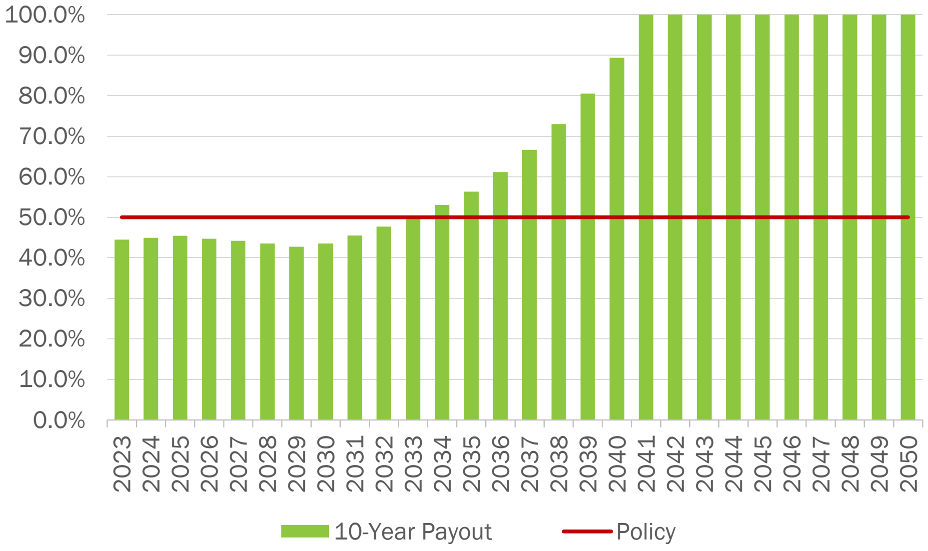
Tax-Supported Debt Service

Fiscal Year	City Debt Service	Schools Debt Service	Total Debt Service	Total Principal Outstanding	10-Year Payout Ratio
Total	$15,240,373	$ 72,034,252	$ 87,274,625	$ 59,890,000	
2023	1,984,503	3,402,066	5,386,569	3,005,000	44.5%
2024	1,976,734	3,383,117	5,359,851	3,134,999	44.9%
2025	1,974,164	3,362,084	5,336,248	3,275,000	45.4%
2026	1,843,032	3,145,799	4,988,831	3,090,000	44.7%
2027	1,841,441	3,121,291	4,962,732	3,225,000	44.2%
2028	1,841,511	3,097,982	4,939,493	3,370,001	43.5%
2029	647,185	3,082,682	3,729,867	2,305,000	42.7%
2030	632,222	2,351,880	2,984,102	1,660,000	43.5%
2031	625,316	2,352,543	2,977,859	1,740,000	45.5%
2032	627,128	2,355,049	2,982,177	1,835,000	47.7%
2033	625,481	2,356,049	2,981,530	1,920,000	50.2%
2034	621,656	2,353,148	2,974,804	1,985,000	53.0%
2035	-	2,355,524	2,355,524	1,420,000	56.3%
2036	-	2,354,101	2,354,101	1,470,000	61.1%
2037	-	2,356,078	2,356,078	1,525,000	66.6%
2038	-	2,353,879	2,353,879	1,570,000	73.0%
2039	-	2,354,219	2,354,219	1,620,000	80.5%
2040	-	2,351,990	2,351,990	1,670,000	89.4%
2041	-	2,353,094	2,353,094	1,725,000	100.0%
2042	-	2,356,258	2,356,258	1,785,000	100.0%
2043	-	2,352,595	2,352,595	1,840,000	100.0%
2044	-	2,353,223	2,353,223	1,900,000	100.0%
2045	-	2,355,638	2,355,638	1,965,000	100.0%
2046	-	2,354,720	2,354,720	2,030,000	100.0%
2047	-	2,356,575	2,356,575	2,100,000	100.0%
2048	-	2,356,120	2,356,120	2,170,000	100.0%
2049	-	2,353,355	2,353,355	2,240,000	100.0%
2050	-	2,353,198	2,353,198	2,315,000	100.0%

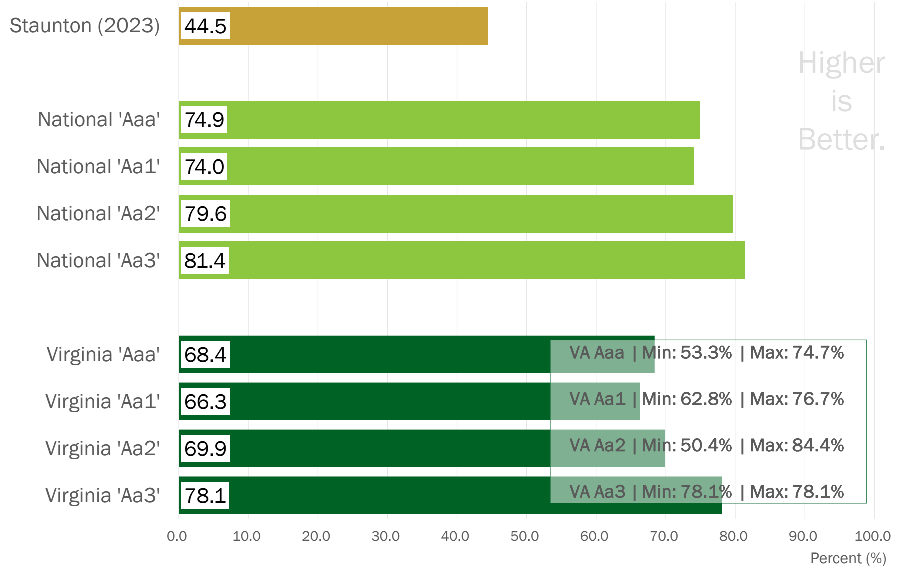
Source: Audits, Budgets, and Final Numbers.

Key Debt Ratio | Tax-Supported Payout Ratio

10-Year Payout Ratio



10-Year Payout Ratio Peer Comparative



- Existing 10-Year Payout Ratio
  - FY 2023 44.5%

- The 10-Year Payout Ratio measures the amount of principal to be retired in the next 10 years.

- This ratio is an important metric that indicates whether or not a locality is back-loading its debt.

- As adopted on December 11, 2014, the City's 10-Year Payout Ratio policy establishes a minimum of 50.0%.

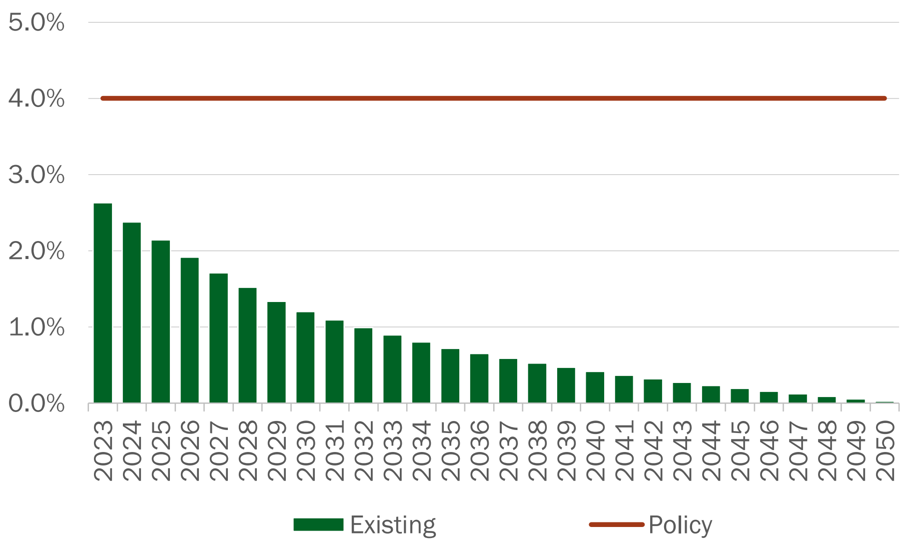
Rating Considerations

- S&P: A payout ratio greater than 65.0% results in a one point positive qualitative adjustment to the Debt & Contingent Liabilities section of S&P's General Obligation rating methodology.

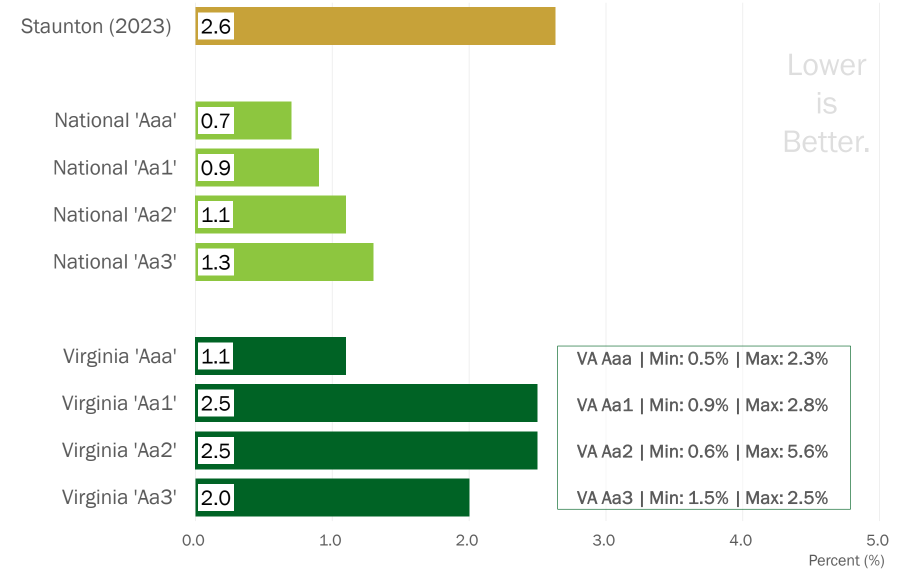
Source: 2022 Audit and Moody's MFRA.

Key Debt Ratio | Debt to Assessed Value

Debt to Assessed Value



Debt to Assessed Value Peer Comparative



- Existing Debt to Assessed Value (Real Estate)
  - FY 2023 2.6%

City Policy

- Assumed Future Growth Rates
  - 2023 Assessed Value (Real Estate) $2,277,375,582(1)
  - 2024 & Beyond 5.0%

- As adopted on December 11, 2014, the City's adopted Debt to Assessed Value ratio establishes a maximum of 4.0%.

Rating Considerations

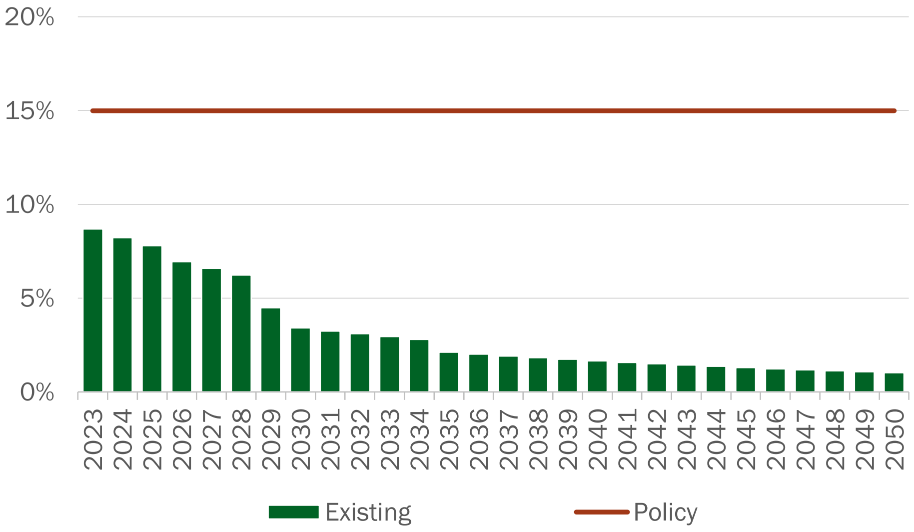
- S&P: A positive qualitative adjustment is made to the Debt and Contingent Liabilities score for a debt to market value ratio below 3.0%, while a negative adjustment is made for a ratio above 10.0%.

(1) FY 2023 Budget Document for January 1, 2022.

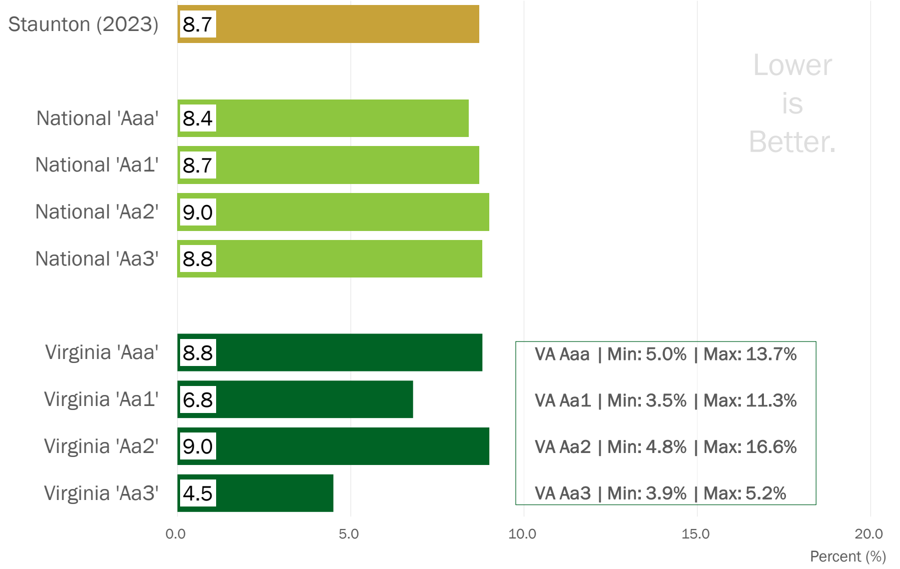
Source: 2022 Audit, FY 2023 Budget, Moody's MFRA, and City Staff.

Key Debt Ratio | Debt Service to Expenditures

Debt Service to Governmental Expenditures



Debt Service to Expenditures Peer Comparative



- Existing Debt Service vs. Expenditures
  - FY 2023 8.7%

City Policy

- Assumed Future Growth Rates
  - 2023 Adjusted Expenditures $62,041,381(1)
  - 2024 & Beyond 5.0%
- As adopted on December 11, 2014, the City's adopted Debt Service to Expenditures ratio establishes a maximum of 15.0%.

Rating Considerations

- S&P: The Debt and Contingent Liabilities section defines categories of Net Direct Debt as a % of Total Governmental Funds Expenditures as follows:

Very Strong:	<8%
Strong:	8% - 15%
Adequate:	15% - 25%
Weak:	25% - 35%
Very Weak:	> 35%

---

(1) As reflected in the FY 2023 Adopted Budget, Governmental Expenditures represent the expenditures in the City's General Fund, Education Transfer, Capital Improvements Fund, and Blue Ridge Court Services Fund, per the City's Debt Policy. This represents Governmental Expenditures prior to including Debt Service.

Source: 2022 Audit as well as Moody's MFRA and S&P.

Tax-Supported Debt Affordability

Existing Debt Only

- Columns B and C reflect the City's Existing Tax-Supported debt service. This information has been sourced from the City's 2022 Audit, FY 2023 Budget, Staff spreadsheets, and Final Numbers.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing Schools Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Operating Impact	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Available Revenue	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022																4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)		4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415			4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	-	-	-	5,336,248	4,844,415			4,844,415	(491,833)	-	(491,833)	-	-	3,418,838
2026	1,843,032	3,145,799	-	-	-	4,988,831	4,844,415			4,844,415	(144,416)	-	(144,416)	-	-	3,274,422
2027	1,841,441	3,121,291	-	-	-	4,962,732	4,844,415			4,844,415	(118,317)	-	(118,317)	-	-	3,156,105
2028	1,841,511	3,097,982	-	-	-	4,939,493	4,844,415			4,844,415	(95,078)	-	(95,078)	-	-	3,061,027
2029	647,185	3,082,682	-	-	-	3,729,867	4,844,415			4,844,415	1,114,548	-	-	1,114,548	-	4,175,575
2030	632,222	2,351,880	-	-	-	2,984,102	4,844,415			4,844,415	1,860,313	-	-	1,860,313	-	6,035,888
2031	625,316	2,352,543	-	-	-	2,977,859	4,844,415			4,844,415	1,866,556	-	-	1,866,556	-	7,902,444
2032	627,128	2,355,049	-	-	-	2,982,177	4,844,415			4,844,415	1,862,238	-	-	1,862,238	-	9,764,683
2033	625,481	2,356,049	-	-	-	2,981,530	4,844,415			4,844,415	1,862,885	-	-	1,862,885	-	11,627,568
2034	621,656	2,353,148	-	-	-	2,974,804	4,844,415			4,844,415	1,869,611	-	-	1,869,611	-	13,497,179
2035	-	2,355,524	-	-	-	2,355,524	4,844,415			4,844,415	2,488,891	-	-	2,488,891	-	15,986,071
2036	-	2,354,101	-	-	-	2,354,101	4,844,415			4,844,415	2,490,314	-	-	2,490,314	-	18,476,384
2037	-	2,356,078	-	-	-	2,356,078	4,844,415			4,844,415	2,488,337	-	-	2,488,337	-	20,964,722
2038	-	2,353,879	-	-	-	2,353,879	4,844,415			4,844,415	2,490,536	-	-	2,490,536	-	23,455,258
2039	-	2,354,219	-	-	-	2,354,219	4,844,415			4,844,415	2,490,196	-	-	2,490,196	-	25,945,454
2040	-	2,351,990	-	-	-	2,351,990	4,844,415			4,844,415	2,492,425	-	-	2,492,425	-	28,437,879
2041	-	2,353,094	-	-	-	2,353,094	4,844,415			4,844,415	2,491,321	-	-	2,491,321	-	30,929,200
2042	-	2,356,258	-	-	-	2,356,258	4,844,415			4,844,415	2,488,158	-	-	2,488,158	-	33,417,357
2043	-	2,352,595	-	-	-	2,352,595	4,844,415			4,844,415	2,491,820	-	-	2,491,820	-	35,909,177
2044	-	2,353,223	-	-	-	2,353,223	4,844,415			4,844,415	2,491,193	-	-	2,491,193	-	38,400,370
2045	-	2,355,638	-	-	-	2,355,638	4,844,415			4,844,415	2,488,778	-	-	2,488,778	-	40,889,147
2046	-	2,354,720	-	-	-	2,354,720	4,844,415			4,844,415	2,489,695	-	-	2,489,695	-	43,378,842
2047	-	2,356,575	-	-	-	2,356,575	4,844,415			4,844,415	2,487,840	-	-	2,487,840	-	45,866,682
2048	-	2,356,120	-	-	-	2,356,120	4,844,415			4,844,415	2,488,295	-	-	2,488,295	-	48,354,977
2049	-	2,353,355	-	-	-	2,353,355	4,844,415			4,844,415	2,491,060	-	-	2,491,060	-	50,846,037
2050	-	2,353,198	-	-	-	2,353,198	4,844,415			4,844,415	2,491,218	-	-	2,491,218	-	53,337,255
														Total Tax Effect	0.00¢	
Total	15,240,373	72,034,252	-	-	-	87,274,625	135,243,620				48,368,995	-	(1,907,233)			

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

5. Future Tax-Supported Debt Capacity and Affordability Analysis

Overview and Assumptions| Future Debt Capacity

Overview

- In order to provide perspective on the City's future debt capacity between FY 2024 and FY 2030, the following scenarios have analyzed the maximum amount of debt that can be issued based on the following:

  1. Debt to Assessed Value of 4.0%

  2. Debt Service to Expenditures of 15.0%

Key Financing Assumptions

- For the purposes of this analysis, the following assumptions have been utilized for future debt issuances:

– Structure	Level Debt Service
– Term	20 and 30 Years
– Interest Rate	5.00% and 5.50%
– 1st Interest Payment	Year Following Issuance
– 1st Principal Payment	Year Following Issuance

Important Notes:

1) Amortizing the debt over 30 years (a longer period) will negatively impact the City's 10 Year Payout Ratio when compared to a 20 year (shorter period) amortization.

2) However, by virtue of a longer pay back period, annual debt service would be lower in a 30 year amortization vs. a 20 year amortization. The impact would be reflected in the lower annual debt service payments, which is reflected in the Debt Service to Expenditures Ratio.

Future Debt Capacity | FY 2024 Only (Max Out Policies)

- The City's existing key debt ratios are shown below for comparative purposes. Debt Capacity is calculated based upon potential debt issuances in FY 2024.
- The matrix below depicts the City's Debt Capacity using the City's Policy calculation methodology for Debt to Assessed Value and Debt Service to Expenditures.

Estimated Debt Capacity: **City Policy Calculation Method**	FY 2023 Levels(1)	Current Policy	20 Years 5.0%	30 Years 5.5%
Debt to Assessed Value(2) Annual Debt Service	2.6%	4.0%	38,764,774 3,110,586	38,764,774 2,667,225
Debt Service to Expenditures(2) Annual Debt Service	8.7%	15.0%	61,362,000 4,923,846	71,561,918 4,923,846

(1) FY 2023 is reflected based upon the City's Policy calculation methodology.

(2) For purposes of this analysis and to be consistent with the City's current methodology, Assessed Value is based only on the Taxable Real Property Assessed Value of $2,277,375,582. 5.0% annual growth in assessed value and expenditures has been assumed for purposes of calculating Future Debt Capacity.

Overview | Future Debt Capacity/Affordability – 20 Years

- Under Column C, the City could issue approximately $8.0 million at 5.0% amortized over 20 years in FY 2024 without the need of additional revenues. (See Appendix A for details).
  - This includes the strategic use of the City's Debt Service Fund Balance, while maintaining a minimum balance of $500,000.
- Additionally, future debt capacity up to policy thresholds would range between $99.0 million and $134 million, but would require additional resources for purpose of affordability.

	A	B	C	D	E	F
	Maximum Policy Capacity/Affordability Analysis			Scenario Capacity/Affordability Analysis		
20 Year Borrowings Fiscal Year	Debt to Assessed Value (Max 4%)[(1)]	Debt Service to Expenditures (Max 15%)[(1)]	No Estimated Incremental Tax Impact	$15 Million FY 2024 Borrowing	$20 Million FY 2024 Borrowing	$25 Million FY 2024 Borrowing
2024	38,764,774	61,362,000	7,979,013	15,000,000	20,000,000	25,000,000
2025	7,917,488	10,722,750	-	-	-	-
2026	9,468,960	7,038,085	-	-	-	-
2027	9,833,104	7,338,082	-	-	-	-
2028	10,591,624	22,475,513	5,910,721	-	-	-
2029	11,402,335	17,064,818	9,293,877	-	-	-
2030	11,059,270	8,237,295	-	-	-	-
Total Projects Funded	99,037,555	134,238,542	23,183,612	15,000,000	20,000,000	25,000,000

Debt Ratios (Worst Shown)	Policy	A	B	C	D	E	F
Debt to Assessed Value	4.0%	4.0%	5.1%	2.7%	3.0%	3.2%	3.4%
Debt Service to Expenditures	15.0%	12.9%	15.0%	8.7%	9.6%	10.1%	10.7%
10 Year Payout Ratio	50.0%	40.2%	38.9%	42.1%	42.5%	41.9%	41.4%

Estimated Incremental Tax Impact[(1)]	A	B	C	D	E	F
2024	-	-	-	-	-	-
2025	0.76¢	7.99¢	-	-	-	-
2026	13.99¢	14.50¢	-	-	1.65¢	4.69¢
2027	1.95¢	0.88¢	-	3.45¢	4.57¢	2.98¢
2028	1.84¢	0.83¢	-	1.02¢	-	-
2029	-	0.79¢	-	-	-	-
2030	-	0.76¢	-	-	-	-
2031	-	0.72¢	-	-	-	-
Total Estimated Incremental Tax Equivalent	18.54¢	26.47¢	0.00¢	4.47¢	6.22¢	7.67¢
See Appendix	*A1*	*A2*	*A3*	*A4*	*A5*	*A6*

(1) Assumes an annual growth rate of 5.0% in the City's Assessed Value and Expenditures.

Overview | Future Debt Capacity/Affordability – 30 Years

- Under Column C, the City could issue approximately $9.3 million at 5.5% amortized over 30 years in FY 2024 without the need of additional revenues. (See Appendix B for details).
  - This includes the strategic use of the City's Debt Service Fund Balance, while maintaining a minimum balance of $500,000.
- Additionally, future debt capacity up to policy thresholds would range between $93.9 million and $157 million, but would require additional resources for purpose of affordability.

		A	B	C	D	E	F
		Maximum Policy Capacity/Affordability Analysis			Scenario Capacity/Affordability Analysis		
30 Year Borrowings Fiscal Year		Debt to Assessed Value (Max 4%)[1]	Debt Service to Expenditures (Max 15%)[1]	No Estimated Incremental Tax Impact	$15 Million FY 2024 Borrowing	$20 Million FY 2024 Borrowing	$25 Million FY 2024 Borrowing
2024		38,764,774	71,561,918	9,305,327	15,000,000	20,000,000	25,000,000
2025		7,917,488	12,505,142	-	-	-	-
2026		8,831,776	8,207,993	-	-	-	-
2027		9,036,595	8,557,856	-	-	-	-
2028		9,594,220	26,211,512	6,893,233	-	-	-
2029		10,186,600	19,901,423	10,838,755	-	-	-
2030		9,599,898	9,606,543	-	-	-	-
Total Projects Funded		93,931,351	156,552,386	27,037,315	15,000,000	20,000,000	25,000,000
Debt Ratios (Worst Shown)	Policy						
Debt to Assessed Value	4.0%	4.0%	5.5%	2.8%	3.0%	3.2%	3.4%
Debt Service to Expenditures	15.0%	11.8%	15.0%	8.7%	9.3%	9.8%	10.3%
10 Year Payout Ratio	50.0%	28.1%	25.6%	33.3%	37.8%	36.6%	35.7%
Estimated Incremental Tax Impact[1]							
2024		-	-	-	-	-	-
2025		-	7.99¢	-	-	-	-
2026		11.78¢	14.50¢	-	-	-	2.53¢
2027		2.45¢	0.88¢	-	1.59¢	5.32¢	4.12¢
2028		1.38¢	0.83¢	-	2.29¢	-	-
2029		-	0.79¢	-	-	-	-
2030		-	0.76¢	-	-	-	-
2031		-	0.72¢	-	-	-	-
Total Estimated Incremental Tax Equivalent		15.61¢	26.47¢	0.00¢	3.88¢	5.32¢	6.64¢
See Appendix		*B1*	*B2*	*B3*	*B4*	*B5*	*B6*

(1) Assumes an annual growth rate of 5.0% in the City's Assessed Value and Expenditures.

Summary of Preliminary Results | Debt Capacity/Affordability Estimates

- The matrix below summarizes pages 19 and 20, assuming 20 and 30 Year Level Debt Service.

		20 Years at 5.0%						30 Years at 5.5%					
		A	B	C	D	E	F	G	H	I	J	K	L
		Maximum Policy Capacity/Affordability Analysis			Scenario Capacity/Affordability Analysis			Maximum Policy Capacity/Affordability Analysis			Scenario Capacity/Affordability Analysis		
Fiscal Year		Debt to Assessed Value (Max 4%)(1)	Debt Service to Expenditures (Max 15%)(1)	No Estimated Incremental Tax Impact	$15 Million FY 2024 Borrowing	$20 Million FY 2024 Borrowing	$25 Million FY 2024 Borrowing	Debt to Assessed Value (Max 4%)(1)	Debt Service to Expenditures (Max 15%)(1)	No Estimated Incremental Tax Impact	$15 Million FY 2024 Borrowing	$20 Million FY 2024 Borrowing	$25 Million FY 2024 Borrowing
2024		38,764,774	61,362,000	7,979,013	15,000,000	20,000,000	25,000,000	38,764,774	71,561,918	9,305,327	15,000,000	20,000,000	25,000,000
2025		7,917,488	10,722,750	-	-	-	-	7,917,488	12,505,142	-	-	-	-
2026		9,468,960	7,038,085	-	-	-	-	8,831,776	8,207,993	-	-	-	-
2027		9,833,104	7,338,082	-	-	-	-	9,036,595	8,557,856	-	-	-	-
2028		10,591,624	22,475,513	5,910,721	-	-	-	9,594,220	26,211,512	6,893,233	-	-	-
2029		11,402,335	17,064,818	9,293,877	-	-	-	10,186,600	19,901,423	10,838,755	-	-	-
2030		11,059,270	8,237,295	-	-	-	-	9,599,898	9,606,543	-	-	-	-
Total Projects Funded		**99,037,555**	**134,238,542**	**23,183,612**	**15,000,000**	**20,000,000**	**25,000,000**	**93,931,351**	**156,552,386**	**27,037,315**	**15,000,000**	**20,000,000**	**25,000,000**
Debt Ratios (Worst Shown)	**Policy**												
Debt to Assessed Value	4.0%	4.0%	5.1%	2.7%	3.0%	3.2%	3.4%	4.0%	5.5%	2.8%	3.0%	3.2%	3.4%
Debt Service to Expenditures	15.0%	12.9%	15.0%	8.7%	9.6%	10.1%	10.7%	11.8%	15.0%	8.7%	9.3%	9.8%	10.3%
10 Year Payout Ratio	50.0%	**40.2%**	**38.9%**	**42.1%**	**42.5%**	**41.9%**	**41.4%**	**28.1%**	**25.6%**	**33.3%**	**37.8%**	**36.6%**	**35.7%**
Estimated Incremental Tax Impact(1)													
2024		-	-	-	-	-	-	-	-	-	-	-	-
2025		0.76¢	7.99¢	-	-	-	-	-	7.99¢	-	-	-	-
2026		13.99¢	14.50¢	-	-	1.65¢	4.69¢	11.78¢	14.50¢	-	-	-	2.53¢
2027		1.95¢	0.88¢	-	3.45¢	4.57¢	2.98¢	2.45¢	0.88¢	-	1.59¢	5.32¢	4.12¢
2028		1.84¢	0.83¢	-	1.02¢	-	-	1.38¢	0.83¢	-	2.29¢	-	-
2029		-	0.79¢	-	-	-	-	-	0.79¢	-	-	-	-
2030		-	0.76¢	-	-	-	-	-	0.76¢	-	-	-	-
2031		-	0.72¢	-	-	-	-	-	0.72¢	-	-	-	-
Total Estimated Incremental Tax Equivalent		**18.54¢**	**26.47¢**	**0.00¢**	**4.47¢**	**6.22¢**	**7.67¢**	**15.61¢**	**26.47¢**	**0.00¢**	**3.88¢**	**5.32¢**	**6.64¢**
See Appendix		*A1*	*A2*	*A3*	*A4*	*A5*	*A6*	*B1*	*B2*	*B3*	*B4*	*B5*	*B6*

---

(1) Assumes an annual growth rate of 5.0% in the City's Assessed Value and Expenditures.

Appendix A |Debt Affordability – 20 Year Issuance(s) at 5.0%

1. 4.0% Debt to Assessed Value
2. 15.0% Debt Service to Expenditures
3. No Incremental Tax Impact
4. $15,000,000 FY 2024 Borrowing
5. $20,000,000 FY 2024 Borrowing
6. $25,000,000 FY 2024 Borrowing

Appendix A1 | Debt Affordability - 20 Year at 5.0%

4.0% Debt to Assessed Value

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance[1]
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415	-	-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	3,110,586	-	-	8,446,834	4,844,415	-	-	4,844,415	(3,602,419)	-	(3,410,671)	(191,748)	0.76¢	500,000
2026	1,843,032	3,145,799	3,745,905	-	-	8,734,737	4,844,415	-	-	4,844,415	(3,890,322)	201,335	-	(3,688,987)	13.99¢	500,000
2027	1,841,441	3,121,291	4,505,719	-	-	9,468,451	4,844,415	-	-	4,844,415	(4,624,036)	4,084,838	-	(539,199)	1.95¢	500,000
2028	1,841,511	3,097,982	5,294,753	-	-	10,234,246	4,844,415	-	-	4,844,415	(5,389,831)	4,855,238	-	(534,593)	1.84¢	500,000
2029	647,185	3,082,682	6,144,652	-	-	9,874,519	4,844,415	-	-	4,844,415	(5,030,104)	5,659,323	-	629,218	-	1,129,218
2030	632,222	2,351,880	7,059,605	-	-	10,043,707	4,844,415	-	-	4,844,415	(5,199,292)	5,942,289	-	742,997	-	1,872,215
2031	625,316	2,352,543	7,947,030	-	-	10,924,888	4,844,415	-	-	4,844,415	(6,080,473)	6,239,403	-	158,930	-	2,031,145
2032	627,128	2,355,049	7,947,030	-	-	10,929,206	4,844,415	-	-	4,844,415	(6,084,791)	6,551,373	-	466,582	-	2,497,727
2033	625,481	2,356,049	7,947,030	-	-	10,928,559	4,844,415	-	-	4,844,415	(6,084,144)	6,878,942	-	794,798	-	3,292,525
2034	621,656	2,353,148	7,947,030	-	-	10,921,833	4,844,415	-	-	4,844,415	(6,077,418)	7,222,889	-	1,145,471	-	4,437,995
2035	-	2,355,524	7,947,030	-	-	10,302,553	4,844,415	-	-	4,844,415	(5,458,138)	7,584,034	-	2,125,895	-	6,563,891
2036	-	2,354,101	7,947,030	-	-	10,301,131	4,844,415	-	-	4,844,415	(5,456,716)	7,963,235	-	2,506,519	-	9,070,410
2037	-	2,356,078	7,947,030	-	-	10,303,107	4,844,415	-	-	4,844,415	(5,458,692)	8,361,397	-	2,902,705	-	11,973,115
2038	-	2,353,879	7,947,030	-	-	10,300,908	4,844,415	-	-	4,844,415	(5,456,493)	8,779,467	-	3,322,973	-	15,296,088
2039	-	2,354,219	7,947,030	-	-	10,301,248	4,844,415	-	-	4,844,415	(5,456,833)	9,218,440	-	3,761,607	-	19,057,695
2040	-	2,351,990	7,947,030	-	-	10,299,020	4,844,415	-	-	4,844,415	(5,454,605)	9,679,362	-	4,224,758	-	23,282,453
2041	-	2,353,094	7,947,030	-	-	10,300,124	4,844,415	-	-	4,844,415	(5,455,709)	10,163,330	-	4,707,621	-	27,990,074
2042	-	2,356,258	7,947,030	-	-	10,303,287	4,844,415	-	-	4,844,415	(5,458,872)	10,671,497	-	5,212,625	-	33,202,699
2043	-	2,352,595	7,947,030	-	-	10,299,625	4,844,415	-	-	4,844,415	(5,455,210)	11,205,072	-	5,749,862	-	38,952,561
2044	-	2,353,223	7,947,030	-	-	10,300,252	4,844,415	-	-	4,844,415	(5,455,837)	11,765,325	-	6,309,488	-	45,262,049
2045	-	2,355,638	4,836,444	-	-	7,192,081	4,844,415	-	-	4,844,415	(2,347,666)	12,353,592	-	10,005,925	-	55,267,974
2046	-	2,354,720	4,201,124	-	-	6,555,844	4,844,415	-	-	4,844,415	(1,711,429)	12,971,271	-	11,259,842	-	66,527,816
2047	-	2,356,575	3,441,310	-	-	5,797,885	4,844,415	-	-	4,844,415	(953,470)	13,619,835	-	12,666,364	-	79,194,180
2048	-	2,356,120	2,652,277	-	-	5,008,397	4,844,415	-	-	4,844,415	(163,982)	14,300,826	-	14,136,845	-	93,331,025
2049	-	2,353,355	1,802,377	-	-	4,155,732	4,844,415	-	-	4,844,415	688,683	15,015,868	-	15,704,550	-	109,035,575
2050	-	2,353,198	887,424	-	-	3,240,622	4,844,415	-	-	4,844,415	1,603,793	15,766,661	-	17,370,454	-	126,406,030
2051	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	16,554,994	-	21,399,409	-	147,805,439
2052	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	17,382,744	-	22,227,159	-	170,032,598
2053	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	18,251,881	-	23,096,296	-	193,128,894
2054	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	19,164,475	-	24,008,890	-	217,137,784
2055	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	20,122,699	-	24,967,114	-	242,104,898
2056	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	21,128,834	-	25,973,249	-	268,078,147
2057	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	22,185,276	-	27,029,691	-	295,107,837
2058	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	23,294,539	-	28,138,954	-	323,246,792
2059	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	24,459,266	-	29,303,681	-	352,550,473
2060	-	-	-	-	-	-	4,844,415	-	-	4,844,415	4,844,415	25,682,230	-	30,526,645	-	383,077,117
														Total Tax Effect	18.54¢	
Total	15,240,373	72,034,252	158,940,593	-	-	246,215,219	183,687,770	400,000	-	184,087,770	(62,127,449)	435,281,780	(4,468,260)			

Fiscal Year	Projects Debt Funded
2024	$ 38,764,774
2025	7,917,488
2026	9,468,960
2027	9,833,104
2028	10,591,624
2029	11,402,335
2030	11,059,270
Total Projects Debt Funded	$ 99,037,555

■ Value of a Penny(3):	$227,738
■ Assumed Growth:	5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix A2 | Debt Affordability - 20 Year at 5.0%

15.0% Debt Service to Expenditures

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Debt Service Requirements							Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	4,923,846	-	-	10,260,093	4,844,415		-	4,844,415	(5,415,678)	-	(3,410,671)	(2,005,008)	7.99¢	500,000
2026	1,843,032	3,145,799	5,784,267	-	-	10,773,098	4,844,415		-	4,844,415	(5,928,683)	2,105,258	-	(3,823,425)	14.50¢	500,000
2027	1,841,441	3,121,291	6,349,021	-	-	11,311,753	4,844,415		-	4,844,415	(6,467,338)	6,225,117	-	(242,221)	0.88¢	500,000
2028	1,841,511	3,097,982	6,937,848	-	-	11,877,341	4,844,415		-	4,844,415	(7,032,926)	6,790,705	-	(242,221)	0.83¢	500,000
2029	647,185	3,082,682	8,741,341	-	-	12,471,208	4,844,415		-	4,844,415	(7,626,793)	7,384,572	-	(242,221)	0.79¢	500,000
2030	632,222	2,351,880	10,110,666	-	-	13,094,768	4,844,415		-	4,844,415	(8,250,353)	8,008,132	-	(242,221)	0.76¢	500,000
2031	625,316	2,352,543	10,771,648	-	-	13,749,506	4,844,415		-	4,844,415	(8,905,091)	8,662,871	-	(242,221)	0.72¢	500,000
2032	627,128	2,355,049	10,771,648	-	-	13,753,825	4,844,415		-	4,844,415	(8,909,410)	9,350,346	-	440,936	-	940,936
2033	625,481	2,356,049	10,771,648	-	-	13,753,178	4,844,415		-	4,844,415	(8,908,763)	9,817,863	-	909,101	-	1,850,037
2034	621,656	2,353,148	10,771,648	-	-	13,746,451	4,844,415		-	4,844,415	(8,902,036)	10,308,756	-	1,406,720	-	3,256,757
2035	-	2,355,524	10,771,648	-	-	13,127,172	4,844,415		-	4,844,415	(8,282,757)	10,824,194	-	2,541,438	-	5,798,195
2036	-	2,354,101	10,771,648	-	-	13,125,749	4,844,415		-	4,844,415	(8,281,334)	11,365,404	-	3,084,070	-	8,882,264
2037	-	2,356,078	10,771,648	-	-	13,127,725	4,844,415		-	4,844,415	(8,283,310)	11,933,674	-	3,650,364	-	12,532,628
2038	-	2,353,879	10,771,648	-	-	13,125,527	4,844,415		-	4,844,415	(8,281,112)	12,530,358	-	4,249,246	-	16,781,874
2039	-	2,354,219	10,771,648	-	-	13,125,867	4,844,415		-	4,844,415	(8,281,452)	13,156,876	-	4,875,424	-	21,657,299
2040	-	2,351,990	10,771,648	-	-	13,123,638	4,844,415		-	4,844,415	(8,279,223)	13,814,720	-	5,535,497	-	27,192,795
2041	-	2,353,094	10,771,648	-	-	13,124,742	4,844,415		-	4,844,415	(8,280,327)	14,505,456	-	6,225,128	-	33,417,923
2042	-	2,356,258	10,771,648	-	-	13,127,905	4,844,415		-	4,844,415	(8,283,490)	15,230,728	-	6,947,238	-	40,365,161
2043	-	2,352,595	10,771,648	-	-	13,124,243	4,844,415		-	4,844,415	(8,279,828)	15,992,265	-	7,712,437	-	48,077,598
2044	-	2,353,223	10,771,648	-	-	13,124,870	4,844,415		-	4,844,415	(8,280,455)	16,791,878	-	8,511,423	-	56,589,021
2045	-	2,355,638	5,847,802	-	-	8,203,440	4,844,415		-	4,844,415	(3,359,025)	17,631,472	-	14,272,447	-	70,861,468
2046	-	2,354,720					4,844,415		-	4,844,415	4,844,415	18,513,045	-	23,357,460	-	94,218,928
2047	-	2,356,575					4,844,415		-	4,844,415	4,844,415	19,438,698	-	24,283,113	-	118,502,041
2048	-	2,356,120					4,844,415		-	4,844,415	4,844,415	20,410,633	-	25,255,048	-	143,757,089
2049	-	2,353,355					4,844,415		-	4,844,415	4,844,415	21,431,164	-	26,275,579	-	170,032,668
2050	-	2,353,198					4,844,415		-	4,844,415	4,844,415	22,502,722	-	27,347,137	-	197,379,806
2051	-	-					4,844,415		-	4,844,415	4,844,415	23,627,859	-	28,472,274	-	225,852,079
2052	-	-					4,844,415		-	4,844,415	4,844,415	24,809,252	-	29,653,667	-	255,505,746
2053	-	-					4,844,415		-	4,844,415	4,844,415	26,049,714	-	30,894,129	-	286,399,875
2054	-	-					4,844,415		-	4,844,415	4,844,415	27,352,200	-	32,196,615	-	318,596,490
2055	-	-					4,844,415			4,844,415	4,844,415	28,719,810	-	33,564,225	-	352,160,715
2056	-	-					4,844,415			4,844,415	4,844,415	30,155,800	-	35,000,215	-	387,160,930
2057	-	-					4,844,415			4,844,415	4,844,415	31,663,590	-	36,508,005	-	423,668,935
2058	-	-					4,844,415			4,844,415	4,844,415	33,246,770	-	38,091,185	-	461,760,120
2059	-	-					4,844,415			4,844,415	4,844,415	34,909,108	-	39,753,523	-	501,513,643
2060	-	-					4,844,415			4,844,415	4,844,415	36,654,564	-	41,498,979	-	543,012,622
														Total Tax Effect	26.47¢	
Total	15,240,373	72,034,252	199,497,861	-	-	274,998,518	183,687,770	400,000	-	184,087,770	(90,910,748)	621,915,574	(4,468,260)			

Fiscal Year	Projects Debt Funded
2024	$ 61,362,000
2025	10,722,750
2026	7,038,085
2027	7,338,082
2028	22,475,513
2029	17,064,818
2030	8,237,295
Total Projects Debt Funded	$ 134,238,542

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix A3 | Debt Affordability - 20 Year at 5.0%

No Incremental Tax Rate Impact

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	640,257	-	-	5,976,504	4,844,415		-	4,844,415	(1,132,089)	-	(1,132,089)	-	-	2,778,581
2026	1,843,032	3,145,799	640,257	-	-	5,629,088	4,844,415		-	4,844,415	(784,673)	-	(784,673)	-	-	1,993,908
2027	1,841,441	3,121,291	640,257	-	-	5,602,989	4,844,415		-	4,844,415	(758,574)	-	(758,574)	-	-	1,235,335
2028	1,841,511	3,097,982	640,257	-	-	5,579,750	4,844,415		-	4,844,415	(735,335)	-	(735,335)	-	-	500,000
2029	647,185	3,082,682	1,114,548	-	-	4,844,415	4,844,415		-	4,844,415	-	-	-	-	-	500,000
2030	632,222	2,351,880	1,860,313	-	-	4,844,415	4,844,415		-	4,844,415	-	-	-	-	-	500,000
2031	625,316	2,352,543	1,860,313	-	-	4,838,172	4,844,415		-	4,844,415	6,244	-	-	6,244	-	506,244
2032	627,128	2,355,049	1,860,313	-	-	4,842,490	4,844,415		-	4,844,415	1,925	-	-	1,925	-	508,169
2033	625,481	2,356,049	1,860,313	-	-	4,841,843	4,844,415		-	4,844,415	2,572	-	-	2,572	-	510,741
2034	621,656	2,353,148	1,860,313	-	-	4,835,117	4,844,415		-	4,844,415	9,299	-	-	9,299	-	520,040
2035	-	2,355,524	1,860,313	-	-	4,215,837	4,844,415		-	4,844,415	628,578	-	-	628,578	-	1,148,618
2036	-	2,354,101	1,860,313	-	-	4,214,414	4,844,415		-	4,844,415	630,001	-	-	630,001	-	1,778,619
2037	-	2,356,078	1,860,313	-	-	4,216,391	4,844,415		-	4,844,415	628,025	-	-	628,025	-	2,406,643
2038	-	2,353,879	1,860,313	-	-	4,214,192	4,844,415		-	4,844,415	630,223	-	-	630,223	-	3,036,866
2039	-	2,354,219	1,860,313	-	-	4,214,532	4,844,415		-	4,844,415	629,883	-	-	629,883	-	3,666,750
2040	-	2,351,990	1,860,313	-	-	4,212,303	4,844,415		-	4,844,415	632,112	-	-	632,112	-	4,298,862
2041	-	2,353,094	1,860,313	-	-	4,213,407	4,844,415		-	4,844,415	631,008	-	-	631,008	-	4,929,869
2042	-	2,356,258	1,860,313	-	-	4,216,570	4,844,415		-	4,844,415	627,845	-	-	627,845	-	5,557,714
2043	-	2,352,595	1,860,313	-	-	4,212,908	4,844,415		-	4,844,415	631,507	-	-	631,507	-	6,189,221
2044	-	2,353,223	1,860,313	-	-	4,213,535	4,844,415		-	4,844,415	630,880	-	-	630,880	-	6,820,100
2045	-	2,355,638	1,220,056	-	-	3,575,694	4,844,415		-	4,844,415	1,268,721	-	-	1,268,721	-	8,088,821
2046	-	2,354,720	1,220,056	-	-	3,574,776	4,844,415		-	4,844,415	1,269,639	-	-	1,269,639	-	9,358,460
2047	-	2,356,575	1,220,056	-	-	3,576,631	4,844,415		-	4,844,415	1,267,784	-	-	1,267,784	-	10,626,244
2048	-	2,356,120	1,220,056	-	-	3,576,176	4,844,415		-	4,844,415	1,268,239	-	-	1,268,239	-	11,894,482
2049	-	2,353,355	745,765	-	-	3,099,120	4,844,415		-	4,844,415	1,745,295	-	-	1,745,295	-	13,639,778
2050	-	2,353,198	-	-	-	2,353,198	4,844,415		-	4,844,415	2,491,218	-	-	2,491,218	-	16,130,995
2051	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	20,975,410
2052	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	25,819,825
2053	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	30,664,240
2054	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	35,508,655
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	40,353,070
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	45,197,485
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	50,041,900
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	54,886,315
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	59,730,730
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	64,575,145
														Total Tax Effect	0.00¢	
Total	15,240,373	72,034,252	37,206,260	-	-	124,480,885	183,687,770	400,000	-	184,087,770	59,606,885	-	(4,468,260)			

Fiscal Year	Projects Debt Funded
2024	$ 7,979,013
2025	-
2026	-
2027	-
2028	5,910,721
2029	9,293,877
2030	-
Total Projects Debt Funded	$ 23,183,612

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix A4 | Debt Affordability - 20 Year at 5.0%

$15,000,000 FY 2024 Borrowing

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	1,203,639	-	-	6,539,887	4,844,415		-	4,844,415	(1,695,472)	-	(1,695,472)	-	-	2,215,199
2026	1,843,032	3,145,799	1,203,639	-	-	6,192,470	4,844,415		-	4,844,415	(1,348,055)	-	(1,348,055)	-	-	867,144
2027	1,841,441	3,121,291	1,203,639	-	-	6,166,371	4,844,415		-	4,844,415	(1,321,956)	-	(367,144)	(954,812)	3.45¢	500,000
2028	1,841,511	3,097,982	1,203,639	-	-	6,143,132	4,844,415		-	4,844,415	(1,298,717)	1,002,552	-	(296,165)	1.02¢	500,000
2029	647,185	3,082,682	1,203,639	-	-	4,933,506	4,844,415		-	4,844,415	(89,091)	1,363,653	-	1,274,562	-	1,774,562
2030	632,222	2,351,880	1,203,639	-	-	4,187,741	4,844,415		-	4,844,415	656,674	1,431,835	-	2,088,509	-	3,863,072
2031	625,316	2,352,543	1,203,639	-	-	4,181,497	4,844,415		-	4,844,415	662,918	1,503,427	-	2,166,345	-	6,029,416
2032	627,128	2,355,049	1,203,639	-	-	4,185,816	4,844,415		-	4,844,415	658,599	1,578,598	-	2,237,198	-	8,266,614
2033	625,481	2,356,049	1,203,639	-	-	4,185,169	4,844,415		-	4,844,415	659,246	1,657,528	-	2,316,775	-	10,583,389
2034	621,656	2,353,148	1,203,639	-	-	4,178,442	4,844,415		-	4,844,415	665,973	1,740,405	-	2,406,377	-	12,989,766
2035	-	2,355,524	1,203,639	-	-	3,559,163	4,844,415		-	4,844,415	1,285,252	1,827,425	-	3,112,677	-	16,102,444
2036	-	2,354,101	1,203,639	-	-	3,557,740	4,844,415		-	4,844,415	1,286,675	1,918,796	-	3,205,471	-	19,307,915
2037	-	2,356,078	1,203,639	-	-	3,559,716	4,844,415		-	4,844,415	1,284,699	2,014,736	-	3,299,435	-	22,607,350
2038	-	2,353,879	1,203,639	-	-	3,557,518	4,844,415		-	4,844,415	1,286,897	2,115,473	-	3,402,370	-	26,009,720
2039	-	2,354,219	1,203,639	-	-	3,557,858	4,844,415		-	4,844,415	1,286,557	2,221,246	-	3,507,804	-	29,517,524
2040	-	2,351,990	1,203,639	-	-	3,555,629	4,844,415		-	4,844,415	1,288,786	2,332,309	-	3,621,095	-	33,138,619
2041	-	2,353,094	1,203,639	-	-	3,556,733	4,844,415		-	4,844,415	1,287,682	2,448,924	-	3,736,606	-	36,875,225
2042	-	2,356,258	1,203,639	-	-	3,559,896	4,844,415		-	4,844,415	1,284,519	2,571,370	-	3,855,889	-	40,731,114
2043	-	2,352,595	1,203,639	-	-	3,556,234	4,844,415		-	4,844,415	1,288,181	2,699,939	-	3,988,120	-	44,719,234
2044	-	2,353,223	1,203,639	-	-	3,556,861	4,844,415		-	4,844,415	1,287,554	2,834,936	-	4,122,490	-	48,841,724
2045	-	2,355,638	-	-	-	2,355,638	4,844,415		-	4,844,415	2,488,778	2,976,683	-	5,465,460	-	54,307,184
2046	-	2,354,720	-	-	-	2,354,720	4,844,415		-	4,844,415	2,489,695	3,125,517	-	5,615,212	-	59,922,396
2047	-	2,356,575	-	-	-	2,356,575	4,844,415		-	4,844,415	2,487,840	3,281,793	-	5,769,633	-	65,692,029
2048	-	2,356,120	-	-	-	2,356,120	4,844,415		-	4,844,415	2,488,295	3,445,882	-	5,934,177	-	71,626,206
2049	-	2,353,355	-	-	-	2,353,355	4,844,415		-	4,844,415	2,491,060	3,618,176	-	6,109,236	-	77,735,443
2050	-	2,353,198	-	-	-	2,353,198	4,844,415		-	4,844,415	2,491,218	3,799,085	-	6,290,303	-	84,025,745
2051	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	3,989,040	-	8,833,455	-	92,859,200
2052	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,188,492	-	9,032,907	-	101,892,106
2053	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,397,916	-	9,242,331	-	111,134,438
2054	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,617,812	-	9,462,227	-	120,596,664
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,848,703	-	9,693,118	-	130,289,782
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,091,138	-	9,935,553	-	140,225,335
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,345,695	-	10,190,110	-	150,415,444
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,612,979	-	10,457,394	-	160,872,838
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,893,628	-	10,738,043	-	171,610,882
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,188,310	-	11,032,725	-	182,643,606
														Total Tax Effect	4.47¢	
Total	15,240,373	72,034,252	24,072,776	-	-	111,347,401	183,687,770	400,000	-	184,087,770	72,740,369	103,684,001	(4,468,260)			

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix A5 | Debt Affordability - 20 Year at 5.0%

$20,000,000 FY 2024 Borrowing

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	1,604,852	-	-	6,941,100	4,844,415		-	4,844,415	(2,096,685)	-	(2,096,685)	-	-	1,813,986
2026	1,843,032	3,145,799	1,604,852	-	-	6,593,683	4,844,415		-	4,844,415	(1,749,268)	-	(1,313,986)	(435,282)	1.65¢	500,000
2027	1,841,441	3,121,291	1,604,852	-	-	6,567,584	4,844,415		-	4,844,415	(1,723,169)	457,046	-	(1,266,123)	4.57¢	500,000
2028	1,841,511	3,097,982	1,604,852	-	-	6,544,345	4,844,415		-	4,844,415	(1,699,930)	1,809,327	-	109,397	-	609,397
2029	647,185	3,082,682	1,604,852	-	-	5,334,719	4,844,415		-	4,844,415	(490,304)	1,899,794	-	1,409,490	-	2,018,887
2030	632,222	2,351,880	1,604,852	-	-	4,588,954	4,844,415		-	4,844,415	255,461	1,994,783	-	2,250,244	-	4,269,132
2031	625,316	2,352,543	1,604,852	-	-	4,582,710	4,844,415		-	4,844,415	261,705	2,094,522	-	2,356,227	-	6,625,359
2032	627,128	2,355,049	1,604,852	-	-	4,587,029	4,844,415		-	4,844,415	257,386	2,199,249	-	2,456,635	-	9,081,994
2033	625,481	2,356,049	1,604,852	-	-	4,586,382	4,844,415		-	4,844,415	258,033	2,309,211	-	2,567,244	-	11,649,239
2034	621,656	2,353,148	1,604,852	-	-	4,579,655	4,844,415		-	4,844,415	264,760	2,424,671	-	2,689,431	-	14,338,670
2035	-	2,355,524	1,604,852	-	-	3,960,376	4,844,415		-	4,844,415	884,039	2,545,905	-	3,429,945	-	17,768,614
2036	-	2,354,101	1,604,852	-	-	3,958,953	4,844,415		-	4,844,415	885,462	2,673,200	-	3,558,662	-	21,327,277
2037	-	2,356,078	1,604,852	-	-	3,960,929	4,844,415		-	4,844,415	883,486	2,806,860	-	3,690,346	-	25,017,623
2038	-	2,353,879	1,604,852	-	-	3,958,731	4,844,415		-	4,844,415	885,684	2,947,203	-	3,832,888	-	28,850,511
2039	-	2,354,219	1,604,852	-	-	3,959,071	4,844,415		-	4,844,415	885,344	3,094,564	-	3,979,908	-	32,830,419
2040	-	2,351,990	1,604,852	-	-	3,956,842	4,844,415		-	4,844,415	887,573	3,249,292	-	4,136,865	-	36,967,283
2041	-	2,353,094	1,604,852	-	-	3,957,946	4,844,415		-	4,844,415	886,469	3,411,756	-	4,298,225	-	41,265,509
2042	-	2,356,258	1,604,852	-	-	3,961,109	4,844,415		-	4,844,415	883,306	3,582,344	-	4,465,650	-	45,731,158
2043	-	2,352,595	1,604,852	-	-	3,957,447	4,844,415		-	4,844,415	886,968	3,761,461	-	4,648,430	-	50,379,588
2044	-	2,353,223	1,604,852	-	-	3,958,074	4,844,415		-	4,844,415	886,341	3,949,534	-	4,835,875	-	55,215,463
2045	-	2,355,638	-	-	-	2,355,638	4,844,415		-	4,844,415	2,488,778	4,147,011	-	6,635,789	-	61,851,252
2046	-	2,354,720	-	-	-	2,354,720	4,844,415		-	4,844,415	2,489,695	4,354,362	-	6,844,057	-	68,695,308
2047	-	2,356,575	-	-	-	2,356,575	4,844,415		-	4,844,415	2,487,840	4,572,080	-	7,059,920	-	75,755,228
2048	-	2,356,120	-	-	-	2,356,120	4,844,415		-	4,844,415	2,488,295	4,800,684	-	7,288,979	-	83,044,207
2049	-	2,353,355	-	-	-	2,353,355	4,844,415		-	4,844,415	2,491,060	5,040,718	-	7,531,778	-	90,575,985
2050	-	2,353,198	-	-	-	2,353,198	4,844,415		-	4,844,415	2,491,218	5,292,754	-	7,783,971	-	98,359,956
2051	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,557,391	-	10,401,806	-	108,761,762
2052	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,835,261	-	10,679,676	-	119,441,438
2053	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,127,024	-	10,971,439	-	130,412,877
2054	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,433,375	-	11,277,790	-	141,690,668
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,755,044	-	11,599,459	-	153,290,127
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,092,796	-	11,937,211	-	165,227,338
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,447,436	-	12,291,851	-	177,519,189
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,819,808	-	12,664,223	-	190,183,412
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	8,210,798	-	13,055,213	-	203,238,625
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	8,621,338	-	13,465,753	-	216,704,378
														Total Tax Effect	6.22¢	
Total	15,240,373	72,034,252	32,097,035	-	-	119,371,660	183,687,770	400,000	-	184,087,770	64,716,110	145,318,603	(4,468,260)			

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.
(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.
(3) Provided by City Staff.

Appendix A6 | Debt Affordability - 20 Year at 5.0%

$25,000,000 FY 2024 Borrowing

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance[1]
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	2,006,065	-	-	7,342,312	4,844,415		-	4,844,415	(2,497,897)	-	(2,497,897)	-	-	1,412,773
2026	1,843,032	3,145,799	2,006,065	-	-	6,994,896	4,844,415		-	4,844,415	(2,150,481)	-	(912,773)	(1,237,708)	4.69¢	500,000
2027	1,841,441	3,121,291	2,006,065	-	-	6,968,797	4,844,415		-	4,844,415	(2,124,382)	1,299,593	-	(824,789)	2.98¢	500,000
2028	1,841,511	3,097,982	2,006,065	-	-	6,945,558	4,844,415		-	4,844,415	(2,101,143)	2,230,601	-	129,458	-	629,458
2029	647,185	3,082,682	2,006,065	-	-	5,735,931	4,844,415		-	4,844,415	(891,516)	2,342,131	-	1,450,614	-	2,080,072
2030	632,222	2,351,880	2,006,065	-	-	4,990,167	4,844,415		-	4,844,415	(145,752)	2,459,237	-	2,313,486	-	4,393,558
2031	625,316	2,352,543	2,006,065	-	-	4,983,923	4,844,415		-	4,844,415	(139,508)	2,582,199	-	2,442,691	-	6,836,249
2032	627,128	2,355,049	2,006,065	-	-	4,988,241	4,844,415		-	4,844,415	(143,826)	2,711,309	-	2,567,483	-	9,403,732
2033	625,481	2,356,049	2,006,065	-	-	4,987,594	4,844,415		-	4,844,415	(143,179)	2,846,875	-	2,703,695	-	12,107,427
2034	621,656	2,353,148	2,006,065	-	-	4,980,868	4,844,415		-	4,844,415	(136,453)	2,989,218	-	2,852,765	-	14,960,192
2035	-	2,355,524	2,006,065	-	-	4,361,588	4,844,415		-	4,844,415	482,827	3,138,679	-	3,621,506	-	18,581,698
2036	-	2,354,101	2,006,065	-	-	4,360,166	4,844,415		-	4,844,415	484,249	3,295,613	-	3,779,862	-	22,361,560
2037	-	2,356,078	2,006,065	-	-	4,362,142	4,844,415		-	4,844,415	482,273	3,460,394	-	3,942,667	-	26,304,227
2038	-	2,353,879	2,006,065	-	-	4,359,943	4,844,415		-	4,844,415	484,472	3,633,414	-	4,117,885	-	30,422,112
2039	-	2,354,219	2,006,065	-	-	4,360,283	4,844,415		-	4,844,415	484,132	3,815,084	-	4,299,216	-	34,721,328
2040	-	2,351,990	2,006,065	-	-	4,358,055	4,844,415		-	4,844,415	486,360	4,005,839	-	4,492,199	-	39,213,527
2041	-	2,353,094	2,006,065	-	-	4,359,159	4,844,415		-	4,844,415	485,256	4,206,130	-	4,691,386	-	43,904,913
2042	-	2,356,258	2,006,065	-	-	4,362,322	4,844,415		-	4,844,415	482,093	4,416,437	-	4,898,530	-	48,803,443
2043	-	2,352,595	2,006,065	-	-	4,358,660	4,844,415		-	4,844,415	485,755	4,637,259	-	5,123,014	-	53,926,457
2044	-	2,353,223	2,006,065	-	-	4,359,287	4,844,415		-	4,844,415	485,128	4,869,122	-	5,354,250	-	59,280,707
2045	-	2,355,638	-	-	-	2,355,638	4,844,415		-	4,844,415	2,488,778	5,112,578	-	7,601,355	-	66,882,062
2046	-	2,354,720	-	-	-	2,354,720	4,844,415		-	4,844,415	2,489,695	5,368,207	-	7,857,902	-	74,739,964
2047	-	2,356,575	-	-	-	2,356,575	4,844,415		-	4,844,415	2,487,840	5,636,617	-	8,124,457	-	82,864,421
2048	-	2,356,120	-	-	-	2,356,120	4,844,415		-	4,844,415	2,488,295	5,918,448	-	8,406,743	-	91,271,164
2049	-	2,353,355	-	-	-	2,353,355	4,844,415		-	4,844,415	2,491,060	6,214,370	-	8,705,430	-	99,976,594
2050	-	2,353,198	-	-	-	2,353,198	4,844,415		-	4,844,415	2,491,218	6,525,089	-	9,016,306	-	108,992,901
2051	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,851,343	-	11,695,758	-	120,688,659
2052	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,193,910	-	12,038,325	-	132,726,984
2053	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,553,606	-	12,398,021	-	145,125,005
2054	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,931,286	-	12,775,701	-	157,900,706
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	8,327,851	-	13,172,266	-	171,072,972
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	8,744,243	-	13,588,658	-	184,661,630
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	9,181,455	-	14,025,870	-	198,687,500
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	9,640,528	-	14,484,943	-	213,172,443
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	10,122,554	-	14,966,969	-	228,139,413
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	10,628,682	-	15,473,097	-	243,612,510
														Total Tax Effect	7.67¢	
Total	15,240,373	72,034,252	40,121,294	-	-	127,395,919	183,687,770	400,000	-	184,087,770	56,691,851	179,889,902	(4,468,260)			

■ Value of a Penny(3):	$227,738
■ Assumed Growth:	5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix B |Debt Affordability – 30 Year Issuance(s) at 5.5%

1. 4.0% Debt to Assessed Value
2. 15.0% Debt Service to Expenditures
3. No Incremental Tax Impact
4. $15,000,000 FY 2024 Borrowing
5. $20,000,000 FY 2024 Borrowing
6. $25,000,000 FY 2024 Borrowing

Appendix B1 | Debt Affordability - 30 Year at 5.5%

4.0% Debt to Assessed Value

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	2,667,225	-	-	8,003,473	4,844,415		-	4,844,415	(3,159,058)	-	(3,159,058)	-	-	751,613
2026	1,843,032	3,145,799	3,211,991	-	-	8,200,822	4,844,415		-	4,844,415	(3,356,407)	-	(251,613)	(3,104,795)	11.78¢	500,000
2027	1,841,441	3,121,291	3,819,665	-	-	8,782,397	4,844,415		-	4,844,415	(3,937,982)	3,260,035	-	(677,947)	2.45¢	500,000
2028	1,841,511	3,097,982	4,441,431	-	-	9,380,924	4,844,415		-	4,844,415	(4,536,509)	4,134,881	-	(401,628)	1.38¢	500,000
2029	647,185	3,082,682	5,101,566	-	-	8,831,432	4,844,415		-	4,844,415	(3,987,017)	4,763,335	-	776,318	-	1,276,318
2030	632,222	2,351,880	5,802,458	-	-	8,786,560	4,844,415		-	4,844,415	(3,942,145)	5,001,502	-	1,059,356	-	2,335,674
2031	625,316	2,352,543	6,462,983	-	-	9,440,842	4,844,415		-	4,844,415	(4,596,427)	5,251,577	-	655,150	-	2,990,824
2032	627,128	2,355,049	6,462,983	-	-	9,445,160	4,844,415		-	4,844,415	(4,600,745)	5,514,156	-	913,411	-	3,904,235
2033	625,481	2,356,049	6,462,983	-	-	9,444,513	4,844,415		-	4,844,415	(4,600,098)	5,789,863	-	1,189,765	-	5,094,000
2034	621,656	2,353,148	6,462,983	-	-	9,437,787	4,844,415		-	4,844,415	(4,593,372)	6,079,357	-	1,485,985	-	6,579,985
2035	-	2,355,524	6,462,983	-	-	8,818,507	4,844,415		-	4,844,415	(3,974,092)	6,383,324	-	2,409,232	-	8,989,217
2036	-	2,354,101	6,462,983	-	-	8,817,084	4,844,415		-	4,844,415	(3,972,669)	6,702,491	-	2,729,821	-	11,719,039
2037	-	2,356,078	6,462,983	-	-	8,819,061	4,844,415		-	4,844,415	(3,974,646)	7,037,615	-	3,062,969	-	14,782,008
2038	-	2,353,879	6,462,983	-	-	8,816,862	4,844,415		-	4,844,415	(3,972,447)	7,389,496	-	3,417,049	-	18,199,057
2039	-	2,354,219	6,462,983	-	-	8,817,202	4,844,415		-	4,844,415	(3,972,787)	7,758,971	-	3,786,184	-	21,985,241
2040	-	2,351,990	6,462,983	-	-	8,814,973	4,844,415		-	4,844,415	(3,970,558)	8,146,919	-	4,176,361	-	26,161,602
2041	-	2,353,094	6,462,983	-	-	8,816,078	4,844,415		-	4,844,415	(3,971,663)	8,554,265	-	4,582,603	-	30,744,204
2042	-	2,356,258	6,462,983	-	-	8,819,241	4,844,415		-	4,844,415	(3,974,826)	8,981,978	-	5,007,153	-	35,751,357
2043	-	2,352,595	6,462,983	-	-	8,815,578	4,844,415		-	4,844,415	(3,971,163)	9,431,077	-	5,459,914	-	41,211,271
2044	-	2,353,223	6,462,983	-	-	8,816,206	4,844,415		-	4,844,415	(3,971,791)	9,902,631	-	5,930,841	-	47,142,112
2045	-	2,355,638	6,462,983	-	-	8,818,621	4,844,415		-	4,844,415	(3,974,206)	10,397,763	-	6,423,557	-	53,565,669
2046	-	2,354,720	6,462,983	-	-	8,817,703	4,844,415		-	4,844,415	(3,973,288)	10,917,651	-	6,944,363	-	60,510,032
2047	-	2,356,575	6,462,983	-	-	8,819,558	4,844,415		-	4,844,415	(3,975,143)	11,463,534	-	7,488,390	-	67,998,422
2048	-	2,356,120	6,462,983	-	-	8,819,103	4,844,415		-	4,844,415	(3,974,688)	12,036,710	-	8,062,022	-	76,060,444
2049	-	2,353,355	6,462,983	-	-	8,816,338	4,844,415		-	4,844,415	(3,971,923)	12,638,546	-	8,666,623	-	84,727,067
2050	-	2,353,198	6,462,983	-	-	8,816,181	4,844,415		-	4,844,415	(3,971,766)	13,270,473	-	9,298,707	-	94,025,774
2051	-	-	6,462,983	-	-	6,462,983	4,844,415		-	4,844,415	(1,618,568)	13,933,997	-	12,315,428	-	106,341,202
2052	-	-	6,462,983	-	-	6,462,983	4,844,415		-	4,844,415	(1,618,568)	14,630,696	-	13,012,128	-	119,353,331
2053	-	-	6,462,983	-	-	6,462,983	4,844,415		-	4,844,415	(1,618,568)	15,362,231	-	13,743,663	-	133,096,994
2054	-	-	6,462,983	-	-	6,462,983	4,844,415		-	4,844,415	(1,618,568)	16,130,343	-	14,511,775	-	147,608,768
2055	-	-	3,795,758	-	-	3,795,758	4,844,415		-	4,844,415	1,048,657	16,936,860	-	17,985,517	-	165,594,286
2056	-	-	3,250,992	-	-	3,250,992	4,844,415		-	4,844,415	1,593,423	17,783,703	-	19,377,126	-	184,971,412
2057	-	-	2,643,318	-	-	2,643,318	4,844,415		-	4,844,415	2,201,097	18,672,888	-	20,873,985	-	205,845,397
2058	-	-	2,021,552	-	-	2,021,552	4,844,415		-	4,844,415	2,822,863	19,606,533	-	22,429,396	-	228,274,792
2059	-	-	1,361,418	-	-	1,361,418	4,844,415		-	4,844,415	3,482,997	20,586,859	-	24,069,856	-	252,344,649
2060	-	-	660,525	-	-	660,525	4,844,415		-	4,844,415	4,183,890	21,616,202	-	25,800,092	-	278,144,741
														Total Tax Effect	15.61¢	
Total	15,240,373	72,034,252	193,889,496	-	-	281,164,121	183,687,770	400,000	-	184,087,770	(97,076,351)	366,068,462	(4,468,260)			

Fiscal Year	Projects Debt Funded
2024	$ 38,764,774
2025	7,917,488
2026	8,831,776
2027	9,036,595
2028	9,594,220
2029	10,186,600
2030	9,599,898
Total Projects Debt Funded	$ 93,931,351

Value of a Penny(3):	$227,738
Assumed Growth:	5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix B2 | Debt Affordability - 30 Year at 5.5%

15.0% Debt Service to Expenditures

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance[1]
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	4,923,846	-	-	10,260,093	4,844,415		-	4,844,415	(5,415,678)	-	(3,410,671)	(2,005,008)	7.99¢	500,000
2026	1,843,032	3,145,799	5,784,267	-	-	10,773,098	4,844,415		-	4,844,415	(5,928,683)	2,105,258	-	(3,823,425)	14.50¢	500,000
2027	1,841,441	3,121,291	6,349,021	-	-	11,311,753	4,844,415		-	4,844,415	(6,467,338)	6,225,117	-	(242,221)	0.88¢	500,000
2028	1,841,511	3,097,982	6,937,848	-	-	11,877,341	4,844,415		-	4,844,415	(7,032,926)	6,790,705	-	(242,221)	0.83¢	500,000
2029	647,185	3,082,682	8,741,341	-	-	12,471,208	4,844,415		-	4,844,415	(7,626,793)	7,384,572	-	(242,221)	0.79¢	500,000
2030	632,222	2,351,880	10,110,666	-	-	13,094,768	4,844,415		-	4,844,415	(8,250,353)	8,008,132	-	(242,221)	0.76¢	500,000
2031	625,316	2,352,543	10,771,648	-	-	13,749,506	4,844,415		-	4,844,415	(8,905,091)	8,662,871	-	(242,221)	0.72¢	500,000
2032	627,128	2,355,049	10,771,648	-	-	13,753,825	4,844,415		-	4,844,415	(8,909,410)	9,350,346	-	440,936	-	940,936
2033	625,481	2,356,049	10,771,648	-	-	13,753,178	4,844,415		-	4,844,415	(8,908,763)	9,817,863	-	909,101	-	1,850,037
2034	621,656	2,353,148	10,771,648	-	-	13,746,451	4,844,415		-	4,844,415	(8,902,036)	10,308,756	-	1,406,720	-	3,256,757
2035	-	2,355,524	10,771,648	-	-	13,127,172	4,844,415		-	4,844,415	(8,282,757)	10,824,194	-	2,541,438	-	5,798,195
2036	-	2,354,101	10,771,648	-	-	13,125,749	4,844,415		-	4,844,415	(8,281,334)	11,365,404	-	3,084,070	-	8,882,264
2037	-	2,356,078	10,771,648	-	-	13,127,725	4,844,415		-	4,844,415	(8,283,310)	11,933,674	-	3,650,364	-	12,532,628
2038	-	2,353,879	10,771,648	-	-	13,125,527	4,844,415		-	4,844,415	(8,281,112)	12,530,358	-	4,249,246	-	16,781,874
2039	-	2,354,219	10,771,648	-	-	13,125,867	4,844,415		-	4,844,415	(8,281,452)	13,156,876	-	4,875,424	-	21,657,299
2040	-	2,351,990	10,771,648	-	-	13,123,638	4,844,415		-	4,844,415	(8,279,223)	13,814,720	-	5,535,497	-	27,192,795
2041	-	2,353,094	10,771,648	-	-	13,124,742	4,844,415		-	4,844,415	(8,280,327)	14,505,456	-	6,225,128	-	33,417,923
2042	-	2,356,258	10,771,648	-	-	13,127,905	4,844,415		-	4,844,415	(8,283,490)	15,230,728	-	6,947,238	-	40,365,161
2043	-	2,352,595	10,771,648	-	-	13,124,243	4,844,415		-	4,844,415	(8,279,828)	15,992,265	-	7,712,437	-	48,077,598
2044	-	2,353,223	10,771,648	-	-	13,124,870	4,844,415		-	4,844,415	(8,280,455)	16,791,878	-	8,511,423	-	56,589,021
2045	-	2,355,638	10,771,648	-	-	13,127,285	4,844,415		-	4,844,415	(8,282,870)	17,631,472	-	9,348,601	-	65,937,622
2046	-	2,354,720	10,771,648	-	-	13,126,368	4,844,415		-	4,844,415	(8,281,953)	18,513,045	-	10,231,093	-	76,168,715
2047	-	2,356,575	10,771,648	-	-	13,128,223	4,844,415		-	4,844,415	(8,283,808)	19,438,698	-	11,154,890	-	87,323,605
2048	-	2,356,120	10,771,648	-	-	13,127,768	4,844,415		-	4,844,415	(8,283,353)	20,410,633	-	12,127,280	-	99,450,884
2049	-	2,353,355	10,771,648	-	-	13,125,003	4,844,415		-	4,844,415	(8,280,588)	21,431,164	-	13,150,576	-	112,601,461
2050	-	2,353,198	10,771,648	-	-	13,124,845	4,844,415		-	4,844,415	(8,280,430)	22,502,722	-	14,222,292	-	126,823,753
2051	-	-	10,771,648	-	-	10,771,648	4,844,415		-	4,844,415	(5,927,233)	23,627,859	-	17,700,626	-	144,524,379
2052	-	-	10,771,648	-	-	10,771,648	4,844,415		-	4,844,415	(5,927,233)	24,809,252	-	18,882,019	-	163,406,397
2053	-	-	10,771,648	-	-	10,771,648	4,844,415		-	4,844,415	(5,927,233)	26,049,714	-	20,122,481	-	183,528,878
2054	-	-	10,771,648	-	-	10,771,648	4,844,415		-	4,844,415	(5,927,233)	27,352,200	-	21,424,967	-	204,953,845
2055	-	-	5,847,802	-	-	5,847,802	4,844,415			4,844,415	(1,003,387)	28,719,810	-	27,716,423	-	232,670,268
2056	-	-	4,987,381	-	-	4,987,381	4,844,415			4,844,415	(142,966)	30,155,800	-	30,012,834	-	262,683,102
2057	-	-	4,422,627	-	-	4,422,627	4,844,415			4,844,415	421,788	31,663,590	-	32,085,378	-	294,768,481
2058	-	-	3,833,800	-	-	3,833,800	4,844,415			4,844,415	1,010,615	33,246,770	-	34,257,385	-	329,025,865
2059	-	-	2,030,307	-	-	2,030,307	4,844,415			4,844,415	2,814,108	34,909,108	-	37,723,216	-	366,749,081
2060	-	-	660,982	-	-	660,982	4,844,415			4,844,415	4,183,433	36,654,564	-	40,837,997	-	407,587,078
														Total Tax Effect	26.47¢	
Total	15,240,373	72,034,252	323,149,437	-	-	410,424,062	183,687,770	400,000	-	184,087,770	(226,336,292)	621,915,574	(4,468,260)			

Fiscal Year	Projects Debt Funded
2024	$ 71,561,918
2025	12,505,142
2026	8,207,993
2027	8,557,856
2028	26,211,512
2029	19,901,423
2030	9,606,543
Total Projects Debt Funded	$ 156,552,386

Value of a Penny(3):	$227,738
Assumed Growth:	5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix B3 | Debt Affordability - 30 Year at 5.5%

No Incremental Tax Rate Impact

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	640,257	-	-	5,976,504	4,844,415		-	4,844,415	(1,132,089)	-	(1,132,089)	-	-	2,778,581
2026	1,843,032	3,145,799	640,257	-	-	5,629,088	4,844,415		-	4,844,415	(784,673)	-	(784,673)	-	-	1,993,908
2027	1,841,441	3,121,291	640,257	-	-	5,602,989	4,844,415		-	4,844,415	(758,574)	-	(758,574)	-	-	1,235,335
2028	1,841,511	3,097,982	640,257	-	-	5,579,750	4,844,415		-	4,844,415	(735,335)	-	(735,335)	-	-	500,000
2029	647,185	3,082,682	1,114,548	-	-	4,844,415	4,844,415		-	4,844,415	-	-	-	-	-	500,000
2030	632,222	2,351,880	1,860,313	-	-	4,844,415	4,844,415		-	4,844,415	-	-	-	-	-	500,000
2031	625,316	2,352,543	1,860,313	-	-	4,838,172	4,844,415		-	4,844,415	6,244	-	-	6,244	-	506,244
2032	627,128	2,355,049	1,860,313	-	-	4,842,490	4,844,415		-	4,844,415	1,925	-	-	1,925	-	508,169
2033	625,481	2,356,049	1,860,313	-	-	4,841,843	4,844,415		-	4,844,415	2,572	-	-	2,572	-	510,741
2034	621,656	2,353,148	1,860,313	-	-	4,835,117	4,844,415		-	4,844,415	9,299	-	-	9,299	-	520,040
2035	-	2,355,524	1,860,313	-	-	4,215,837	4,844,415		-	4,844,415	628,578	-	-	628,578	-	1,148,618
2036	-	2,354,101	1,860,313	-	-	4,214,414	4,844,415		-	4,844,415	630,001	-	-	630,001	-	1,778,619
2037	-	2,356,078	1,860,313	-	-	4,216,391	4,844,415		-	4,844,415	628,025	-	-	628,025	-	2,406,643
2038	-	2,353,879	1,860,313	-	-	4,214,192	4,844,415		-	4,844,415	630,223	-	-	630,223	-	3,036,866
2039	-	2,354,219	1,860,313	-	-	4,214,532	4,844,415		-	4,844,415	629,883	-	-	629,883	-	3,666,750
2040	-	2,351,990	1,860,313	-	-	4,212,303	4,844,415		-	4,844,415	632,112	-	-	632,112	-	4,298,862
2041	-	2,353,094	1,860,313	-	-	4,213,407	4,844,415		-	4,844,415	631,008	-	-	631,008	-	4,929,869
2042	-	2,356,258	1,860,313	-	-	4,216,570	4,844,415		-	4,844,415	627,845	-	-	627,845	-	5,557,714
2043	-	2,352,595	1,860,313	-	-	4,212,908	4,844,415		-	4,844,415	631,507	-	-	631,507	-	6,189,221
2044	-	2,353,223	1,860,313	-	-	4,213,535	4,844,415		-	4,844,415	630,880	-	-	630,880	-	6,820,100
2045	-	2,355,638	1,860,313	-	-	4,215,950	4,844,415		-	4,844,415	628,465	-	-	628,465	-	7,448,565
2046	-	2,354,720	1,860,313	-	-	4,215,033	4,844,415		-	4,844,415	629,382	-	-	629,382	-	8,077,947
2047	-	2,356,575	1,860,313	-	-	4,216,888	4,844,415		-	4,844,415	627,527	-	-	627,527	-	8,705,474
2048	-	2,356,120	1,860,313	-	-	4,216,433	4,844,415		-	4,844,415	627,982	-	-	627,982	-	9,333,456
2049	-	2,353,355	1,860,313	-	-	4,213,668	4,844,415		-	4,844,415	630,747	-	-	630,747	-	9,964,203
2050	-	2,353,198	1,860,313	-	-	4,213,510	4,844,415		-	4,844,415	630,905	-	-	630,905	-	10,595,107
2051	-	-	1,860,313	-	-	1,860,313	4,844,415		-	4,844,415	2,984,102	-	-	2,984,102	-	13,579,209
2052	-	-	1,860,313	-	-	1,860,313	4,844,415		-	4,844,415	2,984,102	-	-	2,984,102	-	16,563,311
2053	-	-	1,860,313	-	-	1,860,313	4,844,415		-	4,844,415	2,984,102	-	-	2,984,102	-	19,547,413
2054	-	-	1,860,313	-	-	1,860,313	4,844,415		-	4,844,415	2,984,102	-	-	2,984,102	-	22,531,515
2055	-	-	1,220,056	-	-	1,220,056	4,844,415		-	4,844,415	3,624,359	-	-	3,624,359	-	26,155,874
2056	-	-	1,220,056	-	-	1,220,056	4,844,415		-	4,844,415	3,624,359	-	-	3,624,359	-	29,780,233
2057	-	-	1,220,056	-	-	1,220,056	4,844,415		-	4,844,415	3,624,359	-	-	3,624,359	-	33,404,591
2058	-	-	1,220,056	-	-	1,220,056	4,844,415		-	4,844,415	3,624,359	-	-	3,624,359	-	37,028,950
2059	-	-	745,765	-	-	745,765	4,844,415		-	4,844,415	4,098,650	-	-	4,098,650	-	41,127,600
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	-	-	4,844,415	-	45,972,015
														Total Tax Effect	0.00¢	
Total	15,240,373	72,034,252	55,809,390	-	-	143,084,015	183,687,770	400,000	-	184,087,770	41,003,755	-	(4,468,260)			

Fiscal Year	Projects Debt Funded
2024	$ 9,305,327
2025	-
2026	-
2027	-
2028	6,893,233
2029	10,838,755
2030	-
Total Projects Debt Funded	$ 27,037,315

■ Value of a Penny(3):	$227,738
■ Assumed Growth:	5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix B4 | Debt Affordability - 30 Year at 5.5%

$15,000,000 FY 2024 Borrowing

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance[1]
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	1,032,081	-	-	6,368,329	4,844,415		-	4,844,415	(1,523,914)	-	(1,523,914)	-	-	2,386,757
2026	1,843,032	3,145,799	1,032,081	-	-	6,020,912	4,844,415		-	4,844,415	(1,176,497)	-	(1,176,497)	-	-	1,210,260
2027	1,841,441	3,121,291	1,032,081	-	-	5,994,813	4,844,415		-	4,844,415	(1,150,398)	-	(710,260)	(440,138)	1.59¢	500,000
2028	1,841,511	3,097,982	1,032,081	-	-	5,971,574	4,844,415		-	4,844,415	(1,127,159)	462,145	-	(665,014)	2.29¢	500,000
2029	647,185	3,082,682	1,032,081	-	-	4,761,948	4,844,415		-	4,844,415	82,467	1,183,517	-	1,265,984	-	1,765,984
2030	632,222	2,351,880	1,032,081	-	-	4,016,183	4,844,415		-	4,844,415	828,232	1,242,693	-	2,070,925	-	3,836,909
2031	625,316	2,352,543	1,032,081	-	-	4,009,939	4,844,415		-	4,844,415	834,476	1,304,827	-	2,139,303	-	5,976,212
2032	627,128	2,355,049	1,032,081	-	-	4,014,258	4,844,415		-	4,844,415	830,157	1,370,069	-	2,200,226	-	8,176,438
2033	625,481	2,356,049	1,032,081	-	-	4,013,611	4,844,415		-	4,844,415	830,804	1,438,572	-	2,269,376	-	10,445,814
2034	621,656	2,353,148	1,032,081	-	-	4,006,884	4,844,415		-	4,844,415	837,531	1,510,501	-	2,348,031	-	12,793,846
2035	-	2,355,524	1,032,081	-	-	3,387,605	4,844,415		-	4,844,415	1,456,810	1,586,026	-	3,042,836	-	15,836,682
2036	-	2,354,101	1,032,081	-	-	3,386,182	4,844,415		-	4,844,415	1,458,233	1,665,327	-	3,123,560	-	18,960,242
2037	-	2,356,078	1,032,081	-	-	3,388,158	4,844,415		-	4,844,415	1,456,257	1,748,593	-	3,204,850	-	22,165,092
2038	-	2,353,879	1,032,081	-	-	3,385,960	4,844,415		-	4,844,415	1,458,455	1,836,023	-	3,294,478	-	25,459,570
2039	-	2,354,219	1,032,081	-	-	3,386,300	4,844,415		-	4,844,415	1,458,115	1,927,824	-	3,385,940	-	28,845,510
2040	-	2,351,990	1,032,081	-	-	3,384,071	4,844,415		-	4,844,415	1,460,344	2,024,215	-	3,484,560	-	32,330,069
2041	-	2,353,094	1,032,081	-	-	3,385,175	4,844,415		-	4,844,415	1,459,240	2,125,426	-	3,584,666	-	35,914,735
2042	-	2,356,258	1,032,081	-	-	3,388,338	4,844,415		-	4,844,415	1,456,077	2,231,697	-	3,687,774	-	39,602,509
2043	-	2,352,595	1,032,081	-	-	3,384,676	4,844,415		-	4,844,415	1,459,739	2,343,282	-	3,803,021	-	43,405,531
2044	-	2,353,223	1,032,081	-	-	3,385,303	4,844,415		-	4,844,415	1,459,112	2,460,446	-	3,919,558	-	47,325,089
2045	-	2,355,638	1,032,081	-	-	3,387,718	4,844,415		-	4,844,415	1,456,697	2,583,469	-	4,040,165	-	51,365,254
2046	-	2,354,720	1,032,081	-	-	3,386,801	4,844,415		-	4,844,415	1,457,614	2,712,642	-	4,170,256	-	55,535,510
2047	-	2,356,575	1,032,081	-	-	3,388,656	4,844,415		-	4,844,415	1,455,759	2,848,274	-	4,304,033	-	59,839,544
2048	-	2,356,120	1,032,081	-	-	3,388,201	4,844,415		-	4,844,415	1,456,214	2,990,688	-	4,446,902	-	64,286,446
2049	-	2,353,355	1,032,081	-	-	3,385,436	4,844,415		-	4,844,415	1,458,979	3,140,222	-	4,599,202	-	68,885,648
2050	-	2,353,198	1,032,081	-	-	3,385,278	4,844,415		-	4,844,415	1,459,137	3,297,234	-	4,756,370	-	73,642,018
2051	-	-	1,032,081	-	-	1,032,081	4,844,415		-	4,844,415	3,812,334	3,462,095	-	7,274,429	-	80,916,447
2052	-	-	1,032,081	-	-	1,032,081	4,844,415		-	4,844,415	3,812,334	3,635,200	-	7,447,534	-	88,363,981
2053	-	-	1,032,081	-	-	1,032,081	4,844,415		-	4,844,415	3,812,334	3,816,960	-	7,629,294	-	95,993,275
2054	-	-	1,032,081	-	-	1,032,081	4,844,415		-	4,844,415	3,812,334	4,007,808	-	7,820,142	-	103,813,417
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,208,198	-	9,052,613	-	112,866,031
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,418,608	-	9,263,023	-	122,129,054
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,639,539	-	9,483,954	-	131,613,008
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	4,871,516	-	9,715,931	-	141,328,938
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,115,091	-	9,959,506	-	151,288,445
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,370,846	-	10,215,261	-	161,503,706
														Total Tax Effect	3.88¢	
Total	15,240,373	72,034,252	30,962,425	-	-	118,237,050	183,687,770	400,000	-	184,087,770	65,850,720	89,579,574	(4,468,260)			

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.
(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.
(3) Provided by City Staff.

Appendix B5 | Debt Affordability - 30 Year at 5.5%

$20,000,000 FY 2024 Borrowing

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	1,376,108	-	-	6,712,356	4,844,415		-	4,844,415	(1,867,941)	-	(1,867,941)	-	-	2,042,730
2026	1,843,032	3,145,799	1,376,108	-	-	6,364,939	4,844,415		-	4,844,415	(1,520,524)	-	(1,520,524)	-	-	522,206
2027	1,841,441	3,121,291	1,376,108	-	-	6,338,840	4,844,415		-	4,844,415	(1,494,425)	-	(22,206)	(1,472,219)	5.32¢	500,000
2028	1,841,511	3,097,982	1,376,108	-	-	6,315,601	4,844,415		-	4,844,415	(1,471,186)	1,545,830	-	74,644	-	574,644
2029	647,185	3,082,682	1,376,108	-	-	5,105,975	4,844,415		-	4,844,415	(261,560)	1,623,121	-	1,361,562	-	1,936,205
2030	632,222	2,351,880	1,376,108	-	-	4,360,210	4,844,415		-	4,844,415	484,205	1,704,277	-	2,188,482	-	4,124,688
2031	625,316	2,352,543	1,376,108	-	-	4,353,966	4,844,415		-	4,844,415	490,449	1,789,491	-	2,279,940	-	6,404,627
2032	627,128	2,355,049	1,376,108	-	-	4,358,285	4,844,415		-	4,844,415	486,130	1,878,966	-	2,365,096	-	8,769,723
2033	625,481	2,356,049	1,376,108	-	-	4,357,638	4,844,415		-	4,844,415	486,777	1,972,914	-	2,459,691	-	11,229,415
2034	621,656	2,353,148	1,376,108	-	-	4,350,911	4,844,415		-	4,844,415	493,504	2,071,560	-	2,565,063	-	13,794,478
2035	-	2,355,524	1,376,108	-	-	3,731,632	4,844,415		-	4,844,415	1,112,783	2,175,138	-	3,287,921	-	17,082,399
2036	-	2,354,101	1,376,108	-	-	3,730,209	4,844,415		-	4,844,415	1,114,206	2,283,894	-	3,398,100	-	20,480,499
2037	-	2,356,078	1,376,108	-	-	3,732,185	4,844,415		-	4,844,415	1,112,230	2,398,089	-	3,510,319	-	23,990,818
2038	-	2,353,879	1,376,108	-	-	3,729,987	4,844,415		-	4,844,415	1,114,428	2,517,994	-	3,632,422	-	27,623,240
2039	-	2,354,219	1,376,108	-	-	3,730,327	4,844,415		-	4,844,415	1,114,088	2,643,893	-	3,757,982	-	31,381,222
2040	-	2,351,990	1,376,108	-	-	3,728,098	4,844,415		-	4,844,415	1,116,317	2,776,088	-	3,892,405	-	35,273,627
2041	-	2,353,094	1,376,108	-	-	3,729,202	4,844,415		-	4,844,415	1,115,213	2,914,892	-	4,030,105	-	39,303,732
2042	-	2,356,258	1,376,108	-	-	3,732,365	4,844,415		-	4,844,415	1,112,050	3,060,637	-	4,172,687	-	43,476,418
2043	-	2,352,595	1,376,108	-	-	3,728,703	4,844,415		-	4,844,415	1,115,712	3,213,669	-	4,329,381	-	47,805,799
2044	-	2,353,223	1,376,108	-	-	3,729,330	4,844,415		-	4,844,415	1,115,085	3,374,352	-	4,489,437	-	52,295,236
2045	-	2,355,638	1,376,108	-	-	3,731,745	4,844,415		-	4,844,415	1,112,670	3,543,070	-	4,655,739	-	56,950,976
2046	-	2,354,720	1,376,108	-	-	3,730,828	4,844,415		-	4,844,415	1,113,587	3,720,223	-	4,833,810	-	61,784,786
2047	-	2,356,575	1,376,108	-	-	3,732,683	4,844,415		-	4,844,415	1,111,732	3,906,234	-	5,017,967	-	66,802,753
2048	-	2,356,120	1,376,108	-	-	3,732,228	4,844,415		-	4,844,415	1,112,187	4,101,546	-	5,213,733	-	72,016,486
2049	-	2,353,355	1,376,108	-	-	3,729,463	4,844,415		-	4,844,415	1,114,952	4,306,623	-	5,421,576	-	77,438,062
2050	-	2,353,198	1,376,108	-	-	3,729,305	4,844,415		-	4,844,415	1,115,110	4,521,955	-	5,637,064	-	83,075,126
2051	-	-	1,376,108	-	-	1,376,108	4,844,415		-	4,844,415	3,468,307	4,748,052	-	8,216,360	-	91,291,486
2052	-	-	1,376,108	-	-	1,376,108	4,844,415		-	4,844,415	3,468,307	4,985,455	-	8,453,762	-	99,745,248
2053	-	-	1,376,108	-	-	1,376,108	4,844,415		-	4,844,415	3,468,307	5,234,728	-	8,703,035	-	108,448,283
2054	-	-	1,376,108	-	-	1,376,108	4,844,415		-	4,844,415	3,468,307	5,496,464	-	8,964,771	-	117,413,054
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	5,771,287	-	10,615,702	-	128,028,757
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,059,852	-	10,904,267	-	138,933,024
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,362,844	-	11,207,259	-	150,140,283
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	6,680,987	-	11,525,402	-	161,665,684
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,015,036	-	11,859,451	-	173,525,135
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,365,788	-	12,210,203	-	185,735,338
														Total Tax Effect	5.32¢	
Total	15,240,373	72,034,252	41,283,234	-	-	128,557,859	183,687,770	400,000	-	184,087,770	55,529,911	123,764,948	(4,468,260)			

- Value of a Penny(3): $227,738
- Assumed Growth: 5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.
(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.
(3) Provided by City Staff.

Appendix B6 | Debt Affordability - 30 Year at 5.5%

$25,000,000 FY 2024 Borrowing

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements						Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing City Debt Service	Existing School Debt Service	Projected Debt Service	Proposed CIP Pay-go Funded	CIP Impact to Operations	Total	Budgeted Revenues Available	Prioir Year Carry-Over	Other Available Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Debt Service Fund Balance Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Debt Service Fund Balance(1)
2022	-	-	-	-	-	-	-		-	-	-	-	-	-	-	4,968,260
2023	1,984,503	3,402,066	-	-	-	5,386,569	4,444,415	400,000 (2)	-	4,844,415	(542,154)	-	(542,154)	-	-	4,426,106
2024	1,976,734	3,383,117	-	-	-	5,359,851	4,844,415		-	4,844,415	(515,436)	-	(515,436)	-	-	3,910,671
2025	1,974,164	3,362,084	1,720,135	-	-	7,056,383	4,844,415		-	4,844,415	(2,211,968)	-	(2,211,968)	-	-	1,698,703
2026	1,843,032	3,145,799	1,720,135	-	-	6,708,966	4,844,415		-	4,844,415	(1,864,551)	-	(1,198,703)	(665,848)	2.53¢	500,000
2027	1,841,441	3,121,291	1,720,135	-	-	6,682,867	4,844,415		-	4,844,415	(1,838,452)	699,140	-	(1,139,312)	4.12¢	500,000
2028	1,841,511	3,097,982	1,720,135	-	-	6,659,628	4,844,415		-	4,844,415	(1,815,213)	1,930,374	-	115,162	-	615,162
2029	647,185	3,082,682	1,720,135	-	-	5,450,002	4,844,415		-	4,844,415	(605,587)	2,026,893	-	1,421,307	-	2,036,468
2030	632,222	2,351,880	1,720,135	-	-	4,704,237	4,844,415		-	4,844,415	140,178	2,128,238	-	2,268,416	-	4,304,884
2031	625,316	2,352,543	1,720,135	-	-	4,697,993	4,844,415		-	4,844,415	146,422	2,234,650	-	2,381,071	-	6,685,955
2032	627,128	2,355,049	1,720,135	-	-	4,702,312	4,844,415		-	4,844,415	142,103	2,346,382	-	2,488,486	-	9,174,441
2033	625,481	2,356,049	1,720,135	-	-	4,701,665	4,844,415		-	4,844,415	142,750	2,463,701	-	2,606,452	-	11,780,893
2034	621,656	2,353,148	1,720,135	-	-	4,694,938	4,844,415		-	4,844,415	149,477	2,586,886	-	2,736,363	-	14,517,256
2035	-	2,355,524	1,720,135	-	-	4,075,659	4,844,415		-	4,844,415	768,756	2,716,231	-	3,484,987	-	18,002,243
2036	-	2,354,101	1,720,135	-	-	4,074,236	4,844,415		-	4,844,415	770,179	2,852,042	-	3,622,221	-	21,624,464
2037	-	2,356,078	1,720,135	-	-	4,076,212	4,844,415		-	4,844,415	768,203	2,994,644	-	3,762,847	-	25,387,311
2038	-	2,353,879	1,720,135	-	-	4,074,014	4,844,415		-	4,844,415	770,401	3,144,376	-	3,914,778	-	29,302,089
2039	-	2,354,219	1,720,135	-	-	4,074,354	4,844,415		-	4,844,415	770,061	3,301,595	-	4,071,657	-	33,373,745
2040	-	2,351,990	1,720,135	-	-	4,072,125	4,844,415		-	4,844,415	772,290	3,466,675	-	4,238,965	-	37,612,711
2041	-	2,353,094	1,720,135	-	-	4,073,229	4,844,415		-	4,844,415	771,186	3,640,009	-	4,411,195	-	42,023,905
2042	-	2,356,258	1,720,135	-	-	4,076,392	4,844,415		-	4,844,415	768,023	3,822,009	-	4,590,032	-	46,613,937
2043	-	2,352,595	1,720,135	-	-	4,072,730	4,844,415		-	4,844,415	771,685	4,013,110	-	4,784,795	-	51,398,732
2044	-	2,353,223	1,720,135	-	-	4,073,357	4,844,415		-	4,844,415	771,058	4,213,765	-	4,984,823	-	56,383,555
2045	-	2,355,638	1,720,135	-	-	4,075,772	4,844,415		-	4,844,415	768,643	4,424,453	-	5,193,096	-	61,576,651
2046	-	2,354,720	1,720,135	-	-	4,074,855	4,844,415		-	4,844,415	769,560	4,645,676	-	5,415,236	-	66,991,887
2047	-	2,356,575	1,720,135	-	-	4,076,710	4,844,415		-	4,844,415	767,705	4,877,960	-	5,645,665	-	72,637,552
2048	-	2,356,120	1,720,135	-	-	4,076,255	4,844,415		-	4,844,415	768,160	5,121,858	-	5,890,018	-	78,527,570
2049	-	2,353,355	1,720,135	-	-	4,073,490	4,844,415		-	4,844,415	770,925	5,377,951	-	6,148,876	-	84,676,446
2050	-	2,353,198	1,720,135	-	-	4,073,332	4,844,415		-	4,844,415	771,083	5,646,848	-	6,417,931	-	91,094,377
2051	-	-	1,720,135	-	-	1,720,135	4,844,415		-	4,844,415	3,124,280	5,929,191	-	9,053,471	-	100,147,848
2052	-	-	1,720,135	-	-	1,720,135	4,844,415		-	4,844,415	3,124,280	6,225,650	-	9,349,930	-	109,497,779
2053	-	-	1,720,135	-	-	1,720,135	4,844,415		-	4,844,415	3,124,280	6,536,933	-	9,661,213	-	119,158,991
2054	-	-	1,720,135	-	-	1,720,135	4,844,415		-	4,844,415	3,124,280	6,863,779	-	9,988,060	-	129,147,051
2055	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,206,968	-	12,051,383	-	141,198,434
2056	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,567,317	-	12,411,732	-	153,610,166
2057	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	7,945,683	-	12,790,098	-	166,400,264
2058	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	8,342,967	-	13,187,382	-	179,587,645
2059	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	8,760,115	-	13,604,530	-	193,192,175
2060	-	-	-	-	-	-	4,844,415		-	4,844,415	4,844,415	9,198,121	-	14,042,536	-	207,234,711
														Total Tax Effect	6.64¢	
Total	15,240,373	72,034,252	51,604,042	-	-	138,878,667	183,687,770	400,000	-	184,087,770	45,209,103	155,252,189	(4,468,260)			

■ Value of a Penny(3):	$227,738
■ Assumed Growth:	5.0%

(1) Ending Debt Service Fund Balance for FY 2022 provided by City Staff.

(2) Per FY 2023 Budget, the city made a one-time adjustment however, per Staff, the City plans to restore the $400,000 to debt service in FY 2023 and beyond. Please see pg. 70 of the Budget.

(3) Provided by City Staff.

Appendix C.

Existing Tax-Supported Debt

Existing Tax-Supported Debt

Total Tax Supported Debt Service

FY	Principal	Interest	Total
Total	$ 59,890,000	$ 27,384,625	$ 87,274,625
2023	3,005,000	2,381,569	5,386,569
2024	3,134,999	2,224,852	5,359,851
2025	3,275,000	2,061,248	5,336,248
2026	3,090,000	1,898,831	4,988,831
2027	3,225,000	1,737,732	4,962,732
2028	3,370,001	1,569,492	4,939,493
2029	2,305,000	1,424,867	3,729,867
2030	1,660,000	1,324,102	2,984,102
2031	1,740,000	1,237,859	2,977,859
2032	1,835,000	1,147,177	2,982,177
2033	1,920,000	1,061,530	2,981,530
2034	1,985,000	989,804	2,974,804
2035	1,420,000	935,524	2,355,524
2036	1,470,000	884,101	2,354,101
2037	1,525,000	831,078	2,356,078
2038	1,570,000	783,879	2,353,879
2039	1,620,000	734,219	2,354,219
2040	1,670,000	681,990	2,351,990
2041	1,725,000	628,094	2,353,094
2042	1,785,000	571,258	2,356,258
2043	1,840,000	512,595	2,352,595
2044	1,900,000	453,223	2,353,223
2045	1,965,000	390,638	2,355,638
2046	2,030,000	324,720	2,354,720
2047	2,100,000	256,575	2,356,575
2048	2,170,000	186,120	2,356,120
2049	2,240,000	113,355	2,353,355
2050	2,315,000	38,198	2,353,198

School Obligations

FY	Principal	Interest	Total
Total	$ 47,210,844	$ 24,823,408	$ 72,034,252
2023	1,570,991	1,831,075	3,402,066
2024	1,634,957	1,748,160	3,383,117
2025	1,700,246	1,661,838	3,362,084
2026	1,568,100	1,577,699	3,145,799
2027	1,625,140	1,496,151	3,121,291
2028	1,685,833	1,412,149	3,097,982
2029	1,755,577	1,327,105	3,082,682
2030	1,145,000	1,206,880	2,351,880
2031	1,205,000	1,147,543	2,352,543
2032	1,270,000	1,085,049	2,355,049
2033	1,330,000	1,026,049	2,356,049
2034	1,375,000	978,148	2,353,148
2035	1,420,000	935,524	2,355,524
2036	1,470,000	884,101	2,354,101
2037	1,525,000	831,078	2,356,078
2038	1,570,000	783,879	2,353,879
2039	1,620,000	734,219	2,354,219
2040	1,670,000	681,990	2,351,990
2041	1,725,000	628,094	2,353,094
2042	1,785,000	571,258	2,356,258
2043	1,840,000	512,595	2,352,595
2044	1,900,000	453,223	2,353,223
2045	1,965,000	390,638	2,355,638
2046	2,030,000	324,720	2,354,720
2047	2,100,000	256,575	2,356,575
2048	2,170,000	186,120	2,356,120
2049	2,240,000	113,355	2,353,355
2050	2,315,000	38,198	2,353,198

City Obligations

FY	Principal	Interest	Total
Total	$ 12,679,156	$ 2,561,217	$ 15,240,373
2023	1,434,009	550,494	1,984,503
2024	1,500,042	476,692	1,976,734
2025	1,574,754	399,410	1,974,164
2026	1,521,900	321,132	1,843,032
2027	1,599,860	241,581	1,841,441
2028	1,684,168	157,343	1,841,511
2029	549,423	97,762	647,185
2030	515,000	117,222	632,222
2031	535,000	90,316	625,316
2032	565,000	62,128	627,128
2033	590,000	35,481	625,481
2034	610,000	11,656	621,656
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
2044	-	-	-
2045	-	-	-
2046	-	-	-
2047	-	-	-
2048	-	-	-
2049	-	-	-
2050	-	-	-

City & School Tax-Supported Obligations

Schools

$43,610,000

2019A VPSA Spring Pool

FY	Coupon	Principal	Interest	Total
Total		42,265,000	23,652,097	65,917,097
2023	5.050%	805,000	1,548,513	2,353,513
2024	5.050%	850,000	1,506,724	2,356,724
2025	5.050%	890,000	1,462,789	2,352,789
2026	5.050%	940,000	1,416,581	2,356,581
2027	5.050%	985,000	1,367,975	2,352,975
2028	5.050%	1,035,000	1,316,970	2,351,970
2029	5.050%	1,090,000	1,263,314	2,353,314
2030	5.050%	1,145,000	1,206,880	2,351,880
2031	5.050%	1,205,000	1,147,543	2,352,543
2032	5.050%	1,270,000	1,085,049	2,355,049
2033	4.050%	1,330,000	1,026,049	2,356,049
2034	3.050%	1,375,000	978,148	2,353,148
2035	3.050%	1,420,000	935,524	2,355,524
2036	4.050%	1,470,000	884,101	2,354,101
2037	3..05%	1,525,000	831,078	2,356,078
2038	3.050%	1,570,000	783,879	2,353,879
2039	3.175%	1,620,000	734,219	2,354,219
2040	3.175%	1,670,000	681,990	2,351,990
2041	3.175%	1,725,000	628,094	2,353,094
2042	3.300%	1,785,000	571,258	2,356,258
2043	3.175%	1,840,000	512,595	2,352,595
2044	3.175%	1,900,000	453,223	2,353,223
2045	3.300%	1,965,000	390,638	2,355,638
2046	3.300%	2,030,000	324,720	2,354,720
2047	3.300%	2,100,000	256,575	2,356,575
2048	3.300%	2,170,000	186,120	2,356,120
2049	3.300%	2,240,000	113,355	2,353,355
2050	3.300%	2,315,000	38,198	2,353,198
2051				
2052				
2053				
2054				

Note: Coupon Includes VPSA annual admin fee.

Dated Date: 5/5/2019

Next Call: 8/1/2029 at 101%, 8/1/2030 at 100.5% 8/1/2031 at 100%

Purpose: New High School

Insurance: n/a

Coupon Dates: Jan 15 / Jul 15

Maturity Date: 7/15/2049

Source: VPSA - Local Loan Schedule 2019 Spring Pool

Schools

$17,625,000

2021 VRA Local Bond Sale and Financing Agreement (School Allocation)

FY	Coupon	Principal	Interest	Total
Total		4,945,844	1,171,311	6,117,155
2023	5.125%	765,991	282,562	1,048,553
2024	5.125%	784,957	241,436	1,026,393
2025	5.125%	810,246	199,049	1,009,295
2026	5.125%	628,100	161,118	789,218
2027	5.125%	640,140	128,176	768,316
2028	5.125%	650,833	95,179	746,012
2029	5.125%	665,577	63,791	729,368
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				
2048				
2049				
2050				
2051				
2052				
2053				
2054				

Dated Date: 11/17/2021

Next Call: 11/1/2032

Purpose: Refuunding of '05, '12, and '13 Pub. Impr. Bonds & '19B G.O.

Insurance: n/a

Coupon Dates: 4/1, 10/1

Maturity Date: 10/1/2033

Source: Staff Worksheet, Closing Transaction Memo

City

$17,625,000

2021 VRA Local Bond Sale and Financing Agreement (City Allocation)

FY	Coupon	Principal	Interest	Total
		12,679,156	2,561,217	15,240,373
2023	5.125%	1,434,009	550,494	1,984,503
2024	5.125%	1,500,042	476,692	1,976,734
2025	5.125%	1,574,754	399,410	1,974,164
2026	5.125%	1,521,900	321,132	1,843,032
2027	5.125%	1,599,860	241,581	1,841,441
2028	5.125%	1,684,168	157,343	1,841,511
2029	5.125%	549,423	97,762	647,185
2030	5.125%	515,000	117,222	632,222
2031	5.125%	535,000	90,316	625,316
2032	5.125%	565,000	62,128	627,128
2033	4.125%	590,000	35,481	625,481
2034	3.822%	610,000	11,656	621,656
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				
2048				
2049				
2050				
2051				
2052				
2053				
2054				

Dated Date: 11/17/2021

Next Call: 11/1/2032

Purpose: Refuunding of '05, '12, and '13 Pub. Impr. Bonds & '19B G.O.

Insurance: n/a

Coupon Dates: 4/1, 10/1

Maturity Date: 10/1/2033

Source: Staff Worksheet, Closing Transaction Memo

Appendix D.

Existing Utility-Supported Debt

Existing Utility-Supported Debt

Total Utility-Supported Debt Service

FY	Principal	Interest	Total
Total	$19,157,021	$5,230,651	$24,387,672
2023	1,060,748	475,417	1,536,165
2024	1,393,650	598,210	1,991,860
2025	1,435,740	552,580	1,988,320
2026	1,483,022	505,216	1,988,238
2027	1,536,499	455,840	1,992,339
2028	1,584,175	404,449	1,988,624
2029	1,634,052	351,776	1,985,828
2030	1,694,134	297,800	1,991,934
2031	1,026,000	244,913	1,270,913
2032	560,000	213,021	773,021
2033	579,000	192,981	771,981
2034	599,000	172,162	771,162
2035	439,000	154,043	593,043
2036	455,000	138,219	593,219
2037	471,000	121,829	592,829
2038	488,000	104,855	592,855
2039	506,000	87,261	593,261
2040	524,000	69,030	593,030
2041	543,000	50,144	593,144
2042	562,000	30,586	592,586
2043	583,000	10,319	593,319

Existing Utility-Supported Debt

Water Fund

FY	Principal	Interest	Total
Total	$11,050,188	$4,110,747	$15,160,934
2023	228,638	261,600	490,238
2024	539,708	405,554	945,261
2025	561,260	382,136	943,396
2026	586,330	357,698	944,028
2027	612,400	332,132	944,532
2028	637,470	305,438	942,908
2029	664,540	278,037	942,577
2030	695,128	249,840	944,967
2031	725,715	220,352	946,067
2032	395,000	198,293	593,293
2033	409,000	184,062	593,062
2034	424,000	169,318	593,318
2035	439,000	154,043	593,043
2036	455,000	138,219	593,219
2037	471,000	121,829	592,829
2038	488,000	104,855	592,855
2039	506,000	87,261	593,261
2040	524,000	69,030	593,030
2041	543,000	50,144	593,144
2042	562,000	30,586	592,586
2043	583,000	10,319	593,319

Sewer Fund

FY	Principal	Interest	Total
Total	$6,436,834	$657,601	$7,094,435
2023	727,111	140,651	867,762
2024	743,943	125,000	868,942
2025	759,480	108,553	868,033
2026	776,692	91,649	868,341
2027	794,099	74,245	868,345
2028	811,705	56,340	868,045
2029	829,512	38,114	867,626
2030	849,007	19,541	868,548
2031	145,285	3,508	148,793
2032	-	-	-
2033	-	-	-
2034	-	-	-
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-

Parking Fund

FY	Principal	Interest	Total
Total	$1,670,000	$462,303	$2,132,303
2023	105,000	73,166	178,166
2024	110,000	67,656	177,656
2025	115,000	61,891	176,891
2026	120,000	55,869	175,869
2027	130,000	49,463	179,463
2028	135,000	42,672	177,672
2029	140,000	35,625	175,625
2030	150,000	28,419	178,419
2031	155,000	21,053	176,053
2032	165,000	14,728	179,728
2033	170,000	8,919	178,919
2034	175,000	2,844	177,844
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-

Water Obligations

$3,940,000 (70% Water)
2017C VRA Water & Sewer Refunding Bonds ($2,805,000 Infrastructure Revenue)

FY	Coupon	Principal	Interest	Total
		1,815,030	448,609	2,263,639
2023	4.000%	161,805	88,065	249,870
2024	5.000%	172,358	80,311	252,669
2025	5.000%	182,910	71,207	254,117
2026	5.000%	189,945	61,653	251,598
2027	5.000%	200,498	51,648	252,145
2028	5.000%	211,050	41,102	252,152
2029	5.000%	221,603	30,015	251,618
2030	5.000%	232,155	18,388	250,543
2031	5.000%	242,708	6,219	248,927
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				

Dated Date:	11/15/2017	Next Call:	11/1/2027 at 100%
Purpose:	Adv. Refunding of 2010A	Insurance:	n/a
Coupon Dates:	Apr 1 / Oct 1	Maturity Date:	10/1/2030

$3,940,000 (70% Water)
2017C VRA Water & Sewer Refunding Bonds ($1,135,000 Moral Obligation)

FY	Coupon	Principal	Interest	Total
		735,158	161,196	996,119
2023	5.000%	66,833	33,115	99,948
2024	5.000%	70,350	29,600	99,950
2025	5.000%	70,350	25,994	96,344
2026	5.000%	77,385	22,209	99,594
2027	5.000%	80,903	18,152	99,055
2028	5.000%	84,420	13,916	98,336
2029	4.000%	87,938	9,939	97,877
2030	4.000%	94,973	6,167	101,139
2031	4.000%	102,008	2,104	104,111
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				

Dated Date:	11/15/2017	Next Call:	11/1/2027 at 100%
Purpose:	Adv. Refunding of 2010A	Insurance:	n/a
Coupon Dates:	Apr 1 / Oct 1	Maturity Date:	10/1/2030

$8,500,000
General Obligation Public Improvement Bond, Series 2022 (Truist)

FY	Coupon	Principal	Interest	Total
		8,500,000	3,500,942	12,000,942
2023	3.540%	-	140,420	140,420
2024	3.540%	297,000	295,643	592,643
2025	3.540%	308,000	284,935	592,935
2026	3.540%	319,000	273,837	592,837
2027	3.540%	331,000	262,332	593,332
2028	3.540%	342,000	250,420	592,420
2029	3.540%	355,000	238,083	593,083
2030	3.540%	368,000	225,286	593,286
2031	3.540%	381,000	212,028	593,028
2032	3.540%	395,000	198,293	593,293
2033	3.540%	409,000	184,062	593,062
2034	3.540%	424,000	169,318	593,318
2035	3.540%	439,000	154,043	593,043
2036	3.540%	455,000	138,219	593,219
2037	3.540%	471,000	121,829	592,829
2038	3.540%	488,000	104,855	592,855
2039	3.540%	506,000	87,261	593,261
2040	3.540%	524,000	69,030	593,030
2041	3.540%	543,000	50,144	593,144
2042	3.540%	562,000	30,586	592,586
2043	3.540%	583,000	10,319	593,319

Dated Date:	10/13/2022	Next Call:	Anytime; in whole at 101% prior to 10/1/2032
Purpose:	Gardner Springs Pump Station	Insurance:	n/a
Coupon Dates:	4/1, 10/1	Maturity Date:	10/1/2042

Sewer Obligations

$9,309,033

2008A VRA Revolving Fund Loan - MRWWTP Phase 3A - Modified on 12/15/2021

FY	Coupon	Principal	Interest	Total
Total		4,386,831	327,735	4,714,566
2023	1.721%	516,034	73,287	589,321
2024	1.721%	524,953	64,367	589,321
2025	1.721%	534,027	55,294	589,321
2026	1.721%	543,257	46,064	589,321
2027	1.721%	552,646	36,674	589,321
2028	1.721%	562,198	27,122	589,321
2029	1.721%	571,915	17,405	589,321
2030	1.721%	581,800	7,520	589,321
2031				
2032				
2033				
2034				

Dated Date:	Dec 2021	Next Call:	Any Time with VRA consent.
Purpose:	ENR Upgrade	Insurance:	n/a
Coupon Dates:	Mar / Sep	Maturity Date:	3/1/2030

$2,066,747

2008B VRA Revolving Fund Loan - MRWWTP Phase 3B -Modified on 12/15/2021

FY	Coupon	Principal	Interest	Total
Total		975,191	72,855	917,040
2023	1.721%	114,714	16,292	131,006
2024	1.721%	116,697	14,309	131,006
2025	1.721%	118,714	12,292	131,006
2026	1.721%	120,766	10,240	131,006
2027	1.721%	122,853	8,153	131,006
2028	1.721%	124,976	6,029	131,006
2029	1.721%	127,137	3,869	131,006
2030	1.721%	129,334	1,672	
2031				
2032				
2033				
2034				

Dated Date:	Dec 2021	Next Call:	Any Time with VRA consent.
Purpose:	ENR Dewatering	Insurance:	n/a
Coupon Dates:	Mar / Sep	Maturity Date:	3/1/2030

$3,940,000 (30% Sewer)

2017C VRA Water & Sewer Refunding Bonds ($2,805,000 Infrastructure Revenue)

FY	Coupon	Principal	Interest	Total
		764,970	189,072	954,042
2023	4.000%	68,195	37,116	105,311
2024	5.000%	72,643	33,848	106,491
2025	5.000%	77,090	30,011	107,101
2026	5.000%	80,055	25,985	106,040
2027	5.000%	84,503	21,768	106,270
2028	5.000%	88,950	17,323	106,273
2029	5.000%	93,398	12,650	106,048
2030	5.000%	97,845	7,750	105,595
2031	5.000%	102,293	2,621	104,914
2032				
2033				
2034				

Dated Date:	11/15/2017	Next Call:	11/1/2027 at 100%
Purpose:	Adv. Refunding of 2010A	Insurance:	n/a
Coupon Dates:	Apr 1 / Oct 1	Maturity Date:	10/1/2030

Sewer Obligations (Cont.)

$3,940,000 (30% Sewer)
2017C VRA Water & Sewer Refunding Bonds ($1,135,000 Moral Obligation)

FY	Coupon	Principal	Interest	Total
		309,843	67,938	377,781
2023	5.000%	28,168	13,957	42,124
2024	5.000%	29,650	12,475	42,125
2025	5.000%	29,650	10,956	40,606
2026	5.000%	32,615	9,360	41,975
2027	5.000%	34,098	7,651	41,748
2028	5.000%	35,580	5,865	41,445
2029	4.000%	37,063	4,189	41,251
2030	4.000%	40,028	2,599	42,627
2031	4.000%	42,993	887	43,879
2032				
2033				
2034				

Dated Date:	11/15/2017	Next Call:	11/1/2027 at 100%
Purpose:	Adv. Refunding of 2010A	Insurance:	n/a
Coupon Dates:	Apr 1 / Oct 1	Maturity Date:	10/1/2030

Parking Obligations

$1,955,000
2018A VRA Parking Bonds ($1,400,000 Infrastructure Revenue)

FY	Coupon	Principal	Interest	Total
Total		1,190,000	336,641	2,132,303
2023	5.125%	75,000	53,172	178,166
2024	5.125%	80,000	49,200	177,656
2025	5.125%	85,000	44,972	176,891
2026	5.125%	85,000	40,616	175,869
2027	5.125%	95,000	36,003	179,463
2028	5.125%	95,000	31,134	177,672
2029	5.125%	100,000	26,138	175,625
2030	5.125%	105,000	20,884	178,419
2031	5.125%	110,000	15,375	176,053
2032	3.125%	120,000	10,681	179,728
2033	4.125%	115,000	6,434	178,919
2034	3.250%	125,000	2,031	177,844

Dated Date:	5/8/2018	Next Call:	11/1/2028 at 100%
Purpose:	Renovation of parking garages	Insurance:	n/a
Coupon Dates:	Apr 1 / Oct 1	Maturity Date:	11/1/2033

$1,955,000
2018A VRA Parking Bonds ($555,000 Moral Obligation)

FY	Coupon	Principal	Interest	Total
Total		480,000	125,663	2,132,303
2023	5.125%	30,000	19,994	178,166
2024	5.125%	30,000	18,456	177,656
2025	5.125%	30,000	16,919	176,891
2026	5.125%	35,000	15,253	175,869
2027	5.125%	35,000	13,459	179,463
2028	5.125%	40,000	11,538	177,672
2029	5.125%	40,000	9,488	175,625
2030	4.125%	45,000	7,534	178,419
2031	4.125%	45,000	5,678	176,053
2032	3.125%	45,000	4,047	179,728
2033	3.125%	55,000	2,484	178,919
2034	3.250%	50,000	813	177,844

Dated Date:	5/8/2018	Next Call:	11/1/2028 at 100%
Purpose:	Renovation of parking garages	Insurance:	n/a
Coupon Dates:	Apr 1 / Oct 1	Maturity Date:	11/1/2033

Disclaimer

The enclosed information relates to an existing or potential municipal advisor engagement.

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport research analyst or research report. Unless otherwise indicated, these views (if any) are the author's and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own independent investigation of the securities, instruments or transactions and received all information it required to make its own investment decision, including, where applicable, a review of any offering circular or memorandum describing such security or instrument. That information would contain material information not contained herein and to which prospective participants are referred. This material is based on public information as of the specified date, and may be stale thereafter. We have no obligation to tell you when information herein may change. We make no representation or warranty with respect to the completeness of this material. Davenport has no obligation to continue to publish information on the securities/instruments mentioned herein. Recipients are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any securities/instruments transaction.

The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

Version 1.13.14 SS | RT | MB | TC

CITY COUNCIL **AGENDA BRIEFING**

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**Jessie Moyers** **Chief Finance Officer**
Item #	**3**	
Department:	**Finance**	
Alignment with Staunton Plan (Value/Strategic Area):	**Value: Excellence** **Strategic Area: Responsible, Efficient Government**	
Subject:	**Introduction of the Proposed FY2024 – FY2028 Capital Improvement Plan**	

Background: Chief Finance Officer, Jessie Moyers, will introduce the proposed FY2024-2028 Capital Improvement Plan (CIP) for all City funds and the School CIP Fund. Additional review and discussion are planned for the following meeting on January 26, 2023. The School Board is scheduled to review the School CIP in January 2023 and is scheduled to adopt it at their February 13, 2023 school board meeting.

An overview of the plan was presented to the Planning Commission on December 15, 2022. A public hearing and consideration of the plan is scheduled for the Planning Commission's meeting on January 19, 2023.

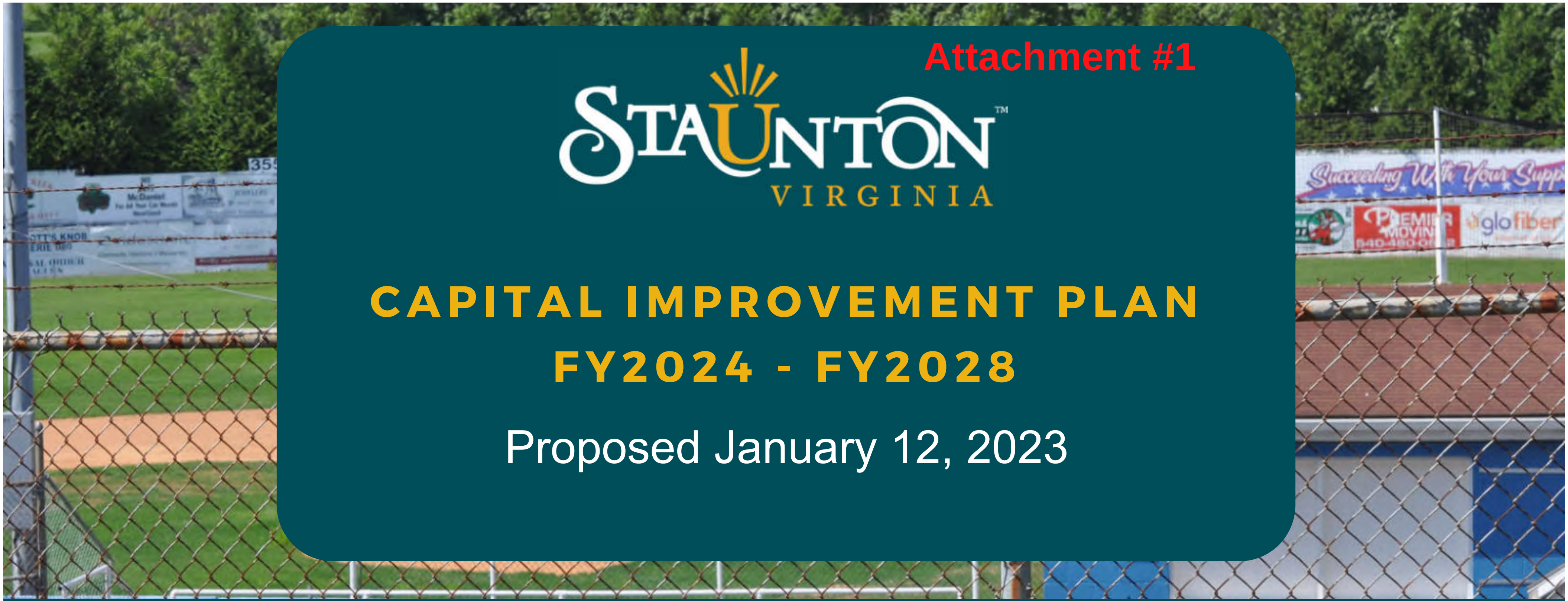
Final consideration of the CIP is scheduled for City Council on February 23, 2023.

Attachment: Proposed FY2024 – FY2028 Capital Improvement Plan

City Manager's Recommendation: For review and discussion only.

Suggested Motion: Not applicable

City Manager: Leslie Beauregard

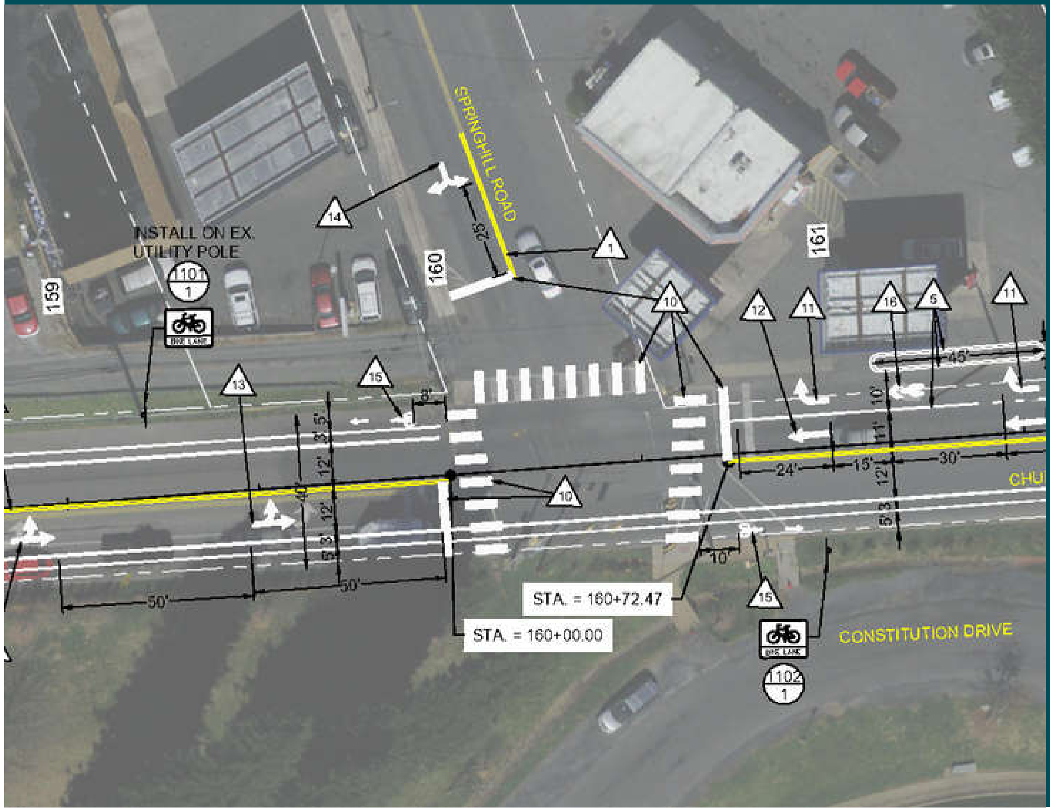


Attachment #1

STAUNTON™
VIRGINIA

CAPITAL IMPROVEMENT PLAN
FY2024 - FY2028

Proposed January 12, 2023



CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN
TABLE OF CONTENTS

\

CITY OF STAUNTON, VIRGINIA

and

STAUNTON CITY SCHOOLS

CAPITAL IMPROVEMENT PLAN

FY 2024 - FY 2028

STAUNTON PLANNING COMMISSION

CHAIR ____________________

APPROVAL DATE ____________________

Attest: ____________________

CITY COUNCIL

MAYOR ____________________

APPROVAL DATE ____________________

Attest: ____________________

OVERVIEW

The City of Staunton's Capital Improvement Plan (CIP) is a comprehensive five-year plan that identifies the City's capital and infrastructure needs for all City operations to include the General Fund, Education Fund, and all proprietary funds that include the Water Fund, Sewer Fund, Environmental Fund, Parking Fund, and Stormwater Fund. The plan provides for the planning of the acquisition of new physical assets and/or the replacement/repair of existing capital assets. The CIP provides a plan and funding for the renovation of public buildings, school buildings, street repairs/additions, water and sewer lines, recreational facilities, community development projects that promote the economic growth and vitality of the City, and the construction of major new facilities. The adoption of the Capital Improvement Plan by City Council indicates Council's support and commitment for the projects and commitment towards the anticipated funding required to maintain facilities and provide new facilities for the community.

By definition, a capital project is primarily a project to construct/renovate major facilities such as school buildings, office buildings, park facilities, infrastructure needs -water, sewer and other utilities- roads, bridges, major equipment, etc. Capital projects have a useful life to the citizens of at least ten years and are projects that usually require multiple years to complete. These projects, once completed, provide for a quality of life in the City and benefit all citizens in the community.

CAPITAL IMPROVEMENT PLAN REVENUE SOURCES:

Cash transferred from the General Fund Budget from the Adopted Operating Budget

General Fund Unassigned Balance

General Obligation Bonds

State and Federal Grants/Cost Share Agreements

Fund Balance/Reserve Policy, Adopted May 26, 2011

Funds in excess of the Safety Net Reserve, the General Contingency amount, and carry forward appropriations unexpended at fiscal year end, shall be given first consideration for appropriation in the City's Capital Improvement Fund. Such appropriation shall be in the form of a budget amendment to the subsequent year's budget.

Any funds in the Education Fund in excess of the annual expenditures for any year ending June 30 shall be given first consideration for appropriation to the Education Fund Capital Improvement Fund. Such appropriation shall be in the form of a budget amendment to the subsequent year's budget or approved through the annual budget adoption procedures.

City Council Policy #5, Adopted October 12, 1989

Any budget savings in debt obligation/lease payments shall be transferred to the Capital Improvement Fund for future capital projects and equipment.

CAPITAL IMPROVEMENT PLAN BUDGET POLICY

The City will consider all capital improvements in accordance with the Adopted Capital Improvement Plan.

The City will develop a five-year plan for capital improvements and review and update the plan annually.

The City will determine the least costly and most flexible financing method for all projects requiring debt financing.

The City will coordinate the development of the capital improvement plan budget with the development of the operating budget.

The City will maintain all its assets at a level adequate to protect the City's capital investment in order to minimize future maintenance and replacement costs.

The City will schedule its major equipment acquisitions and/or replacement of major equipment as part of the capital investment plan process.

The City will identify projects and estimated costs and a potential funding source for each project as part of the capital investment plan process.

The City will identify capital projects that require annual budget funds to maintain the capital asset requiring personnel and operational costs, and any debt payments for bond financing.

FINANCIAL MANAGEMENT POLICY

City of Staunton, Virginia

Capital Improvement Plan Policy

Adopted: January 25, 2018

The Capital Improvement Plan—the CIP—is the City's five-year plan for projecting the capital needs of the City. It provides for maintenance and funding of present and future buildings, facilities, major equipment, and infrastructure for the City. The CIP also serves as a planning and programming guide for long-term financial planning, and a plan to promote (i) public and private development for the future community growth, and (ii) effective service delivery to citizens of the City.

The overall strategy of the CIP is to plan for land acquisition, construction and maintenance of public facilities necessary for the safe and efficient provision of public services in accordance with the policies and objectives adopted in the City's Comprehensive Plan. A critical element of a balanced CIP is the provision of funds to both preserve or enhance existing facilities and provide new assets to respond to changing service needs and community growth. The plan is reviewed and revised annually based on priorities, current circumstances, and economic opportunities.

The adoption of the CIP is not a formal financial commitment to any particular project. The CIP serves as a financial planning tool to provide estimated costs for projects, and a schedule for anticipated capital projects and capital financing. The CIP is a key element in planning and controlling the City's future debt service requirements. The CIP includes some projects where needs have been defined, but specific financial resources have not been identified to advance the project to a scheduled completion year.

THE LEGAL BASIS FOR THE CIP

The CIP is prepared pursuant to Virginia Code § 15.2-2239, which provides, in relevant part:

A local planning commission may, and at the direction of the governing body shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years. The commission shall submit the program annually to the governing body, or to the chief administrative officer or other official charged with preparation of the budget for the locality, at such time as it or he shall direct. The capital improvement program shall include the commission's recommendations, and estimates of cost of the facilities and life cycle costs, including any road improvement and any transportation improvement the locality chooses to include in its capital improvement plan and as provided for in the comprehensive plan, and the means of financing them, to be undertaken in the ensuing fiscal year and in a period not to exceed the next four years, as the basis of the capital budget for the locality. In the preparation of its capital budget recommendations, the commission shall consult with the chief administrative officer or other executive head of the government of the locality, the heads of departments and interested citizens and organizations and shall hold such public hearings as it deems necessary.

ANNUAL CAPITAL BUDGET

The Capital Budget appropriates funds for specific facilities, major equipment, infrastructure, and improvements approved in the CIP by City Council through the annual budget process or a budget amendment for all governmental and proprietary funds. The first year included in the CIP reflects the approved annual capital budget funding level. Financial resources for projects in subsequent years in the plan are included for planning purposes only for scheduling and financial planning.

The City funds a portion of the CIP with current revenues in the annual Operating Budget. The long-term goal is to dedicate a minimum of 2.5% of the total current General Fund revenues less General Fund Transfers to Other Funds to finance General Fund capital projects. Other available financial resources include Undesignated Fund Balance, General Obligation Bonds, state and federal grants, and private development contributions, which are appropriated through a budget amendment upon approval of a project.

Proprietary Fund revenues are used to finance Proprietary Fund capital improvement projects. General Fund transfers may be used to finance Proprietary Fund capital projects.

The General Fund Capital Budget is appropriated in the City's multi-year CIP Fund. A financial analysis of the fund shall be conducted quarterly to analyze the status of the funding sources, and to review the project-to-date expenditures. Any project balances shall be re-programmed for other capital projects through a budget amendment process.

THE CIP REVIEW TEAM

A CIP Review Team (CIP Team) is responsible for reviewing capital project requests and providing recommendations annually to the City Manager and Planning Commission. This team is comprised of staff from the Office of the City Manager, the Department of Finance, the Department of Community Development, the Department of Public Works, the Department of Information Technology, the Police Department, the Fire-Rescue Department, the Parks and Recreation Department, and School Board staff from the office of the Director of Operations and the Technology Department. The Chief Financial Officer is responsible for the coordination of the CIP process, including the annual review, presentation to the Planning Commission, and the final adoption of the CIP by City Council.

THE CIP PROCESS

The overall goal of the CIP process is to develop CIP recommendations that:

1. preserve the City's past by investing in the upgrade of assets and infrastructure;

2. protect the present with improvements to City facilities, based on an analysis of costs of repair versus costs of replacement;

3. plan for future facilities and infrastructure that considers the annual cost for new service demands as a result of community growth or facilities and services that provide new or improved quality of life for all citizens; and

4. allow for flexibility to take advantage of economic opportunities that provide for public or private capital investment.

The CIP Team meets in October each year to update existing projects, remove projects, and add new projects. Capital projects are forwarded to the CIP Team by departments responsible for their implementation. In proposing a five-year capital plan, the CIP Team considers the feasibility of all proposed capital projects by evaluating their necessity, priority, location, cost, method of financing, availability of federal and state aid, and the necessary investment in the City's infrastructure. The CIP results from an annual review and a systematic process that advances subsequent years' items each fiscal year.

In December, the CIP is presented to the Planning Commission for review and discussion. A public hearing is held at a subsequent Planning Commission meeting in January to receive public comment. After the public hearing, the Planning Commission makes a recommendation concerning the CIP to City Council.

In January, the CIP, with the Planning Commission's recommendation, is presented to City Council, for additional review and discussion, and eventual consideration by Council.

CRITERIA FOR EVALUATING CAPITAL PROJECTS

The CIP Team uses the evaluation criteria stated below as a guide and assessment tool to determine the immediate, near-term, or long-term timing for scheduling capital projects:

1. The CIP shall execute the goals and objectives of the Comprehensive Plan adopted by City Council.

2. The development of the CIP shall be guided by the principles of lifecycle planning to ensure that long-term maintenance, renewal and replacement requirements are adequately addressed to protect the City's investment and maximize the useful life of facilities.

3. The CIP shall include major equipment and facilities, defined as, all fixed installations constructed and/or maintained with public funds, including buildings and structures, utilities and related improvements that have a useful life greater than 10 years.

4. The CIP shall include the fiscal impact of each project to include the total cost of the project and the annual maintenance and operating costs.

5. The CIP shall support the City's efforts to promote economic vitality and a high quality of life.

6. The CIP shall support the City's efforts to encourage the development of affordable and effective multi-use public facilities, as feasible.

7. The CIP shall be developed to provide facilities that are cost-effective, consistent with appropriate best practice standards, community standards, feasibility, and expectations of useful life.

8. The City shall endeavor to execute the projects as approved and scheduled in the CIP. Value engineering principles shall continue to be applied to appropriate capital projects. Changes in project scope, cost and scheduling shall be subject to close scrutiny.

CRITERIA FOR SCHEDULING CAPITAL PROJECTS

The following criteria shall be considered for purposes of scheduling projects in the CIP:

1. Project Urgency
   a. Is the project required due to state or federal mandates?
   b. Will the project improve unsatisfactory environmental, health and safety conditions?
   c. What are the implications if the project is not built?
   d. Does the project accommodate increases in demand for service?

2. Project Readiness
   a. Are project-related research and planning completed?
   b. Are the appropriate departments prepared to execute the project?

3. Project Phasing
   a. Can the project be phased over multiple fiscal years?
   b. Are funds readily available to finance the project?
   c. Does the project have a net impact on the operating budget?
   d. Does the project preserve previous capital investments or restore a capital facility to adequate operating condition?

4. Planning Questions
   a. Is the project consistent with the Comprehensive Plan?
   b. Can projects of similar use or purpose be co-located at one location?
   c. Does the project increase the efficiency of the service delivery?
   d. What are the number and types of citizens likely to benefit from the project?

CAPITAL IMPROVEMENT PLAN SCHEDULE

October 6, 2022 @ 10:00 AM	CIP Committee meeting, Planning Conference Room
October - December 7, 2022	Staff review and development of the proposed Capital Improvement Plan. All existing projects to be analyzed, estimated costs updated, and new proposed projects prioritized based on City needs or anticipated changes in the City's needs based on population changes, economic changes, infrastructure projects, etc.
November 1, 2022 @ 10:00 AM	CIP Committee meeting, Planning Conference Room
December 5 @ 8:30 AM	CIP Committee meeting, Enterprise Funds only
December 15, 2022	Presentation and introduction of the DRAFT Capital Improvement Plan to the City Planning Commission.
January 9, 2023	Presentation and discussion of the DRAFT School Capital Improvement Plan-School Board work session.
January 12, 2023	Presentation of the DRAFT Capital Improvement Plan to City Council and discussion with Council of any project, funding proposal, priority of any project, changes to the plan.
January 19, 2023	Public hearing and consideration and adoption of the CIP by the Planning Commission.
January 26, 2023	Discussion and continued review with City Council of any project, funding proposal, priority of any project, changes to the plan.
February 13, 2023	Adoption of the School Capital Improvement Plan by the School Board.
February 23, 2023	Adoption of the Capital Improvement Plan by City Council.

CIP COMMITTEE

Jessie Moyers	Chief Financial Officer
Brad Wegner	School Budget Manager
Lyle Hartt	City Engineer
Jeff Johnston	Director of Public Works
Chris Tuttle	Director of Parks & Recreation
Rodney Rhodes	Senior Planner
Jim Williams	Police Chief
Scott Garber	Fire & Rescue Chief
Kurt Plowman	Chief Technology Officer
William Vaughn	Director of Community Development
Leslie Beauregard	City Manager
Earl McCray	Staunton City Schools-Director of Operations
Tom Lundquist	Staunton City Schools-Director of Technology

GUIDING THE PRIORITIES & FOCUS OF CITY COUNCIL & STAFF

The **Staunton Plan was** developed by City Council during their retreat on August 10-11, 2021. The Staunton plan includes a **vision** and **values** to guide *how* the City does the work, and five focus areas, called **strategic areas**, that guide what work should be prioritized. There are also **actions** identified within the strategic areas.

Strategic Areas	Actions
A. Infrastructure	1. Use of ARPA funds and Other State/Federal Assistance
	2. Stormwater Management
B. Economic Development	1. Review Corridor Overlay
	2. Economic Development Incentive Philosophy and Program
	2. Participate in Regional Transit Initiatives
C. Responsive, Efficient Government	1. Staff Training and Development
	2. Employees Reflecting the Community they Serve
	3. Brief Council on Potential Regional Public Safety Answering Point
	4. Conduct Pre Budget Work Session early 2022 for FY2023 Budget
	5. FY2023 Budget - Separate Economic Development Direction Position from Community Development Director Position
	6. Develop and Adopt Comprehensive Rules of Procedures for City Council Meetings
	7. FY2023 Budget - Review City's Organizational Structure and Revise to Better Achieve Council's Goals
	8. Develop Dashboard for Reporting Progress of Staunton Plan Strategic Areas and Actions

D. West End	**1. Small Area Plan for the West End**
	2. Marketing Strategy
	3. Wayfinding Signs
	4. Include References to the West End in City Planning Documents
E. Built Environment	**1. New Police Department Space Needs Analysis**
	2. Fire Department Facilities and Space Needs Analysis
	3. Streetscape Plan
	4. Schools and Public Works Facilities and Space Needs
	5. Citywide Space Needs Analysis and Plan

Chapter 1 – Goals and Objectives

GOALS AND OBJECTIVES

Goals are overarching statements describing the direction that a community wants to go. Goals are general, reflect values of the community, and are visionary to lead to a desired future. Objectives are statements describing how those goals should be reached. Objectives should be measurable and achievable.

Open Space/Environment

Goal: Practice good stewardship of the environmental resources within and surrounding the City by protecting environmentally sensitive areas, preserving open space and natural habitat (including dark skies), minimizing pollution of all kinds, and encouraging sustainability and conservation practices.

Objectives:

- Promote only appropriate uses for open space, floodplains, environmentally sensitive areas, and agricultural-forestal districts.
- Support efforts to preserve Betsy Bell and Mary Gray Mountains by enhancing the use of public areas and exploring the possibility of conservation easements.
- Support development of greenways in and those that connect to the City.
- Encourage the implementation of Mitigation Strategies for the City included in the Central Shenandoah Valley Hazard Mitigation Plan.
- Take a watershed approach to protect water resources, through efforts such as reducing pollution and litter, encouraging stream buffers and restoration of riparian areas, increasing tree canopy, preserving open space, and educating the public.
- Continue implementation of stormwater best management practices.
- Promote energy conservation practices and the potential use of alternative energy sources.

Community Character

Goal: Preserve and capitalize on the rich historical and architectural character of the City by enhancing its physical attractiveness and implementing architecturally appropriate design standards.

Objectives:

- Enhance the physical attractiveness of the City through signage, landscaping and tree plantings, controlling litter, and reducing light pollution through "Dark Sky" techniques such as top and side shields on outdoor lighting.
- Educate citizens, especially property owners, on landscaping, beautification of neighborhoods, proper stormwater management, and the importance of maintaining long-term historic standards.
- Continue support for and cooperative efforts with the Historic Staunton Foundation.
- Support the City's continued compliance with the historic preservation and the historic district overlay ordinances.
- Explore areas in the City for potential designation as historic districts and continue to identify properties of historical or architectural significance, especially pre- and post- WWII neighborhoods.
- Support preservation efforts of Staunton's historic African American communities and identify properties of historical or architectural significance.
- Encourage commercial and retail structures that adjoin residential neighborhoods to utilize consistent or complimentary facades and site features to the surrounding neighborhoods when they are developed, redeveloped, or renovated.

Goal: Minimize degradation of scenic and natural resources.

Objectives:

- Use community friendly lighting policies to minimize light pollution and foster comfortable and safe nighttime environments; use smart outdoor lighting in public installations and educate citizens on appropriate lighting choices.

Planning

Goal: Encourage appropriate new development that is well-planned, compatible, incorporates mixed uses when appropriate, and contributes to the resource base of the City.

Objectives:

- Coordinate planning on corridors to promote quality of life and architectural character.
- Educate the public, development community, local officials and staff on the advantages of smart/good development.
- Encourage "living where you work" through at-home businesses in residential areas and small business owners living in commercial and transitional mixed use zones, especially downtown buildings where businesses are at street level and upper floors are residences.
- Continue funding to complete the adopted Streetscape Plan in the Downtown Business District. Expand the Streetscape planning to include entry corridors immediately adjacent to and leading into the Downtown historic districts.
- Review zoning for the Downtown Business District and the adjoining historic districts for compatibility with the architectural character of the area.
- Review building height allowable under current zoning.
- Document the existing and historical architectural character of the Central Avenue area, adjoining historic districts, and neighborhoods.
- Revise zoning as needed to ensure new construction will relate to and be compatible with the historic architectural building and landscape character, including size, scale, and pattern of development.
- Review and update historic overlay zoning for the historic districts to ensure compatibility with the intent of the adopted design guidelines.
- Review and update Certificate of Appropriateness (COA) procedures and process. Consider consent agenda for minor changes and proposed changes clearly documented and following the adopted guidelines.

Goal: Encourage a demographically diverse and growing population.

Objectives:

- Recruit a mix of young professionals, families, and recent retirees to Staunton.
- Develop incentives for young adults to return to the City after completing college or after starting a family.
- Capitalize on the financial resources and life experiences that new retirees bring to the City.
- Ensure adequate facilities and programs are available to support the City's older citizens and empower them to remain active in the community.

Goal: Actively encourage public and stakeholder participation and input for land use and development decisions.

Objectives:

- Encourage civic, service, and faith-based organizations, as well as neighborhood and community associations and the development community to play key roles in neighborhood revitalization through their participation in neighborhood “visioning” exercises.

Neighborhoods and Housing

Goal: Create walkable neighborhoods with the emphasis on pedestrian access and safety.

Objectives:

- Make rehabilitation and development of a quality pedestrian network including a maintenance and enhancement program for existing sidewalks a key priority for capital project funding and implementation.
- Require appropriately landscaped and sized sidewalks within all new developments and major redevelopments. Retrofit existing neighborhoods with appropriately landscaped and sized sidewalks as funding becomes available.
- Maximize the safety of students utilizing the school “walk zones” and by enabling and encouraging walking to school through such programs as “Safe Routes to School”.

- Complete the pedestrian corridor on Churchville Avenue to connect downtown to Gypsy Hill Park.
- Pursue safety efforts to ensure that neighborhood streets along the pedestrian network are as safe as possible from high speed traffic and crime.
- Integrate new developments into surrounding neighborhoods by connecting with existing roads and discouraging cul-de-sacs and isolating neighborhoods.

Goal: Ensure that Staunton's housing stock is an adequate mix to support the citizenry and the City's tax base.

Objectives:

- Develop a city-wide housing plan to address housing issues such as affordable housing, blighted areas, historic rehabilitation, housing for seniors and the elderly, and housing too concentrated based on income levels.
- Encourage building projects that infill existing neighborhoods.
- Encourage residential development of upper floors of commercial buildings in downtown.
- Promote mixed use development of housing, shops, businesses, and parks.

Rehabilitation and Re-use

Goal: Promote rehabilitation and conservation throughout the City by reuse of existing infrastructure and buildings, revitalization of blighted and vacant properties, and redevelopment in older, high density areas with existing utilities and infrastructure.

Objectives:

- Provide tools and incentives for private rehabilitation of older structures throughout the City such as grants, low-interest loans, revolving loan funds, tax abatement, and technical assistance.
- Emphasize proactive property and structural maintenance and environmental hazard abatement through public education and volunteer support through community and faith-based organizations.
- Review the Rehab Abatement Program to see if there are any helpful revisions that could benefit homeowners.

- Continue applying for funding from state, federal, private, and non-profit programs for neighborhood improvements.
- Revitalize blighted and vacant properties by creating an inventory to evaluate if zoning changes are needed, create a partnership with public safety officials to address crime, require absent landlords to maintain deteriorating properties, and encourage the City Treasurer to auction tax delinquent and abandoned properties.
- Improve flexibility in older neighborhoods and redevelopment areas by examining lot size, set back, and parking requirements.
- Encourage continued redevelopment of commercial brownfield areas.
- Encourage compatible, in-fill development on vacant lots.

Transportation and Parking

Goal: Provide balanced design that includes use of a variety of transportation options including pedestrian, bicycle, vehicle, and public transportation within the City.

Objectives:

- Develop designs that scale roads and intersections compatible to neighborhoods.
- Evaluate the design of any new transportation project for sidewalks, safety, pedestrian and bicycle access, and the impact on existing neighborhoods.
- Develop safe, designated street crossings and ingress/egress points for pedestrians in high-density neighborhoods that adjoin primary destinations such as downtown, parks, and schools to encourage walking.
- Consider options such as traffic calming devices and traffic routing patterns to disperse traffic away from older, established neighborhoods.
- Continue to make Staunton more bike-friendly with a variety of bike infrastructure on streets as they are built, widened, or resurfaced. Link greenways and bike trails.
- Pursue safe pedestrian networks in and between all neighborhoods.

- Continue participation in a regional transit system that offers transportation options to those who cannot, or choose not, to operate motor vehicles. Expand services of the existing system when possible to provide a broader service area within the City.

Goal: Increase the emphasis on use and design for the City's current and future parking facilities.

Objectives:

- Implement resourceful parking strategies that promote calculating parking ratios based upon average use instead of capacity use. Examine ways to maximize utilization of downtown parking lots and garages.
- Maintain incentives for retrofitting hard surface commercial parking areas to landscaped areas.
- Create a safe, user-friendly, landscaped pedestrian network of walkways and crossings between public parking and commercial areas.
- Where appropriate, move parking from the front of public and commercial buildings to the side or rear.

Public Service and Government

Goal: Ensure quality and effective public services that meet the needs of citizens and the business community that is balanced with the City's economic base and resources.

Objectives:

Recreation

- Provide appropriate facilities and programs to adequately meet the recreational needs of the community.
- Continue to support and provide facilities for active and passive recreation activities that provide opportunities for social interaction.
- Work with the local YMCA and similar organizations to provide joint programs and to supplement resources.
- Continue to support the network of parks; small and large.

Public Safety

- Closely monitor personnel and equipment needs of the public safety departments (police, fire, and rescue) to ensure that an optimum level of public safety and protection is maintained for Staunton's citizens, homes, properties, and businesses.

- Continue to promote public safety education and prevention programs for police, fire, and rescue services in schools, neighborhoods, and other settings.

- Develop a volunteer "Crime Watch" or “Neighborhood Watch” program for neighborhoods, parks, public areas, and along the pedestrian network leading to and from destinations.

- Develop a "Fire Watch" program for any areas of the city that border forested and grass lands and have high potential for wildfires.

- Continue support for "closest to call" joint response agreement with Augusta County Fire Department.

- Ensure that the City is prepared in the event of a natural disaster or man- made disaster here or in neighboring regions where it could significantly affect the City or its residents.

Schools

- Support efforts to maintain a quality school system.

- Encourage the continued renovation and upgrade of existing, neighborhood- based schools.

- Encourage more utilization of schools, school grounds, and playgrounds as neighborhood focal points and gathering centers for after hours and community activities when schools are not in session.

- Continue to capitalize on the excellent schools, colleges, and universities in the region to assist with the implementation of planning objectives. Utilize student interns and classes to conduct research; and seek input from professors and students.

Library

- Continue to support regional cooperation between area libraries.
- Support continued maintenance/enhancement of the Library facility and encourage family-friendly programs and services.

Social Services

- Ensure that Staunton maintains its responsibility for the number of social service clients proportionate to its capabilities.

Utilities and Infrastructure

- Encourage extension of water and sewer utilities only where it is planned, and discourage extension of water and sewer utilities into areas where they might promote the development of identified environmentally critical areas.
- Encourage the undergrounding of utilities whenever possible in private and public development, redevelopment and relocation.
- Continue to fund and seek funding for critical stormwater control facilities and flood mitigation activities.
- Encourage the use of smart outdoor lighting when new lighting is installed and transition existing street lighting to smart lighting; follow guidelines of International Dark Sky Association (IDA) and Smart Outdoor Lighting Association (SOLA).
- Continue to require sidewalks and curb and guttering for all new developments and major renovations, but allow for flexibility in design, that maintains the edge of the street and allows for controlled stormwater management.
- Encourage green and sustainable initiatives and integrate emerging technologies that promote use of efficient and renewable energy.

Goal: Ensure that the regulatory and approval processes are clear and facilitate the type of development the City desires.

Objectives:

- Work with stakeholders (including developers, contractors, investors, real estate agents, architects, land surveyors, and bankers) to evaluate the regulatory and approval processes.
- Develop zoning regulations and design goals in a graphic / pictorial format.

Economic Development

Goal: Continue development of a vibrant, active downtown with enhanced business and residential opportunities.

Objectives:

- Continue to support the Staunton Downtown Development Association and its economic development and revitalization efforts.
- Support organizations that expand arts and cultural opportunities for Staunton's residents and visitors.
- Promote outdoor activities in the downtown area such as dining, sales by downtown businesses, festivals, and community gatherings that encourage pedestrian activity and social interaction.
- Encourage the opening of "basic service" businesses including a grocery store, laundry, and pharmacy in downtown.
- Continue to educate businesses on the benefits within enterprise zones.
- Support opportunities to attract visitors downtown who have stopped at Staunton Crossing or Frontier Center.

Goal: Aggressively pursue an economic development program that strengthens and broadens the City's economic base, with an emphasis on living wage opportunities.

Objectives:

- Support the goals of the City's Economic Development Plan, including: short- term priorities such as destination retail, tourism, white collar service businesses, and manufacturing in the industrial parks; long-term priorities such as workforce skill development, development of higher paying jobs, and small business development.

- Promote and fill the Green Hills Industry and Technology Center and the Staunton Crossing.
- Work cooperatively with Augusta County and Waynesboro to achieve joint economic development and tourism goals.
- Continue to support the Central Shenandoah Valley's Comprehensive Economic Development Strategies.
- Actively participate in the Shenandoah Valley Partnership, the Shenandoah Valley Technology Council, the Shenandoah Valley Workforce Development Board, the Central Shenandoah Planning District Commission, and similar organizations that promote the economic health and well-being of Central Shenandoah Valley residents and businesses.
- Support an agricultural processing plant in the area to give farmers a way to market and process farm products locally.
- Encourage medical and educational uses in the downtown area.
- Maintain support for a business incubator located in Staunton.

CITY OF STAUNTON, VIRGINIA

and

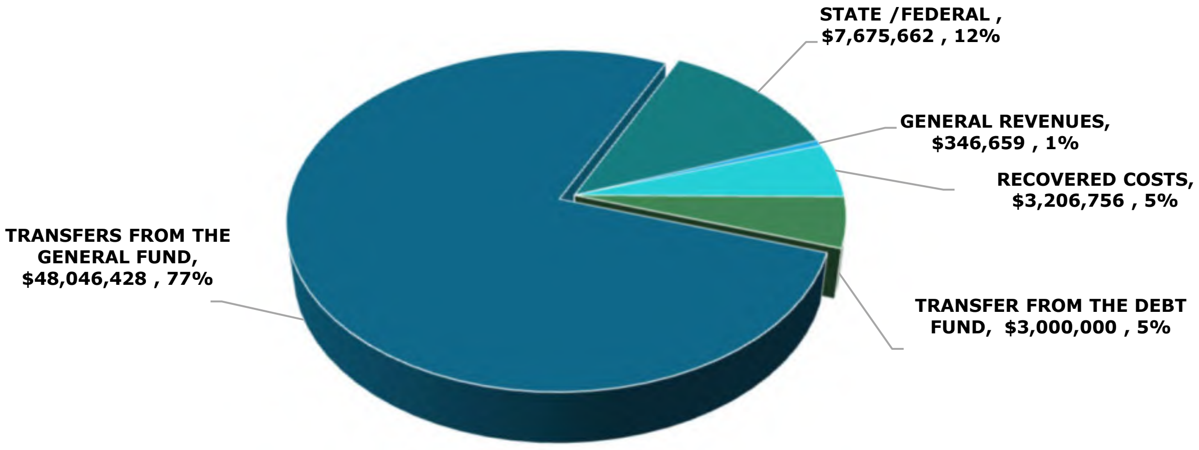
STAUNTON CITY SCHOOLS

CAPITAL IMPROVEMENT PLAN

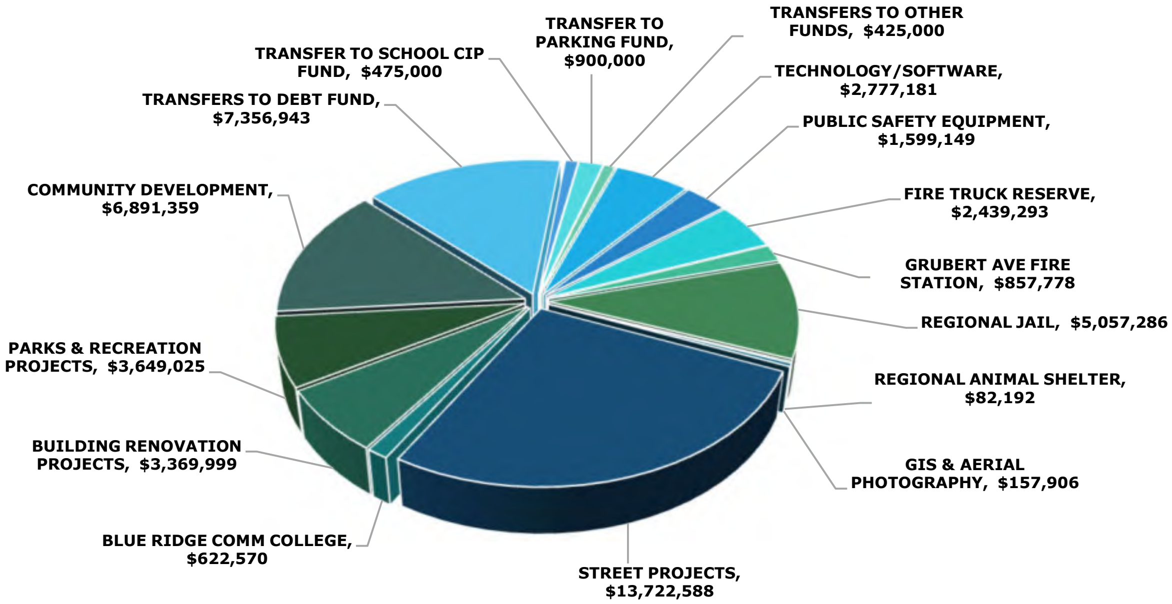
TOTAL CIP PLAN		FY2024	FY2025	FY2026	FY2027	FY2028	PROJECTS NOT SCHEDULED/NOT FUNDED
GENERAL FUND	$ 66,585,483	$ 4,386,050	$ 2,371,050	$ 3,559,121	$ 4,021,632	$ 1,486,050	$ 50,761,580
WATER FUND	$ 25,560,000	$ 8,860,000	$ 2,900,000	$ 450,000	$ 1,050,000	$ 12,300,000	$ -
SEWER FUND	$ 8,805,000	$ 4,705,000	$ 1,100,000	$ 300,000	$ 1,200,000	$ 1,500,000	$ -
STORMWATER FUND	$ 3,600,000	$ 1,200,000	$ 1,400,000	$ 1,000,000	$ -	$ -	$ -
PARKING FUND	$ 2,100,000	$ 150,000	$ 150,000	$ 600,000	$ 600,000	$ 600,000	$ -
STAUNTON CITY SCHOOLS	$ 10,478,576	$ 425,000	$ 8,778,576	$ 425,000	$ 425,000	$ 425,000	$ -
TOTAL CIP PLAN	$ 117,129,059	$ 19,726,050	$ 16,699,626	$ 6,334,121	$ 7,296,632	$ 16,311,050	$ 50,761,580

5 YEAR PLAN= $ 66,367,479

CITY OF STAUNTON GENERAL FUND CIP ACTUAL REVENUES
FY2004 - FY2023
$62,275,505



CITY OF STAUNTON GENERAL FUND CIP ACTUAL EXPENDITURES
FY2004 - FY2023
$50,383,269



CITY OF STAUNTON

GENERAL FUND CIP REVENUES - FINANCIAL UPDATE (November 30, 2022)

FY 2004 - FY2023

	BUDGET	REVENUES TO DATE	BALANCE
CIP GENERAL REVENUE			
INTEREST INCOME	$ 5,314	$ 341,026	$ (335,712)
MISCELLANEOUS REVENUE	4,950	5,633	(683)
RECOVERED COSTS-OPERATIONS	397,148	506,160	(109,012)
APPROPRIATION OF PRIOR YEAR FUND BALANCE	2,268,470	-	2,268,470
TRANSFER FROM DEBT SERVICE FUND	3,000,000	3,000,000	-
TRANSFER FROM THE GENERAL FUND	48,046,428	48,046,428	-
TOTAL GENERAL GOVERNMENT REVENUES	$ 53,722,310	$ 51,899,247	$ 1,823,063
CIP CAPITAL GRANTS AND CONTRIBUTIONS			
RECOVERED COSTS- HEALTH DEPARTMENT BUILDING	$ 24,530	$ 17,840	$ 6,690
MISC STATE-AID VDEP	85,000	-	85,000
MISCELLANEOUS FEDERAL AID	2,107,500	-	2,107,500
TOTAL CIP CAPITAL GRANTS	$ 2,217,030	$ 17,840	$ 2,199,190
PUBLIC WORKS- CAPITAL/NON-CAPITAL GRANTS			
COMMONWEALTH OF VIRGINIA-TRANSPORTATION	$ 2,741,946	$ 2,682,756	$ 59,190
VABF GRANT	$ 431,200	$ 646,800	$ (215,600)
RECOVERED COSTS-MONTGOMERY AVENUE	11,333	11,333	0
RECOVERED COSTS- SEARS HILL BRIDGE	150,168	150,168	0
COMM OF VA- PRIMARY EXTENSION PAVING	1,549,484	1,549,484	0
COMMONWEALTH OF VIRGINIA- MISCELLANEOUS AID	102,273	97,299	4,974
RECOVERED COSTS- COCHRAN PARKWAY	1,883,747	1,860,887	22,860
FEDERAL GOV'T- MISCELLANEOUS	105,931	105,931	(0)
FEDERAL - SAFE ROUTES TO SCHOOL GRANTS	1,100,664	857,741	242,923
STATE/ FEDERAL GOV'T -CENTRAL AVENUE	1,458,912	1,601,655	(142,743)
TOTAL PUBLIC WORKS CAPITAL/NON-CAPITAL GRANTS	$ 9,535,658	$ 9,564,054	$ (28,396)
PARKS & RECREATION NON-CAPITAL GRANTS			
STATE AID-VDOT FUNDS	$ 25,000	$ 24,219	$ 781
STATE AID-MISCELLANEOUS SLAF LAKE TAMS	210,978	210,978	0
TOTAL PARKS & RECREATION GRANTS	$ 235,978	$ 235,197	$ 781
COMMUNITY DEVELOPMENT CAPITAL GRANTS			
COMM OF VA FRONTIER CENTER	$ 100,000	$ 100,000	$ -
COMM OF VA- RR SMITH CENTER FUNDS	459,167	459,167	-
TOTAL COMMUNITY DEVELOPMENT GRANTS	$ 559,167	$ 559,167	$ -
TOTAL CIP FUND REVENUES	**$ 66,270,143**	**$ 62,275,505**	**$ 3,994,638**
	\		
TRANSFERS FROM THE GENERAL FUND			
FISCAL YEAR 2004	$ 545,747		
FISCAL YEAR 2005	$ 1,387,431		
FISCAL YEAR 2006	$ 2,935,405		
FISCAL YEAR 2007	$ 3,047,527		
FISCAL YEAR 2008	$ 841,518		
FISCAL YEAR 2009	$ 3,033,591		
FISCAL YEAR 2010	$ 2,736,358		
FISCAL YEAR 2011	$ 3,513,820		
FISCAL YEAR 2012	$ 2,210,000		
FISCAL YEAR 2013	$ 2,452,004		
FISCAL YEAR 2014	$ 3,052,170		
FISCAL YEAR 2015	$ 2,557,305		
FISCAL YEAR 2016	$ 1,873,392		
FISCAL YEAR 2017	$ 1,641,050		
FISCAL YEAR 2018	$ 791,050		
FISCAL YEAR 2019	$ 3,391,050		
FISCAL YEAR 2020	$ 1,785,643		
FISCAL YEAR 2021	$ 2,515,000		
FISCAL YEAR 2022	$ 7,257,050		
TOTAL TRANSFERS FROM THE GENERAL FUND	$ 48,046,428		

CITY OF STAUNTON
GENERAL FUND CIP PROJECTS - FINANCIAL UPDATE- November 30, 2022
FY 2004 - FY2023

	BUDGET	EXPENDITURES	BALANCE
GENERAL GOVERNMENT ADMINISTRATION			
FINANCIAL SOFTWARE	$ 1,332,482	$ 1,326,113	$ 6,369
INFORMATION TECHNOLOGY EQUIPMENT	265,210	262,477	2,733
FIBER LOOP PROJECT	1,188,591	1,188,591	-
TOTAL GENERAL GOVERNMENT ADMINISTRATION	$ 2,786,283	$ 2,777,181	$ 9,102
PUBLIC SAFETY EQUIPMENT/PROJECTS			
E911 TELEPHONE EQUIPMENT	$ 4,042,725	$ 179,431	$ 3,863,294
E911 CALL HANDLING EQUIPMENT	262,262	97,299	164,963
E911 RECORDING EQUIPMENT	150,011	150,011	-
TELEPHONE REPLACEMENT	1,000,000	359,994	640,006
FIRE STATION -GRUBERT AVENUE	857,778	857,778	-
FIRE TRUCK RESERVE	2,004,384	2,439,293	(434,909)
SELF CONTAINED BREATHING APPARATUS	30,000	-	30,000
CARDIAC MONITORS	10,000	-	10,000
RADIO NARROWBAND PROJECT	559,441	565,968	(6,527)
REGIONAL JAIL RESERVE	6,076,286	5,057,286	1,019,000
REGIONAL ANIMAL SHELTER	125,000	82,192	42,808
AUTO EQUIPMENT FOR POLICE	331,000	246,446	84,555
TOTAL PUBLIC SAFETY PROJECTS	$ 15,448,887	$ 10,035,697	$ 5,413,190
ENGINEERING PROJECTS			
ENGINEERING AERIAL PHOTOGRAPHY	$ 141,440	$ 141,440	$ -
GIS SYSTEM	16,466	16,466	-
TOTAL ENGINEERING PROJECTS	$ 157,906	$ 157,906	$ -
STREET PROJECTS			
STREET IMPROVEMENT PROJECTS	$ 1,869,559	$ 1,634,010	$ 235,549
URBAN STREET CONSTRUCTION 2% MATCH RESERVE ACCOUNT	457,185	1,057	456,128
URBAN STREET CONSTR 2% MATCH-CHURCHVILLE AVE	479,293	464,338	14,955
KALORAMA ST PROJECT	109,193	109,193	-
BOWLING STREET BRIDGE	335,592	335,592	-
HAILE STREET BRIDGE	322,955	322,955	-
MONTGOMERY AVENUE ROAD EXTENSION PROJECT	813,729	813,729	-
SEARS HILL BRIDGE COMMUNITY FOUNDATION ACCOUNT	170,875	170,875	-
SAFE ROUTES TO SCHOOL - SHELBURNE/ WARE SCHOOL	100,361	100,361	-
SAFE ROUTES TO SCHOOL- MCSWAIN SCHOOL	353,440	353,440	-
CENTRAL AVENUE STREETSCAPE-FEDERAL PROJECT	2,647,015	2,364,054	282,961
CENTRAL AVENUE STREETSCAPE-CHESAPEAKE BAY GRANT	75,000	75,000	-
NEW SIDEWALKS	800,000	-	800,000
STATE ROUTE 1426 VDOT REVENUE SHARING PROJECT	1,789,303	1,789,303	-
BESSIE WELLER SAFE ROUTE TO SCHOOL GRANT	659,838	495,851	163,987
RICHMOND RD/COCHRAN PARKWAY	2,860,887	2,860,887	-
BRICK SIDEWALK PROJECTS	185,167	85,162	100,005
VDOT PRIMARY EXTENSION PAVING	1,549,475	1,549,475	-

CITY OF STAUNTON
GENERAL FUND CIP PROJECTS - FINANCIAL UPDATE- November 30, 2022
FY 2004 - FY2023

	BUDGET	EXPENDITURES	BALANCE
MARTIN LUTHER KING JR MEMORIAL SIGN	40,940	40,940	-
PUBLIC WORKS EQUIPMENT RESERVE	400,000	156,366	243,634
RT 11 / COMMERCE ROAD INTERSECTION	50,000	-	50,000
ADAPTIVE TRAFFIC CONTROL	300,000	-	300,000
BEVERLY ST/N COALTER PEDESTRIAN CROSSING	200,000	-	200,000
ADA SIDEWALKS FOR VDOT PAVING PROJECTS	379,066	-	379,066
TOTAL STREET PROJECTS	$ 16,948,873	$ 13,722,589	$ 3,226,284
EDUCATION			
EDUCATION UNDESIGNATED	$ 258,962	$ -	$ 258,962
BLUE RIDGE COMMUNITY COLLEGE	591,786	622,570	(30,784)
STAUNTON HIGH SCHOOL PROJECT	400,000	-	400,000
SCHOOL CONSTRUCTION	2,500,000	-	2,500,000
TOTAL EDUCATION	$ 3,750,748	$ 622,570	$ 3,128,178
BUILDING MAINTENANCE PROJECTS			
CITY HALL ROOF REPLACEMENT	$ 165,306	$ 85,306	$ 80,000
ART CENTER WALL REPAIR	310,481	196,481	114,001
CITY HALL FLOOR REPAIR	66,140	36,140	30,000
ENERGY SAVINGS PROJECT	1,480,181	1,480,181	-
MHP MOLD REMEDIATION	69,200	69,199	1
BUILDING MECHANICAL SYSTEMS	676,981	242,361	434,620
HEALTH DEPARTMENT BUILDING RENOVATIONS	169,841	169,840	1
BOOKER T BUILDING	266,818	262,603	4,215
LIBRARY FACILITY STUDY	40,000	40,000	-
FIRE STATION ROOF REPLACEMENT	845,000	207,715	637,285
PUBLIC SAFETY BUILDING/SCHOOL STORAGE BUILDING	40,000	39,339	661
COCHRAN JUDICIAL CENTER	606,682	256,682	350,000
PUBLIC WORKS BUILDING MAINTENANCE RESERVE	600,000	284,152	315,848
AUTO EQUIPMENT BUILDING MAINTENANCE	175,000	-	175,000
TOTAL PUBLIC WORKS BUILDING PROJECTS	$ 5,511,630	$ 3,369,999	$ 2,141,631
PARKS, RECREATION, CULTURAL			
FOOTBALL STADIUM IMPROVEMENTS	$ 60,578	$ 60,578	$ -
MHP SOCCER FIELDS	166,272	165,878	394
SKATEBOARD PARK	84,275	84,275	-
BOOKER T PLAYGROUND EQUIPMENT	20,209	20,209	-
GHP PLAYGROUND EQUIPMENT	93,402	93,402	-
MHP POOL BATHHOUSE REPAIRS	37,763	37,763	-
GHP QUARTERBACK CLUB RESTROOMS	70,000	70,000	-
MHP PLAYGROUND EQUIPMENT	90,000	90,000	-
GOLF COURSE IRRIGATION PROJECT	635,491	635,490	1
MONTGOMERY HALL PARK FIELD IMPROVEMENT	15,000	15,000	-
LANDSCAPE PLAN	153,069	153,069	-
GYPSY HILL PARK BANDSTAND REPAIRS	30,000	30,000	-

CITY OF STAUNTON
GENERAL FUND CIP PROJECTS - FINANCIAL UPDATE- November 30, 2022
FY 2004 - FY2023

	BUDGET	EXPENDITURES	BALANCE
FIELDHOUSE PROJECT-FOOTBALL STADIUM	32,606	32,606	-
GHP POOL RENOVATIONS	500,000	492,565	7,435
EQUIPMENT	198,200	198,200	-
LAKE TAMS PROJECT	382,637	382,637	-
LAKE TAMS PROJECT - SLAF	210,978	210,978	-
GHP DUCK POND	76,106	76,106	-
MHP BATHROOM/ POOL	275,000	274,317	683
MOXIE STADIUM LIGHTING	52,055	52,055	-
STATLER BROTHERS TRIBUTE	29,030	29,030	-
GHP FENCE	111,115	71,115	40,000
GREENWAYS PROJECT	600,000	-	600,000
FOOTBALL STADIUM ADA IMPROVEMENTS	100,000	87,682	12,318
GHP RESTROOM REPLACEMENT	350,000	41,869	308,131
GHP TOT PLAYGROUND	75,000	40,000	35,000
TOTAL PARKS, RECREATION, CULTURAL	$ 4,448,786	$ 3,444,824	$ 1,003,963
LIBRARY			
LIBRARY AUTOMATION SYSTEM	$ 204,201	$ 204,201	$ -
COMMUNITY DEVELOPMENT PROJECTS			
RR SMITH CENTER PROJECT	$ 609,167	609,167	$ -
PERFORMING ARTS CENTER	100,000	100,000	-
WOODROW WILSON PRESIDENTIAL LIBRARY	100,000	100,000	-
SHENANARTS	8,333	8,333	-
COUNTY COURTS PROJECT	177,452	108,560	68,892
CORRIDOR OVERLAY INCENTIVES	25,000	1,350	23,650
BIKE & PEDESTRIAN PATH	375,000	15,975	359,025
ECONOMIC DEVELOPMENT RESERVE	1,243,811	1,222,464	21,347
WESTERN STATE HOSPITAL DEVELOPMENT	595,434	595,434	-
STAUNTON CROSSING DEVELOPMENT	3,998,700	3,779,191	219,509
ENTERPRISE ZONE PROGRAM	55,000	21,823	33,177
ENTERPRISE ZONE PROGRAM- CADENCE	175,000	141,011	33,989
ENTERPRISE ZONE PROGRAM- CARDED GRAPHICS	130,521	100,000	30,521
FRONTIER CULTURE GRANT PROJECT	100,000	88,051	11,949
PLANNING & INSPECTION PROJECT	150,000	-	150,000
TOTAL COMMUNITY DEVELOPMENT	$ 7,843,419	$ 6,891,359	$ 952,060
TRANSFERS TO OTHER FUNDS			
TRANSFER TO THE GENERAL FUND -HOTEL DEBT	$ 600,000	$ 600,000	$ -
TRANSFER TO THE TROLLEY FUND -TROLLEY PURCHASE	25,000	25,000	-
TRANSFER TO DEBT SERVICE SINKING FUND	6,756,943	6,756,943	-
TRANSFER TO THE PARKING FUND	900,000	900,000	-
TRANSFER TO BOND CONSTRUCTION	400,000	400,000	-
TRANSFER TO SCHOOL CIP FUND	475,000	475,000	-
TOTAL TRANSERS TO OTHER FUNDS	$ 9,156,943	$ 9,156,943	$ -
CIP PROJECTS RESERVE -UNDESIGNATED PROJECTS	$ 286,460	-	$ 286,460
TOTAL GENERAL FUND CIP EXPENDITURES	**$ 66,544,138**	**$ 50,383,269**	**$ 16,160,867**

City of Staunton
Capital Improvement Plan (CIP) Funding Schedule

		5-Year General Fund CIP					
Project	**FY23 Updated**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**TOTAL**
Fire Truck Reserve	400,000	350,000	350,000	350,000	350,000	350,000	1,750,000
NG911 Call Handling Equipment	160,000						
Fire Department - Self Contained Breathing Apparatus	30,000	30,000	30,000	30,000	30,000	30,000	150,000
Fire Department - Cardiac Monitors	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Police Department HVAC Replacement	135,000						
VDOT Matching Funds	100,000						-
Brick Sidewalks	100,000						-
Sidewalks	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Public Works Equipment Fund	100,000	100,000	100,000	120,000	120,000	120,000	560,000
Public Works Building Fund	100,000	100,000	100,000	120,000	120,000	120,000	560,000
Blue Ridge Community College	41,050	41,050	41,050	41,050	41,050	41,050	205,250
School CIP Reserves	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Shelburne Middle CTE Renovation	2,500,000						
Street Ineligible Streets / City Parking Lots	150,000	100,000	100,000	150,000	150,000	150,000	650,000
Adaptive Traffic Control	140,000	140,000	140,000	140,000	140,000	140,000	700,000
Undesignated	150,000						
Bike & Pedestrian Projects	125,000	125,000	125,000	125,000	125,000	125,000	625,000
Greenways Projects	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Building Maintenance - Pump House @ Gypsy Hill Park		225,000					225,000
Replace CAD/RMS System		100,000	375,000	375,000			850,000
Moxie Stadium Renovation		600,000	600,000	600,000			1,800,000
Replace Core Network Router		200,000					200,000
Nutanix Cluster Hardware		150,000					150,000
Core Network Firewall Replacement			100,000				100,000
Montgomery Hall Park Fiber		100,000					100,000
IT Equipment Reserve				100,000	100,000	100,000	300,000
Library Study		65,000					65,000
Additional GHP Bathroom Funding		90,000					90,000
Montgomery Hall Park Practice Field Lighting		160,000					160,000
Churchville Pedstrian Corridor Improvements - Reserve Funding		725,000					725,000
Churchville Pedstrian Corridor Improvements - VDOT Revenue Sharing		675,000					675,000
Staunton Crossing Marketing	107,500						-
ADA compliant pedestrian signals	200,000						-
West Beverley Street New Sidewalk at Morris Mill Road	92,750						
Edgewood Rd N Augusta to N Coalter				1,098,071			1,098,071
N Augusta Sidewalk Lambert to Terry					1,477,371		1,477,371
N Augusta Sidewalk Terry St to Meadowbrook					1,058,211		1,058,211
TOTAL	**$ 4,941,300**	**$ 4,386,050**	**$ 2,371,050**	**$ 3,559,121**	**$ 4,021,632**	**$ 1,486,050**	**$ 15,823,903**

Proposed Funding Source:	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**TOTAL**
Annual Budget	-	1,286,050	1,256,050	1,346,050	1,346,050	1,346,050	6,580,250
FY2022 Budget Amendment	3,170,000						-
Budget Amendment	1,571,050	1,700,000	1,115,000	1,115,000	140,000	140,000	4,210,000
CIP Funded Reserves	-	725,000					725,000
HUD CDBG	92,750	-		-			-
Virginia Department of Transportation Smart Scale Funding	-		-	1,098,071	2,535,582		3,633,653
Virginia Department of Transportation Revenue Sharing	-	675,000	-	-			675,000
ARPA FUNDS	107,500	-	-	-			-
Total	**$ 4,941,300**	**$ 4,386,050**	**$ 2,371,050**	**$ 3,559,121**	**$ 4,021,632**	**$ 1,486,050**	**$ 15,823,903**

VDOT Administered Projects							-
Staunton Crossing Road Extension	8,781,224						-
Richmond Ave Road Diet/Roundabout				2,245,805			2,245,805
Richmond Ave and Crossing Way Shared Use Path				4,124,210			4,124,210
Commerce Rd and Lewis Creek Greenway				4,256,403			4,256,403
Greenville Ave Road Diet				3,727,694			3,727,694

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2022- 2023 updated

DEPARTMENT		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
GENERAL GOVERNMENT					
POLICE DEPARTMENT HVAC REPLACEMENT	*	BA 2022	Replace 18 ton RTU # 2 and 1 20 ton MultiStack Chiller	$ 135,000	Public Service and Government
PUBLIC SAFETY					
FIRE DEPARTMENT	*	BA 2023	Fire Truck Replacement Reserve	$ 400,000	Public Service and Government
NG911 CALL HANDLING EQUIPMENT	*	BA 2022	Call Handling Equipment in the PSAP (911 Center)	$ 160,000	Public Service and Government
FIRE DEPARTMENT	*	BA 2023	Self-Contained Breathing Apparatus (SCBA) and Compressor Reserves	$ 30,000	Public Service and Government
FIRE DEPARTMENT	*	BA 2023	Cardiac Monitor Replacement Reserves	$ 10,000	Public Service and Government
PUBLIC WORKS					
STREETS - CITY MATCHING FUNDS	*	BA 2023	Virginia Department of Transportation Construction Projects (VDOT) - City Match Funds	$ 100,000	Transportation and Parking
STREETS	*	BA 2023	City ineligible streets and/or City parking lots- improvements/slurry seal/re-paving	$ 150,000	Transportation and Parking
STREETS	*	BA 2023	Adaptive traffic control systems for Greenville / Statler / Greenville / Barterbrook	$ 140,000	Transportation and Parking
BRICK SIDEWALKS	*	BA 2023	Annual funding source for sidewalk replacement projects to replace concrete sidewalks with brick	$ 100,000	Transportation and Parking
NEW SIDEWALKS	*	BA 2023	Annual funding source for new sidewalk projects and match funds for VDOT grant programs for sidewalks	$ 100,000	Transportation and Parking
PUBLIC WORKS EQUIPMENT FUND	*	BA 2023	Annual funding source for acquisition of major equipment for General Fund Streets Department > $100,000	$ 100,000	Not Applicable
PUBLIC WORKS BUILDING FUND	*	BA 2023	Annual funding source for major repairs to City buildings to include replacement of HVAC systems, roof, structural repairs, etc.	$ 100,000	Not Applicable
PEDESTRIAN SIGNALS - COALTER STREET/BEVERLEY STREET	*	BA 2023	Add ADA compliant pedestrian signals (Comp. Plan Item 12g)	$ 200,000	Transportation and Parking
UNDESIGNATED CIP PROVISION	*	BA 2022	Funds to be set aside for Council's discretionary use.	$ 150,000	Public Service and Government

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2022- 2023 updated

DEPARTMENT	PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION		PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
COMMUNITY DEVELOPMENT					
GREENWAYS PROJECT *	BA 2022	Paved bike and pedestrian paths, landscaping, purchase of properties and easements		$ 100,000	Transportation and Parking / Open Space / Environment
STREET IMPROVEMENTS FOR BICYCLE & PEDESTRIAN PLAN *	BA 2022	Staunton Bicycle & Pedestrian Plan- May 2018. Construction of bicycle infrastructure, i.e. bike lanes, pavement markings, and signs / Install pedestrian upgrades at various intersections to enhance pedestrian safety.		$ 125,000	Transportation and Parking
STAUNTON CROSSING MARKETING PLAN *	ARPA	Develop a marketing plan for the Staunton Crossing property.		$ 107,500	Public Service and Government
WEST BEVERLEY STREET NEW SIDEWALK AT MORRIS MILL ROAD *	HUD CDBG	Construction of new sidewalk along West Beverley Street from Grubert Ave approximately 600 LF west, including intersection at Morris Mill Rd, to connect existing sidewalk.		$ 92,750	Transportation and Parking
EDUCATION					
BLUE RIDGE COMMUNITY COLLEGE *	BA 2023	Annual Share of Blue Ridge Community College Capital Building Fund		$ 41,050	Not Applicable
EDUCATION-STAUNTON CITY SCHOOLS					
BUILDING MAINTENANCE REPAIRS * *	GF 2022	Transfer to City Schools CIP Fund for Parking Lot Repavement/ Shelburne Middle School CTE Renovation$100K / School Warehouse $2.5M		$ 2,600,000	Public Service and Government
TOTAL FY2023 CIP PLAN				**$ 4,941,300**	

FUNDING SOURCES:

🟪	**BA 2023**	**FY2023 Budget Amendment from FY2022 Year Fund Balance-Transfer to CIP Fund**		**$ 1,571,050**
⬜	**HUD CDBG**	**HUD Community Development Block Grant**		**$ 92,750**
🟦	**BA 2022**	**Proposed FY2022 Budget Amendment from FY2021 Year Fund Balance-Transfer to CIP Fund**		**$ 3,170,000**
🟩	**ARPA**	**American Rescue Plan Act Funding**		**$ 107,500**
		TOTAL FUNDING SOURCES		**$ 4,941,300**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2023- 2024

DEPARTMENT		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
PUBLIC SAFETY					
FIRE DEPARTMENT	*	BA 2023	Fire Truck Replacement Reserve	$ 350,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2024	Self-Contained Breathing Apparatus (SCBA) and Compressor Reserves	$ 30,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2024	Cardiac Monitor Replacement Reserves	$ 10,000	Public Service and Government
POLICE DEPARTMENT	*	BA 2024	Replace the CAD/RMS System	$ 100,000	Public Service and Government
PUBLIC WORKS					
STREETS	*	GF 2024	City ineligible streets and/or City parking lots- improvements/slurry seal/re-paving	$ 100,000	Transportation and Parking
STREETS	*	GF 2024	Adaptive traffic control systems.	$ 140,000	Transportation and Parking
PUBLIC WORKS EQUIPMENT FUND	*	GF 2024	Annual funding source for acquisition of major equipment for General Fund Streets Department > $100,000	$ 100,000	Not Applicable
PUBLIC WORKS BUILDING FUND	*	GF 2024	Annual funding source for major repairs to City buildings to include replacement of HVAC systems, roof, structural repairs, etc.	$ 100,000	Not Applicable
BUILDING MAINTENANCE- GHP PUMPHOUSE	*	BA 2023	Restore old pumphouse in Gypsy Hill Park. Renovate bathroom and upgrade building to modern building codes.	$ 225,000	Public Service and Government
COMMUNITY DEVELOPMENT					
GREENWAYS PROJECT	*	BA 2023	Paved bike and pedestrian paths, landscaping, purchase of properties and easements	$ 100,000	Transportation and Parking / Open Space / Environment
NEW SIDEWALKS	*	GF 2024	Annual funding source for new sidewalk projects and match funds for VDOT grant programs for sidewalks	$ 100,000	Transportation and Parking
PEDESTRIAN CORRIDOR IMPROVEMENTS ON CHURCHVILLE AVE	* *	CIP FUND/VDOT	Complete Churchville Ave Streetscape plan from Albemarle Ave to Thornrose Ave; funded with $725,000 from CIP Reserves and $675,000 from VDOT's Revenue Sharing Program.	$ 1,400,000	Transportation and Parking / Open Space / Environment
STREET IMPROVEMENTS FOR BICYCLE & PEDESTRIAN PLAN	*	BA 2023	Staunton Bicycle & Pedestrian Plan- May 2018. Construction of bicycle infrastructure, i.e. bike lanes, pavement markings, and signs / Install pedestrian upgrades at various intersections to enhance pedestrian safety.	$ 125,000	Transportation and Parking
RECREATION					
GHP BATHROOMS	*	GF 2024	Additional funding for GHP bathroom renovation	$ 90,000	Public Service and Government
MHP LIGHTING	*	GF 2024	Install lights at the MHP soccer field	$ 160,000	Public Service and Government
MOXIE STADIUM RENOVATION	*	BA 2024	Renovate baseball facilities reserve	$ 600,000	Public Service and Government

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2023- 2024

DEPARTMENT		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
LIBRARY					
PUBLIC LIBRARY STUDY	*	GF 2024	Update the library space study and develop plan.	$ 65,000	Public Service and Government
INFORMATION TECHNOLOGY					
CORE NETWORK ROUTER REPLACEMENT	*	BA 2024	Replace the current core network router	$ 200,000	Public Service and Government
NUTANIX HARDWARE REPLACEMENT	*	GF 2024	Update the Nutanix Cluster hardware.	$ 150,000	Public Service and Government
MONTGOMERY HALL PARK FIBER	*	GF 2024	Extend fiber optic network at Montgomery Hall Park	$ 100,000	Public Service and Government
EDUCATION					
BLUE RIDGE COMMUNITY COLLEGE	*	GF 2024	Annual Share of Blue Ridge Community College Capital Building Fund	$ 41,050	Not Applicable
EDUCATION-STAUNTON CITY SCHOOLS					
BUILDING MAINTENANCE REPAIRS	*	GF 2024	Transfer to City Schools CIP Fund for Building Maintenance Repairs-Roofs, HVAC systems, Technology	$ 100,000	Public Service and Government
TOTAL FY2024 CIP PLAN				**$ 4,386,050**	

FUNDING SOURCES:

🟥	**GF 2024**	**General Fund Budget Transfer - FY2024 Budget**	**$ 1,286,050**
⬛	**CIP FUND**	**Funded from CIP Reserves**	**$ 725,000**
🟦	**VDOT REV**	**VDOT Revenue Sharing**	**$ 675,000**
🟥	**BA 2023**	**FY2023 Budget Amendment from FY2022 Year Fund Balance-Transfer to CIP Fund**	**$ 800,000**
🟪	**BA 2024**	**FY2024 Budget Amendment from FY2023 Year Fund Balance-Transfer to CIP Fund**	**$ 900,000**
		TOTAL FUNDING SOURCES	**$ 4,386,050**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2024- 2025

DEPARTMENT	PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
PUBLIC SAFETY				
FIRE DEPARTMENT *	GF 2025	Fire Truck Replacement Reserve	$ 350,000	Public Service and Government
FIRE DEPARTMENT *	GF 2025	Self-Contained Breathing Apparatus (SCBA) and Compressor Reserves	$ 30,000	Public Service and Government
FIRE DEPARTMENT *	GF 2025	Cardiac Monitor Replacement Reserves	$ 10,000	Public Service and Government
POLICE DEPARTMENT *	BA 2025	Replace the CAD/RMS System	$ 375,000	Public Service and Government
PUBLIC WORKS				
STREETS *	GF 2025	City ineligible streets and/or City parking lots- improvements/slurry seal/re-paving	$ 100,000	Transportation and Parking
STREETS *	BA 2025	Adaptive traffic control systems.	$ 140,000	Transportation and Parking
PUBLIC WORKS EQUIPMENT FUND *	GF 2025	Annual funding source for acquisition of major equipment for General Fund Streets Department > $100,000	$ 100,000	Not Applicable
PUBLIC WORKS BUILDING FUND *	GF 2025	Annual funding source for major repairs to City buildings to include replacement of HVAC systems, roof, structural repairs, etc.	$ 100,000	Not Applicable
COMMUNITY DEVELOPMENT				
GREENWAYS PROJECT *	GF 2025	Paved bike and pedestrian paths, landscaping, purchase of properties and easements	$ 100,000	Transportation and Parking / Open Space / Environment
NEW SIDEWALKS *	GF 2025	Annual funding source for new sidewalk projects and match funds for VDOT grant programs for sidewalks	$ 100,000	Transportation and Parking
STREET IMPROVEMENTS FOR BICYCLE & PEDESTRIAN PLAN *	GF 2025	Staunton Bicycle & Pedestrian Plan- May 2018. Construction of bicycle infrastructure, i.e. bike lanes, pavement markings, and signs / Install pedestrian upgrades at various intersections to enhance pedestrian safety.	$ 125,000	Transportation and Parking
RECREATION				
MOXIE STADIUM RENOVATION *	BA 2025	Renovate baseball facilities reserve	$ 600,000	Public Service and Government
INFORMATION TECHNOLOGY				
CORE NETWORK FIREWALL REPLACEMENT *	GF 2025	Update Firewall	$ 100,000	Public Service and Government

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2024- 2025

DEPARTMENT	PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION		PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
EDUCATION					
BLUE RIDGE COMMUNITY COLLEGE *	GF 2025	Annual Share of Blue Ridge Community College Capital Building Fund		$ 41,050	Not Applicable
EDUCATION-STAUNTON CITY SCHOOLS					
BUILDING MAINTENANCE REPAIRS *	GF 2025	Transfer to City Schools CIP Fund for Building Maintenance Repairs-Roofs, HVAC systems, Technology		$ 100,000	Public Service and Government
TOTAL FY2025 CIP PLAN				**$ 2,371,050**	

FUNDING SOURCES:

🟥	**GF 2025**	**General Fund Budget Transfer - FY2025 Budget**		**$ 1,256,050**
🟪	**BA 2025**	**FY2025 Budget Amendment from FY2024 Year Fund Balance-Transfer to CIP Fund**		**$ 1,115,000**
		TOTAL FUNDING SOURCES		**$ 2,371,050**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2025- 2026

DEPARTMENT		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
PUBLIC SAFETY					
FIRE DEPARTMENT	*	GF 2026	Fire Truck Replacement Reserve	$ 350,000	Public Service and Government
MIDDLE RIVER REGIONAL JAIL	*	BA 2024	Expansion of the Middle River Regional Jail	$ -	Public Service and Government
FIRE DEPARTMENT	*	GF 2026	Self-Contained Breathing Apparatus (SCBA) and Compressor Reserves	$ 30,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2026	Cardiac Monitor Replacement Reserves	$ 10,000	Public Service and Government
POLICE DEPARTMENT	*	BA 2026	Replace the CAD/RMS System	$ 375,000	Public Service and Government
PUBLIC WORKS					
STREETS - CITY MATCHING FUNDS	*	GF 2026	Virginia Department of Transportation Construction Projects (VDOT) - City Match Funds	$ -	Transportation and Parking
STREETS	*	GF 2026	City ineligible streets and/or City parking lots- improvements/slurry seal/re-paving	$ 150,000	Transportation and Parking
STREETS	*	BA 2026	Adaptive traffic control systems for Greenville / Statler / Greenville / Barterbrook	$ 140,000	Transportation and Parking
PUBLIC WORKS EQUIPMENT FUND	*	GF 2026	Annual funding source for acquisition of major equipment for General Fund Streets Department > $100,000	$ 120,000	Not Applicable
PUBLIC WORKS BUILDING FUND	*	GF 2026	Annual funding source for major repairs to City buildings to include replacement of HVAC systems, roof, structural repairs, etc.	$ 120,000	Not Applicable
SIDEWALK- EDGEWOOD ROAD - N. COALTER TO NORTH AUGUSTA	*	VDOT PROJECT	Design and construction of new sidewalk and pedestrian access improvements along Edgewood Road. Virginia Department of Transportation SmartScale, locally administered, UPC 115135.	$ 1,098,071	Transportation and Parking
INFORMATIONAL TECHNOLOGY					
ANNUAL IT RESERVE	*	GF 2026	Funding for annual reserve for informational technology.	$ 100,000	Transportation and Parking / Open Space / Environment
COMMUNITY DEVELOPMENT					
GREENWAYS PROJECT	*	GF 2026	Paved bike and pedestrian paths, landscaping, purchase of properties and easements	$ 100,000	Transportation and Parking / Open Space / Environment
NEW SIDEWALKS	*	GF 2026	Annual funding source for new sidewalk projects and match funds for VDOT grant programs for sidewalks	$ 100,000	Transportation and Parking
STREET IMPROVEMENTS FOR BICYCLE & PEDESTRIAN PLAN	*	GF 2026	Staunton Bicycle & Pedestrian Plan- May 2018. Construction of bicycle infrastructure, i.e. bike lanes, pavement markings, and signs / Install pedestrian upgrades at various intersections to enhance pedestrian safety.	$ 125,000	Transportation and Parking

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2025- 2026

DEPARTMENT	PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
RECREATION				
MOXIE STADIUM RENOVATION *	BA 2026	Renovate baseball facilities reserve	$ 600,000	Public Service and Government
EDUCATION				
BLUE RIDGE COMMUNITY COLLEGE *	GF 2026	Annual Share of Blue Ridge Community College Capital Building Fund	$ 41,050	NA
EDUCATION-STAUNTON CITY SCHOOLS				
BUILDING MAINTENANCE REPAIRS *	GF 2026	Transfer to City Schools CIP Fund for Building Maintenance Repairs-Roofs, HVAC systems, Technology	$ 100,000	Public Service and Government
TOTAL FY2026 CIP PLAN			**$ 3,559,121**	

FUNDING SOURCES:

🟥	**GF 2026**	**General Fund Budget Transfer - FY2026 Budget**	**$ 1,346,050**
🟧	**VDOT GRANT**	**VDOT Participation - Six Year Plan**	**$ 1,098,071**
🟪	**BA 2026**	**Proposed FY2026 Budget Amendment from FY2025 Year Fund Balance-Transfer to CIP Fund**	**$ 1,115,000**
		TOTAL FUNDING SOURCES	**$ 3,559,121**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2026- 2027

DEPARTMENT		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
PUBLIC SAFETY					
FIRE DEPARTMENT	*	GF 2027	Fire Truck Replacement Reserve	$ 350,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2027	Self-Contained Breathing Apparatus (SCBA) and Compressor Reserves	$ 30,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2027	Cardiac Monitor Replacement Reserves	$ 10,000	Public Service and Government
PUBLIC WORKS					
STREETS	*	GF 2027	City ineligible streets and/or City parking lots- improvements/slurry seal/re-paving	$ 150,000	Transportation and Parking
STREETS	*	BA 2027	Adaptive traffic control systems.	$ 140,000	Transportation and Parking
PUBLIC WORKS EQUIPMENT FUND	*	GF 2027	Annual funding source for acquisition of major equipment for General Fund Streets Department > $100,000	$ 120,000	Not Applicable
PUBLIC WORKS BUILDING FUND	*	GF 2027	Annual funding source for major repairs to City buildings to include replacement of HVAC systems, roof, structural repairs, etc.	$ 120,000	Not Applicable
SIDEWALK- NORTH AUGUSTA - LAMBERT TO TERRY	*	VDOT PROJECT	Design and construction of new sidewalk and pedestrian access improvements along North Augusta Street from Lambert Street to Terry Street. Virginia Department of Transportation SmartScale, locally adiministered. UPC 115137.	$ 1,477,371	Transportation and Parking
SIDEWALK- NORTH AUGUSTA - TERRY TO MEADOWBROOK	*	VDOT PROJECT	Design and construction of new sidewalk and pedestrian access improvements along North Augusta Street from Terry Street to Meadowbrook Road. Virginia Department of Transportation Smart Scale, locally administered, UPC 115140.	$ 1,058,211	Transportation and Parking
INFORMATIONAL TECHNOLOGY					
ANNUAL IT RESERVE	*	GF 2027	Funding for annual reserve for informational technology.	$ 100,000	Transportation and Parking / Open Space / Environment
COMMUNITY DEVELOPMENT					
GREENWAYS PROJECT	*	GF 2027	Paved bike and pedestrian paths, landscaping, purchase of properties and easements	$ 100,000	Transportation and Parking / Open Space / Environment
NEW SIDEWALKS	*	GF 2027	Annual funding source for new sidewalk projects and match funds for VDOT grant programs for sidewalks	$ 100,000	Transportation and Parking
STREET IMPROVEMENTS FOR BICYCLE & PEDESTRIAN PLAN	*	GF 2027	Staunton Bicycle & Pedestrian Plan- May 2018. Construction of bicycle infrastructure, i.e. bike lanes, pavement markings, and signs / Install pedestrian upgrades at various intersections to enhance pedestrian safety.	$ 125,000	Transportation and Parking
EDUCATION					
BLUE RIDGE COMMUNITY COLLEGE	*	GF 2027	Annual Share of Blue Ridge Community College Capital Building Fund	$ 41,050	NA

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2026- 2027

DEPARTMENT	PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION		PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
EDUCATION-STAUNTON CITY SCHOOLS					
BUILDING MAINTENANCE REPAIRS *	GF 2027	Transfer to City Schools CIP Fund for Building Maintenance Repairs-Roofs, HVAC systems, Technology		$ 100,000	Public Service and Government
TOTAL FY2027 CIP PLAN				**$ 4,021,632**	

FUNDING SOURCES:

🟥	**GF 2027**	**General Fund Budget Transfer - FY2027 Budget**		**$ 1,346,050**
🟧	**VDOT GRANT**	**VDOT Participation - Six Year Plan**		**$ 2,535,582**
🟪	**BA 2027**	**Proposed FY2027 Budget Amendment from FY2026 Year Fund Balance-Transfer to CIP Fund**		**$ 140,000**
		TOTAL FUNDING SOURCES		**$ 4,021,632**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
FY2027- 2028

DEPARTMENT		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE	COMPREHENSIVE PLAN GOALS AND OBJECTIVES
PUBLIC SAFETY					
FIRE DEPARTMENT	*	GF 2028	Fire Truck Replacement Reserve	$ 350,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2028	Self-Contained Breathing Apparatus (SCBA) and Compressor Reserves	$ 30,000	Public Service and Government
FIRE DEPARTMENT	*	GF 2028	Cardiac Monitor Replacement Reserves	$ 10,000	Public Service and Government
PUBLIC WORKS					
STREETS	*	GF 2028	City ineligible streets and/or City parking lots- improvements/slurry seal/re-paving	$ 150,000	Transportation and Parking
STREETS	*	BA 2028	Adaptive traffic control systems for Greenville / Statler / Greenville / Barterbrook	$ 140,000	Transportation and Parking
PUBLIC WORKS EQUIPMENT FUND	*	GF 2028	Annual funding source for acquisition of major equipment for General Fund Streets Department > $100,000	$ 120,000	Not Applicable
PUBLIC WORKS BUILDING FUND	*	GF 2028	Annual funding source for major repairs to City buildings to include replacement of HVAC systems, roof, structural repairs, etc.	$ 120,000	Not Applicable
INFORMATIONAL TECHNOLOGY					
ANNUAL IT RESERVE	*	GF 2028	Funding for annual reserve for informational technology.	$ 100,000	Transportation and Parking / Open Space / Environment
COMMUNITY DEVELOPMENT					
GREENWAYS PROJECT	*	GF 2028	Paved bike and pedestrian paths, landscaping, purchase of properties and easements	$ 100,000	Transportation and Parking / Open Space / Environment
NEW SIDEWALKS	*	GF 2028	Annual funding source for new sidewalk projects and match funds for VDOT grant programs for sidewalks	$ 100,000	Transportation and Parking
STREET IMPROVEMENTS FOR BICYCLE & PEDESTRIAN PLAN	*	GF 2028	Staunton Bicycle & Pedestrian Plan- May 2018. Construction of bicycle infrastructure, i.e. bike lanes, pavement markings, and signs / Install pedestrian upgrades at various intersections to enhance pedestrian safety.	$ 125,000	Transportation and Parking
EDUCATION					
BLUE RIDGE COMMUNITY COLLEGE	*	GF 2028	Annual Share of Blue Ridge Community College Capital Building Fund	$ 41,050	NA
EDUCATION-STAUNTON CITY SCHOOLS					
BUILDING MAINTENANCE REPAIRS	*	GF 2028	Transfer to City Schools CIP Fund for Building Maintenance Repairs-Roofs, HVAC systems, Technology	$ 100,000	Public Service and Government
TOTAL FY2028 CIP PLAN				**$ 1,486,050**	

FUNDING SOURCES:

🟥	**GF 2028**	**General Fund Budget Transfer - FY2028 Budget**	**$ 1,346,050**
🟪	**BA 2028**	**Proposed FY2028 Budget Amendment from FY2027 Year Fund Balance-Transfer to CIP Fund**	**$ 140,000**
		TOTAL FUNDING SOURCES	**$ 1,486,050**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
GENERAL FUND
Projects Not Scheduled In The Five-Year Plan (NS/NF)

PROJECT	PROJECT DESCRIPTION	PROJECT ESTIMATE
PUBLIC SAFETY	Renovation of building to re-locate the Police Department to another site **(Staunton Plan E-2)**	$ 10,000,000
FIRE APPARATUS REPLACEMENT	Replace two Fire Pumpers	$ 1,900,000
FRONTIER DRIVE IMPROVEMENTS	Upgrade the current road cross-section from Richmond Ave to the City limit. Appropriate travel and turn lanes, curbs, and gutters, sidewalks, and necessary pavement markings.	$ 10,375,000
STREETSCAPE - MIDDLEBROOK AVENUE FROM RAILROAD BRIDGE TO AUGUSTA STREET	Middlebrook Avenue Streetscape - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $2,534,700. **(Staunton Plan E-3)**	$ 2,534,700
STREETSCAPE - FREDERICK STREET FROM COALTER STREET TO LEWIS STREET	Frederick Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $3,825,480 **(Staunton Plan E-3)**	$ 3,825,480
STREETSCAPE - NEW STREET FROM BEVERLEY STREET TO FREDERICK STREET	New Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $150,000 **(Staunton Plan E-3)**	$ 150,000
STREETSCAPE - COALTER STREET FROM GREENVILLE AVENUE TO FREDERICK STREET	Coalter Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $2,903,190 **(Staunton Plan E-3)**	$ 2,903,190
STREETSCAPE - CENTRAL AVENUE FROM JOHNSON STREET TO FREDERICK STREET	Central Avenue - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $1,554,900 **(Staunton E-3)**	$ 1,554,900
STREETSCAPE - NORTH AUGUSTA STREET FROM FREDERICK STREET TO CHURCHVILLE AVE	North Augusta Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $4,066,170 **(Staunton E-3)**	$ 4,066,170
STREETSCAPE - LEWIS STREET FROM FREDERICK STREET TO MIDDLEBROOK AVE	Lewis Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $2,676,040 **(Staunton E-3)**	$ 2,676,040
STREETSCAPE - LEWIS STREET FROM FREDERICK STREET TO CHURCHVILLE AVE	Lewis Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $4,762,180 **(Staunton E-3)**	$ 4,792,180
STREETSCAPE - JOHNSON STREET FROM SOUTH AUGUSTA STREET TO LEWIS STREET	Johnson Street - Install brick sidewalks, ornamental lighting, crosswalks, and underground utilities in this area as the next phase of streetscape improvements. $1,483,920 **(Staunton Plan E-3)**	$ 1,483,920
TOTAL		**$ 50,761,580**

SUMMARY OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) SIX YEAR PLAN - STAUNTON VIRGINIA

FOR INFORMATIONAL PURPOSES ONLY - PROJECTS ADMINISTERED BY VDOT

	Richmond Ave Road Diet / Roundabout UPC 111051	Staunton Crossing St. Extension UPC 111048	Richmond Avenue and Crossing Way Shared Use Path UPC 119651	Commerce Road and Lewis Creek Greenway UPC 119657	Greenville Avenue Road Diet UPC 119656
Estimated Cost	$ 2,245,805	$ 8,987,700	$ 4,124,210	$ 4,256,403	$ 3,727,694
Start Development	10-Feb-2022	3-Aug-2017	17-Oct-2021	15-Oct-2021	20-Oct-2021
Determine Requirements	9-Dec-2022	22-Mar-2019	30-Jun-2023	30-Jun-2023	30-Jun-2023
Obtain Permits	17-Jun-2025	20-Oct-2021	13-Jun-2025	13-Jun-2025	13-Jun-2025
Start Right of Way Purchases	5-Dec-2024	-	25-Nov-2024	25-Nov-2024	25-Nov-2024
Complete Right of Way Purchases	21-May-2025	-	14-May-2025	14-May-2025	14-May-2025
Solicit Bids	9-Sep-2025	26-Apr-2022	9-Sep-2025	9-Sep-2025	9-Sep-2025
Begin Delivery	27-Nov-2025	17-Aug-2022	2-Dec-2025	2-Dec-2025	2-Dec-2025

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
WATER FUND

Project	**Fiscal Year**	**PROPOSED FUNDING SOURCE**	**Project Description**	**Project Estimate**
FY2024				
FRANKLIN HILL TANK PAINTING	FY2024	WF BUDGET	Repaint exterior and interior of Franklin Hill Water Storage Tank and associated maintenance.	$ 200,000
SHUTTERLEE MILL TANK PAINTING	FY2024	WF BUDGET	Repaint exterior and interior of Shutterlee Mill Water Storage Tank and associated maintenance.	$ 300,000
WATER LINES	FY2024	WF BUDGET	Annual replacement of old/undersized water lines throughout the City	$ 400,000
DESIGN OF PHASE I RICHMOND AVE WATERLINE REPLACEMENT	FY2024	WF BUDGET	Design of replacement of approximately 3,200 LF of existing aged 10", 8", and 6" water line along Richmond Avenue and Greenville Avenue in the area of the Richmond Avenue Road Diet & Roundabout project.	$ 250,000
STAUNTON CROSSING WATERLINE	FY2024	Contingent on State Grant Award	Installation and extension of 6,700 linear feet of 16" waterline and associated apparatus.	$ 2,350,000
STAUNTON CROSSING WATER STORAGE TANK	FY2024	Contingent on State Grant Award	1,000,000 gallon capacity composite style elevated water storage tank, site work, access road.	$ 5,360,000
			TOTAL WATER PROJECTS FY2024	**$ 8,860,000**
FY2025				
WATER LINES	FY2025	WF BUDGET	Annual replacement of old/undersized water lines throughout the City	$ 400,000
CONSTRUCTION OF PHASE I RICHMOND AVE WATERLINE REPLACEMENT	FY2025	WF BUDGET	Construction of replacement of approximately 3,200 LF of existing aged 10", 8", and 6" water line along Richmond Avenue and Greenville Avenue in the area of the Richmond Avenue Road Diet & Roundabout project.	$ 2,500,000
			TOTAL WATER PROJECTS FY2025	**$ 2,900,000**
FY2026				
WATER LINES	FY2026	WF BUDGET	Annual replacement of old/undersized water lines throughout the City	$ 450,000
			TOTAL WATER PROJECTS FY2026	**$ 450,000**
FY2027				
WATER LINES	FY2027	WF BUDGET	Annual replacement of old/undersized water lines throughout the City	$ 450,000
DESIGN OF PHASE II RICHMOND AVE WATERLINE REPLACEMENT	FY2027	BOND FUNDS	Design of replacement of approximately 6,400 LF of existing aged 10" and 6" water line along Richmond Avenue.	$ 600,000
			TOTAL WATER PROJECTS FY2027	**$ 1,050,000**
FY2028				
WATER LINES	FY2028	WF BUDGET	Annual replacement of old/undersized water lines throughout the City	$ 450,000
CONSTRUCTION OF PHASE II RICHMOND AVE WATERLINE REPLACEMENT	FY2028	BOND FUNDS	Construction of replacement of approximately 6,400 LF of existing aged 10" and 6" water line along Richmond Avenue.	$ 10,000,000
DESIGN NORTH RIVER TUNNEL REPAIR/REPLACE	FY2028	UNDETERMINED	Design phase only for the repair of the North River pipeline and replacement of 7,000 linear feet of 16" pipe.	$ 550,000
DESIGN NORTH RIVER PIPELINE REPAIR/REPLACEMENT	FY2028	UNDETERMINED	Design phase only for the replacement or repair of 61,000 linear feet (over 11.5 miles) of 16" pipe.	$ 1,300,000
			TOTAL WATER PROJECTS FY2028	**$ 12,300,000**
TOTAL WATER FUND CIP			**FY2024-FY2028 CIP**	**$ 25,560,000**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
SEWER FUND

Project	Fiscal Year	PROPOSED FUNDING SOURCE	Project Description	Project Estimate
FY2024				
DESIGN OF COMMERCE ROAD SEWER LINE - PHASE II	FY2024	SF BUDGET	Design of upgrade of approximately 1,500 LF of gravity sanitary sewer line, from end of Kalorama Street to upstream of Greenville Avenues intersection.	$ 150,000
STAUNTON CROSSING ONSITE SEWER LINE	FY2024	Contingent on State Grant Award	Construction of approximately 3,600 LF of gravity sewer line and 4,100 LF of force main.	$ 2,100,000
STAUNTON CROSSING ONSITE WASTEWATER PUMP STATION	FY2024	Contingent on State Grant Award	Wastewater pump station, including site, controls, and access road.	$ 785,000
STAUNTON CROSSING OFFSITE WASTEWATER COLLECTION SYSTEM	FY2024	Contingent on State Grant Award	Construction of upgrade of approximately 5,600 LF of gravity sanitary sewer line, downstream of the Staunton Crossing Development to the Lewis Creek Main Interceptor.	$ 1,670,000
			TOTAL SEWER PROJECTS FY2024	**$ 4,705,000**
FY2025				
CONSTRUCTION OF COMMERCE ROAD SEWER LINE - PHASE II	FY2025	SF BUDGET	Construction of upgrade of approximately 1,500 LF of gravity sanitary sewer line, from end of Kalorama Street to upstream of Greenville Avenue/Commerce Road intersection.	$ 950,000
LEWIS CREEK SANITARY SEWER DOWNTOWN - PER	FY2025	SF BUDGET	Preliminary Engineering Report (PER) to re-evaluate options for replacing the current Lewis Creek sewer main (formerly Commerce Road Sewer Phases III & IV) from Phase II (just upstream of Greenville Ave/Commerce Rd intersection) to the Wharf.	$ 150,000
			TOTAL SEWER PROJECTS FY2025	**$ 1,100,000**
FY2026				
LEWIS CREEK SANITARY SEWER DOWNTOWN - PHASE III & IV DESIGN	FY2026	SF BUDGET	Design of replacement of approximately 1700 LF of Lewis Creek sanitary sewer line from Phase II (just upstream of Greenville Ave intersection) to the Wharf.	$ 300,000
			TOTAL SEWER PROJECTS FY2026	**$ 300,000**
FY2027				
LEWIS CREEK SANITARY SEWER DOWNTOWN - PHASE III CONSTRUCTION	FY2027	SF BUDGET	Construction of replacement of approximately 900 LF of Lewis Creek sanitary sewer line from Phase II (just upstream of Greenville Ave/Commerce Rd intersection) to New Street.	$ 1,200,000
			TOTAL SEWER PROJECTS FY2027	**$ 1,200,000**
FY2028				
LEWIS CREEK SANITARY SEWER DOWNTOWN - PHASE IV CONSTRUCTION	FY2028	SF BUDGET	Construction of replacement of approximately 800 LF of Lewis Creek sanitary sewer line from Phase III (New Street) to the Wharf, and reconnecting/rerouting tributary sewer mains as needed.	$1,500,000
			TOTAL SEWER PROJECTS FY2028	**$ 1,500,000**
TOTAL SEWER FUND CIP			**FY2024-FY2028 CIP**	**$ 8,805,000**

CITY OF STAUNTON

CAPITAL IMPROVEMENT PLAN (CIP)

PARKING FUND

Project	Fiscal Year	PROPOSED FUNDING SOURCE	Project Description	Project Estimate
FY2024				
JOHNSON STREET PARKING GARAGE	FY2024	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 150,000
			FY2024 TOTAL PARKING FUND PROJECTS	**$ 150,000**
FY2025				
JOHNSON STREET PARKING GARAGE	FY2025	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 150,000
			FY2025 TOTAL PARKING FUND PROJECTS	**$ 150,000**
FY2026				
WHARF PARKING LOT	FY2026	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 300,000
NEW STREET PARKING GARAGE	FY2026	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 300,000
			FY2026 TOTAL PARKING FUND PROJECTS	**$ 600,000**
FY2027				
WHARF PARKING LOT	FY2027	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 300,000
JOHNSON STREET PARKING GARAGE	FY2027	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 300,000
			FY2027 TOTAL PARKING FUND PROJECTS	**$ 600,000**
FY2028				
WHARF PARKING LOT	FY2028	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 300,000
JOHNSON STREET PARKING GARAGE	FY2028	PF BUDGET	Seal/ repair concrete deck surfaces. Paint railings and other surfaces	$ 300,000
			FY2028 TOTAL PARKING FUND PROJECTS	**$ 600,000**
TOTAL PARKING FUND CIP			**FY2024-FY2028 CIP**	**$ 2,100,000**

CITY OF STAUNTON
CAPITAL IMPROVEMENT PLAN (CIP)
STORM WATER FUND

Project	Fiscal Year	PROPOSED FUNDING SOURCE	Project Description		Project Estimate
FY2024					
TMDL PERMIT MANDATE IMPROVEMENT PROJECT- PEYTON CREEK (GYPSY HILL) STREAM RESTORATION	FY2024	TBD	Annual projects to improve storm water quality by reducing pollutant discharge of sediment, nitrogen, and phosphorus to meet TMDL requirements- Total Maximum Daily Load. Project includes restoring approximately 1,200 LF of Peyton Creek in Gypsy Hill Park to include flood benches and daylighting of Peyton Creek with walking trail and signage detailing the impact of TMDL pollutant reduction via the stream restoration project **(Staunton A-2)**		$ 1,200,000
			TOTAL STORM WATER PROJECTS FY2024		**$ 1,200,000**
FY2025					
TMDL PERMIT/MS4 MANDATE IMPROVEMENT PROJECT -VILLAGES - ASYLUM CREEK STREAM RESTORATION TO INCUDE FLOOD BENCH DETENTION	FY2025	TBD	Annual projects to improve storm water quality by reducing pollutant discharge of sediment, nitrogen, and phosphorus to meet TMDL requirements- Total Maximum Daily Load. Restore approx. 1,400 LF of Asylum Creek through The Villages at Staunton development to include flood bench detention **(Staunton A-2)**		$ 1,400,000
			TOTAL STORM WATER PROJECTS FY2025		**$ 1,400,000**
FY2026					
TMDL PERMIT/MS4 MANDATE IMPROVEMENT PROJECT -STAUNTON HIGH SCHOOL STREAM RESTORATION	FY2026	TBD	Annual projects to improve storm water quality by reducing pollutant discharge of sediment, nitrogen, and phosphorus to meet TMDL requirements- Total Maximum Daily Load. Restore approx. 1,000 LF of stream adjacent to Staunton High School on N Coalter Street **(Staunton Plan A-2)**		$ 1,000,000
			TOTAL STORM WATER PROJECTS FY2026		**$ 1,000,000**
TOTAL STORM WATER FUND PROJECTS			**FY2024-FY2028 CIP**		**$ 3,600,000**

STAUNTON CITY SCHOOLS
CAPITAL IMPROVEMENT PLAN (CIP)
FY2024 - FY2028
SCHOOL CIP FUND 966

FY2024		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE
1 SCHOOL TRANSPORTATION RESERVE	FY2024	FY2024 BUDGET	Annual contribution to school transportation reserve	$ 50,000
2 SCHOOL FURNITURE/EQUIPMENT RESERVE	FY2024	FY2024 BA1	Annual funding to purchase/ replace school furniture/equipment	$ 25,000
3 VEHICLE RESERVE	FY2024	FY2024 BA1	Annual funding to replace maintenance vehicles/ grounds equipment	$ 50,000
4 SCHOOL MAINTENANCE/MECHANICAL EQUIPMENT	FY2024	FY2024 BUDGET	Annual funding to replace school building mechanical systems/ roofs / generators	$ 100,000
5 TECHNOLOGY RESERVE	FY2024	FY2024 BA1	Annual funding to replace technology infrastructure / network equipment	$ 100,000
6 PARKING LOTS /ROADWAYS	FY2024	FY2024 BA1	Repave all school parking lots and roadways. Annual funding $100,000	$ 100,000

TOTAL FY2024 **$ 425,000**

FY2025		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE
7 SCHOOL TRANSPORTATION RESERVE	FY2025	FY2025 BUDGET	Annual contribution to school transportation reserve	$ 50,000
8 SCHOOL FURNITURE/EQUIPMENT RESERVE	FY2025	FY2025 BA1	Annual funding to purchase/ replace school furniture/equipment	$ 25,000
9 VEHICLE RESERVE	FY2025	FY2025 BA1	Annual funding to replace maintenance vehicles/ grounds equipment	$ 50,000
10 SCHOOL MAINTENANCE/MECHANICAL EQUIPMENT	FY2025	FY2025 BUDGET	Annual funding to replace school building mechanical systems/ roofs / generators	$ 100,000
11 TECHNOLOGY RESERVE	FY2025	FY2025 BA1	Annual funding to replace technology infrastructure / network equipment	$ 100,000
11 PARKING LOTS /ROADWAYS	FY2025	FY2025 BA1	Repave all school parking lots and roadways. Annual funding $100,000	$ 100,000
12 SHELBURNE RENOVATION & OPERATIONS FACILITY CONSTRUCTION	FY2025	SCHOOL CIP	Maintenance and Transportation moves, Shelburne renovation of basement and CTE area, construction of Community Collaborative Learning Space at Shelburne, desgin and build warehhouse.	$ 8,353,576

TOTAL FY2025 **$ 8,778,576**

FY2026		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE
13 SCHOOL TRANSPORTATION RESERVE	FY2026	FY2026 BUDGET	Annual contribution to school transportation reserve	$ 50,000
14 SCHOOL FURNITURE/EQUIPMENT RESERVE	FY2026	FY2026 BA1	Annual funding to purchase/ replace school furniture/equipment	$ 25,000
15 VEHICLE RESERVE	FY2026	FY2026 BA1	Annual funding to replace maintenance vehicles/ grounds equipment	$ 50,000
16 SCHOOL MAINTENANCE/MECHANICAL EQUIPMENT	FY2026	FY2026 BUDGET	Annual funding to replace school building mechanical systems/ roofs / generators	$ 100,000
17 TECHNOLOGY RESERVE	FY2026	FY2026 BA1	Annual funding to replace technology infrastructure / network equipment	$ 100,000
18 PARKING LOTS /ROADWAYS	FY2026	FY2026 BA1	Repave all school parking lots and roadways. Annual funding $100,000	$ 100,000

TOTAL FY2026 **$ 425,000**

FY2027		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE
19 SCHOOL TRANSPORTATION RESERVE	FY2027	**FY2027 BUDGET**	Annual contribution to school transportation reserve	$ 50,000
20 SCHOOL FURNITURE/EQUIPMENT RESERVE	FY2027	**FY2027 BA1**	Annual funding to purchase/ replace school furniture/equipment	$ 25,000
21 VEHICLE RESERVE	FY2027	**FY2027 BA1**	Annual funding to replace maintenance vehicles/ grounds equipment	$ 50,000
22 SCHOOL MAINTENANCE/MECHANICAL EQUIPMENT	FY2027	**FY2027 BUDGET**	Annual funding to replace school building mechanical systems/ roofs / generators	$ 100,000
23 TECHNOLOGY RESERVE	FY2027	**FY2027 BA1**	Annual funding to replace technology infrastructure / network equipment	$ 100,000
24 PARKING LOTS /ROADWAYS	FY2027	**FY2027 BA1**	Repave all school parking lots and roadways. Annual funding $100,000	$ 100,000

TOTAL FY2027 **$ 425,000**

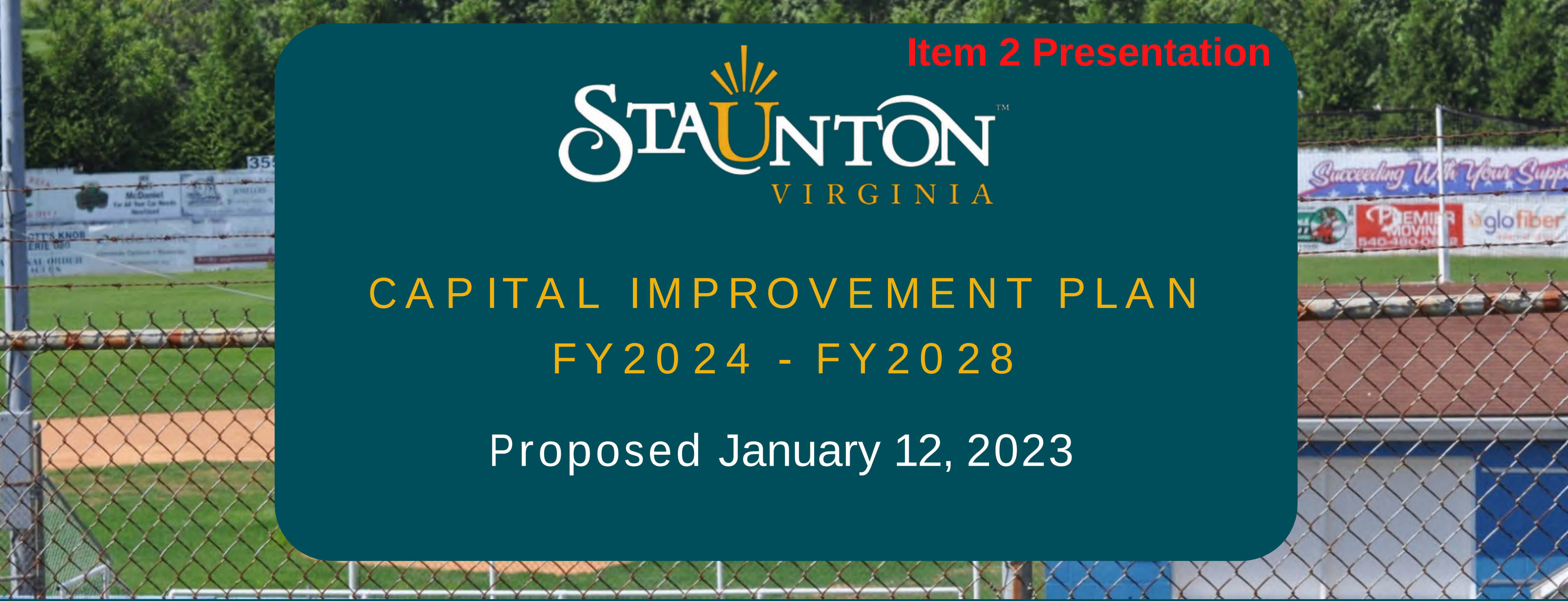
FY2028		PROPOSED FUNDING SOURCE	PROJECT DESCRIPTION	PROJECT ESTIMATE
25 SCHOOL TRANSPORTATION RESERVE	FY2028	**FY2028 BUDGET**	Annual contribution to school transportation reserve	$ 50,000
26 SCHOOL FURNITURE/EQUIPMENT RESERVE	FY2028	**FY2028 BA1**	Annual funding to purchase/ replace school furniture/equipment	$ 25,000
27 VEHICLE RESERVE	FY2028	**FY2028 BA1**	Annual funding to replace maintenance vehicles/ grounds equipment	$ 50,000
28 SCHOOL MAINTENANCE/MECHANICAL EQUIPMENT	FY2028	**FY2028 BUDGET**	Annual funding to replace school building mechanical systems/ roofs / generators	$ 100,000
29 TECHNOLOGY RESERVE	FY2028	**FY2028 BA1**	Annual funding to replace technology infrastructure / network equipment	$ 100,000
30 PARKING LOTS /ROADWAYS	FY2028	**FY2028 BA1**	Repave all school parking lots and roadways. Annual funding $100,000	$ 100,000

TOTAL FY2028 **$ 425,000**

STAUNTON CITY SCHOOLS
CAPITAL IMPROVEMENT PLAN (CIP)
FY2024 - FY2028
SCHOOL CIP FUND 966

FY2024 -FY2028 CIP PLAN	
FY2024	$ 425,000
FY2025	$ 8,778,576
FY2026	$ 425,000
FY2027	$ 425,000
FY2028	$ 425,000
TOTAL FY2024 - FY2028	**$ 10,478,576**

		SOURCE OF FUNDS- FY2024 CIP PROJECTS	
FY2024	**FY2024 BUDGET**	Transfer from Education Fund	$ 150,000
FY2024	**FY2024 BA1**	FY2024 Budget Amendment No. 1 (Appropriation of FY2023 Unassigned Fund Balance)	$ 275,000
		TOTAL FY2024	**$ 425,000**
		SOURCE OF FUNDS- FY2025 CIP PROJECTS	
FY2025	**FY2025 BUDGET**	Transfer from Education Fund	$ 150,000
FY2025	**FY2025 BA1**	FY2025 Budget Amendment No. 1 (Appropriation of FY2024 Unassigned Fund Balance)	$ 275,000
FY2025	**CIP RESERVES**	VARIOUS FUNDING SOURCES: CITY, STATE CONSTRUCTION, FEDERAL GRANTS, AND SCHOOL CIP	$ 8,353,576
		TOTAL FY2025	**$ 8,778,576**
		SOURCE OF FUNDS- FY2026 CIP PROJECTS	
FY2026	**FY2026 BUDGET**	Transfer from Education Fund	$ 150,000
FY2026	**FY2026 BA1**	FY2026 Budget Amendment No. 1 (Appropriation of FY2025 Unassigned Fund Balance)	$ 275,000
		TOTAL FY2026	**$ 425,000**
		SOURCE OF FUNDS- FY2027 CIP PROJECTS	
FY2027	**FY2027 BUDGET**	Transfer from Education Fund	$ 150,000
FY2027	**FY2027 BA1**	FY2027 Budget Amendment No. 1 (Appropriation of FY2026 Unassigned Fund Balance)	$ 275,000
		TOTAL FY2027	**$ 425,000**
		SOURCE OF FUNDS- FY2028 CIP PROJECTS	
FY2028	**FY2028 BUDGET**	Transfer from Education Fund	$ 150,000
FY2028	**FY2028 BA1**	FY2028 Budget Amendment No. 1 (Appropriation of FY2027 Unassigned Fund Balance)	$ 275,000
		TOTAL FY2028	**$ 425,000**

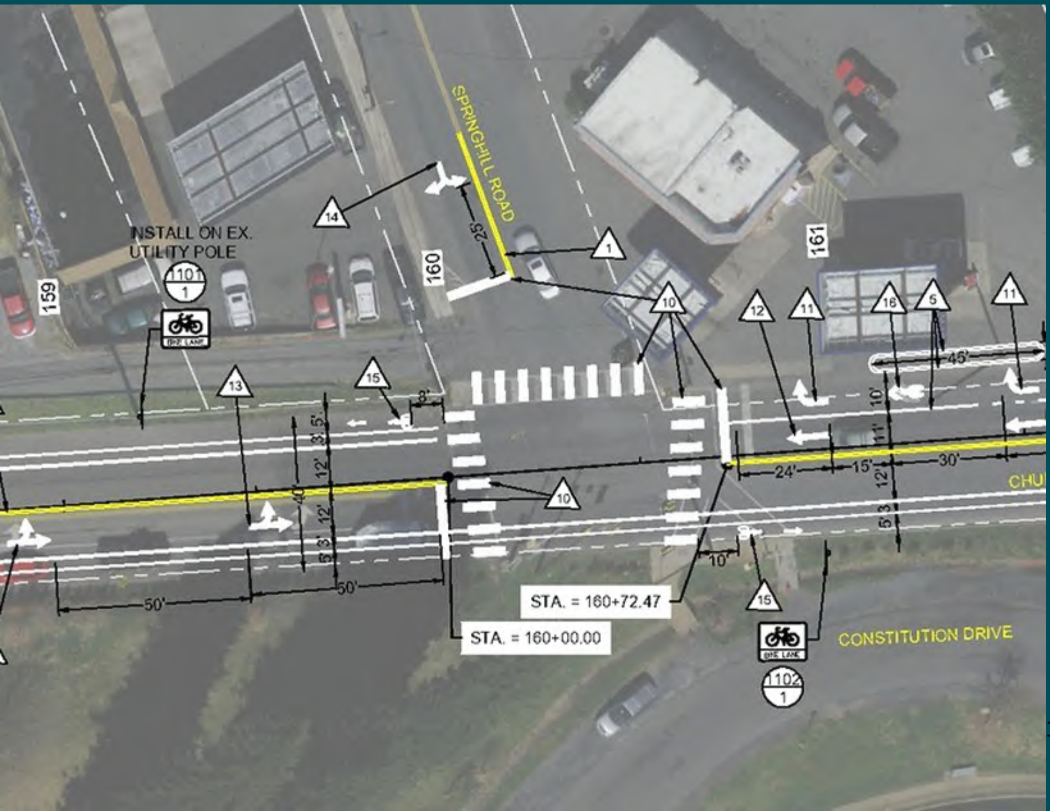


Item 2 Presentation

STAUNTON
VIRGINIA

CAPITAL IMPROVEMENT PLAN
FY2024 - FY2028

Proposed January 12, 2023



Process Changes

- Implemented a new CIP Request Form
- IT set up a new shared drive to allow for departments to save their requests in one place.
- Changed the way VDOT funded projects are shown:
  - Locally administered projects are in the CIP
  - VDOT administered projects are shown in an appendix.

Capital Improvement Program Project Request Form Fiscal Years 2024 thru 2028

Project Title: ____________________

Estimated Start Date: ____________________

Estimated Completion Date: ____________________

Submitted By: ____________________ **Department:** ____________________

Project Description: *Start typing here*

PROJECTED PROJECT COSTS

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
Design						-
Construction & FFE						-
Subtotal	-	-	-	-	-	-

FUNDING SOURCE

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
City						-
State						-
Federal						-
Other: (Specify) ____________						-
Total	-	-	-	-	-	-

PROJECTED OPERATIONAL COSTS

IMPACTED DEPARTMENT > ____________________

Personnel	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
# of Additional FTE						-
F/T Personnel Costs						-
Temporary/Seasonal Personnel Costs						-
FICA (7.65%)	-	-	-	-	-	-
Benefits (38% of F/T salary)	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-

Operating	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
Utilities			-	-	-	-
Supplies			-	-	-	-
Maintenance			-	-	-	-
Fixed Costs (IT, HVAC, etc.)			-	-	-	-
Other Operational Expenses			-	-	-	-
Lifecycle Replacement			-	-	-	-
Subtotal	-	-	-	-	-	-

Equipment	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
Vehicles						-
Other Operating Equipment						-
Subtotal	-	-	-	-	-	-

TOTAL OPERATING COST	-	-	-	-	-	-

PROJECTED REVENUES

Revenues	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
Grants						-
VDOT Grants/Funds						-
Other Special Revenue						-
Other (Specify): ____________						-
Subtotal	-	-	-	-	-	-

STAUNTON™
VIRGINIA

Capital Improvement Program Project Request Form Fiscal Years 2024 thru 2028

SUMMARY

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	5-YEAR TOTAL
Total Expenses	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-
Net Cost to City	-	-	-	-	-	-
Operational Cost Recovery	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	**#DIV/0!**

Year in which total design and construction costs recovered

ALIGNMENT WITH STAUNTON PLAN https://www.ci.staunton.va.us/government/city-council/staunton-plan

ALIGNMENT WITH CITY COMPREHENSIVE PLAN https://www.ci.staunton.va.us/departments/planning-zoning-division/comprehensive-plan

WOULD THIS PROJECT BE AN APPROPRIATE USE OF ARPA FUNDS? ARPA Community Survey Results

Is this project visionary and aspirational? Does it address any priorities identified in the ***ARPA community survey****, such as the economy, utilities and mobility? Will the funds be encumbered by Dec. 31, 2024 and the project completed and funds spent by Dec. 31, 2026?*

ALTERNATIVE SCOPE

LOCATION MAP AND OTHER SUPPORTING DOCUMENTATION

OTHER CONSIDERATIONS

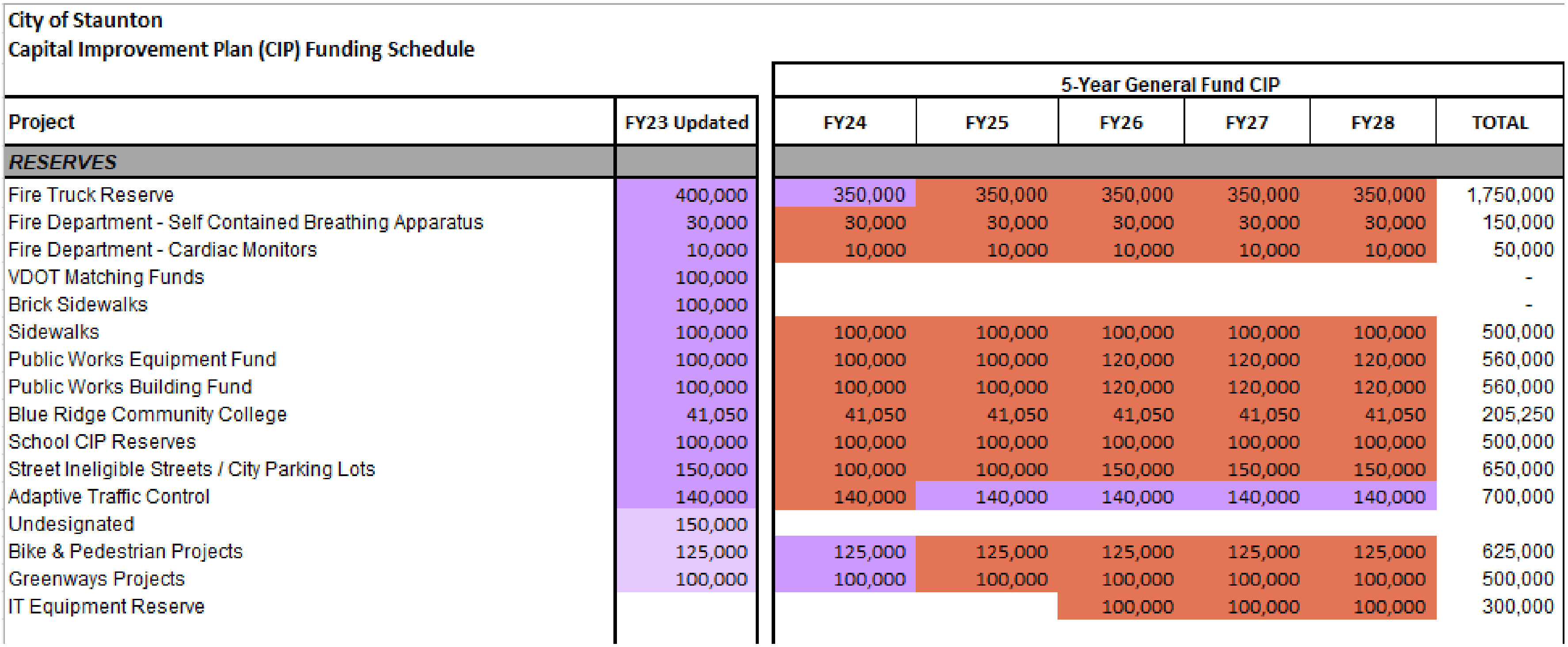
Include explanations as to how this will address a legal mandate, issues of public health and safety. If it does not, provide other considerations as to why this is a critical project.

FY2024-2028 CIP Summary

The City's five-year CIP totals $66,367,479 and is broken out among six different funds as follows:

- General Fund - $15,823,903
- Water Fund - $25,560,000
- Sewer Fund - $8,805,000
- Stormwater Fund - $3,600,000
- Parking Fund - $2,100,000
- Schools - $10,478,576

FY2024-2028 CIP General Fund



City of Staunton
Capital Improvement Plan (CIP) Funding Schedule

		5-Year General Fund CIP					
Project	**FY23 Updated**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**TOTAL**
RESERVES							
Fire Truck Reserve	400,000	350,000	350,000	350,000	350,000	350,000	1,750,000
Fire Department - Self Contained Breathing Apparatus	30,000	30,000	30,000	30,000	30,000	30,000	150,000
Fire Department - Cardiac Monitors	10,000	10,000	10,000	10,000	10,000	10,000	50,000
VDOT Matching Funds	100,000						-
Brick Sidewalks	100,000						-
Sidewalks	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Public Works Equipment Fund	100,000	100,000	100,000	120,000	120,000	120,000	560,000
Public Works Building Fund	100,000	100,000	100,000	120,000	120,000	120,000	560,000
Blue Ridge Community College	41,050	41,050	41,050	41,050	41,050	41,050	205,250
School CIP Reserves	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Street Ineligible Streets / City Parking Lots	150,000	100,000	100,000	150,000	150,000	150,000	650,000
Adaptive Traffic Control	140,000	140,000	140,000	140,000	140,000	140,000	700,000
Undesignated	150,000						
Bike & Pedestrian Projects	125,000	125,000	125,000	125,000	125,000	125,000	625,000
Greenways Projects	100,000	100,000	100,000	100,000	100,000	100,000	500,000
IT Equipment Reserve				100,000	100,000	100,000	300,000

FY2024-2028 CIP General Fund cont.

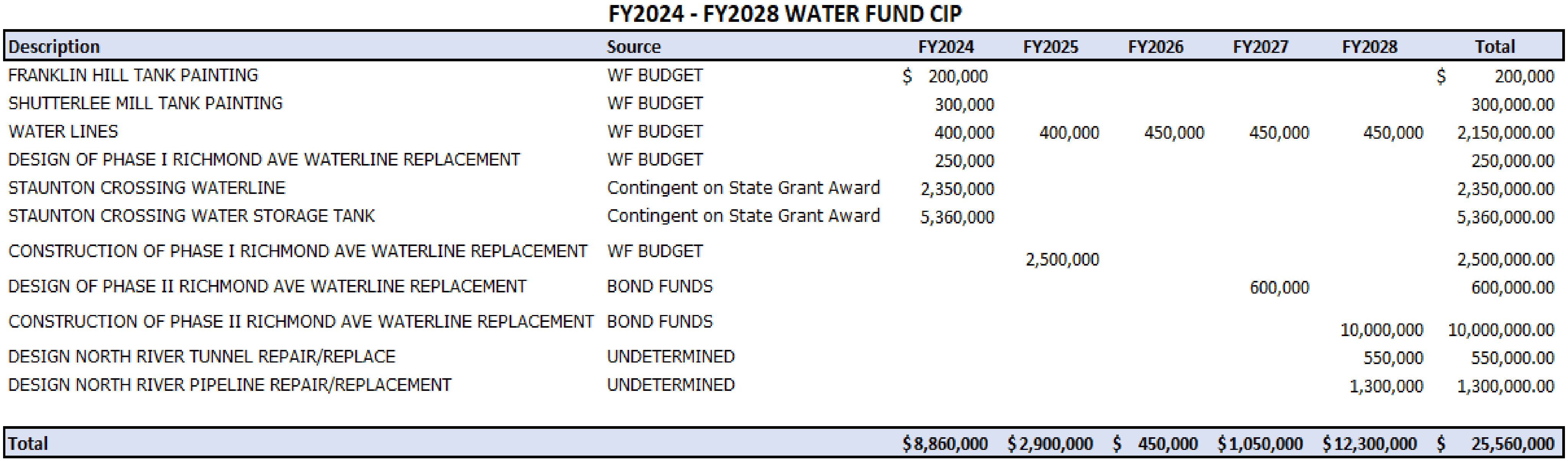
SPECIFIC PROJECTS							
NG911 Call Handling Equipment	160,000						
Police Department HVAC Replacement	135,000						
Shelburne Middle CTE Renovation	2,500,000						
Building Maintenance - Pump House @ Gypsy Hill Park		225,000					225,000
Replace CAD/RMS System		100,000	375,000	375,000			850,000
Moxie Stadium Renovation		600,000	600,000	600,000			1,800,000
Replace Core Network Router		200,000					200,000
Nutanix Cluster Hardware		150,000					150,000
Core Network Firewall Replacement			100,000				100,000
Montgomery Hall Park Fiber		100,000					100,000
Library Study		65,000					65,000
Additional GHP Bathroom Funding		90,000					90,000
Montgomery Hall Park Practice Field Lighting		160,000					160,000
Churchville Pedstrian Corridor Improvements - Reserve Funding		725,000					725,000
Churchville Pedstrian Corridor Improvements - VDOT Revenue Sharing		675,000					675,000
Staunton Crossing Marketing	107,500						-
ADA compliant pedestrian signals	200,000						-
West Beverley Street New Sidewalk at Morris Mill Road	92,750						
Edgewood Rd N Augusta to N Coalter				1,098,071			1,098,071
N Augusta Sidewalk Lambert to Terry					1,477,371		1,477,371
N Augusta Sidewalk Terry St to Meadowbrook					1,058,211		1,058,211
TOTAL	**$ 4,941,300**	**$ 4,386,050**	**$ 2,371,050**	**$ 3,559,121**	**$ 4,021,632**	**$ 1,486,050**	**$ 15,823,903**

Proposed Funding Source:	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**TOTAL**
Annual Budget	-	1,286,050	1,256,050	1,346,050	1,346,050	1,346,050	6,580,250
FY2022 Budget Amendment	3,170,000						-
Budget Amendment	1,571,050	1,700,000	1,115,000	1,115,000	140,000	140,000	4,210,000
CIP Funded Reserves	-	725,000					725,000
HUD CDBG	92,750	-		-			-
Virginia Department of Transportation Smart Scale Funding	-		-	1,098,071	2,535,582		3,633,653
Virginia Department of Transportation Revenue Sharing	-	675,000	-	-			675,000
ARPA FUNDS	107,500	-	-	-			-
Total	**$ 4,941,300**	**$ 4,386,050**	**$ 2,371,050**	**$ 3,559,121**	**$ 4,021,632**	**$ 1,486,050**	**$ 15,823,903**

FY2024-2028 CIP General Fund cont.

VDOT Administered Projects			-
Staunton Crossing Road Extension	8,781,224		-
Richmond Ave Road Diet/Roundabout		2,245,805	2,245,805
Richmond Ave and Crossing Way Shared Use Path		4,124,210	4,124,210
Commerce Rd and Lewis Creek Greenway		4,256,403	4,256,403
Greenville Ave Road Diet		3,727,694	3,727,694

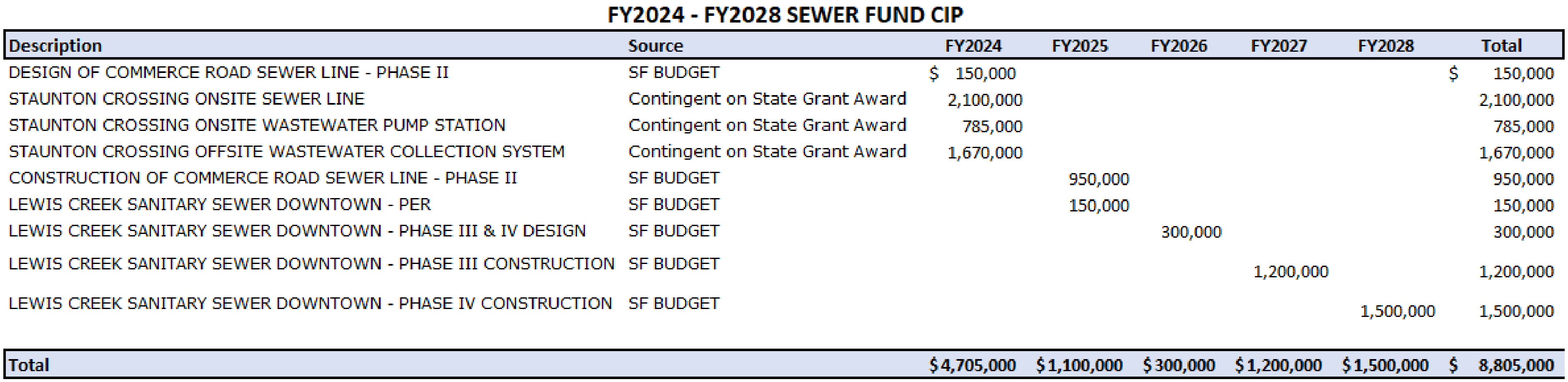
FY2024-2028 Water Fund CIP



FY2024 - FY2028 WATER FUND CIP

Description	Source	FY2024	FY2025	FY2026	FY2027	FY2028	Total
FRANKLIN HILL TANK PAINTING	WF BUDGET	$ 200,000					$ 200,000
SHUTTERLEE MILL TANK PAINTING	WF BUDGET	300,000					300,000.00
WATER LINES	WF BUDGET	400,000	400,000	450,000	450,000	450,000	2,150,000.00
DESIGN OF PHASE I RICHMOND AVE WATERLINE REPLACEMENT	WF BUDGET	250,000					250,000.00
STAUNTON CROSSING WATERLINE	Contingent on State Grant Award	2,350,000					2,350,000.00
STAUNTON CROSSING WATER STORAGE TANK	Contingent on State Grant Award	5,360,000					5,360,000.00
CONSTRUCTION OF PHASE I RICHMOND AVE WATERLINE REPLACEMENT	WF BUDGET		2,500,000				2,500,000.00
DESIGN OF PHASE II RICHMOND AVE WATERLINE REPLACEMENT	BOND FUNDS				600,000		600,000.00
CONSTRUCTION OF PHASE II RICHMOND AVE WATERLINE REPLACEMENT	BOND FUNDS					10,000,000	10,000,000.00
DESIGN NORTH RIVER TUNNEL REPAIR/REPLACE	UNDETERMINED					550,000	550,000.00
DESIGN NORTH RIVER PIPELINE REPAIR/REPLACEMENT	UNDETERMINED					1,300,000	1,300,000.00
Total		**$8,860,000**	**$2,900,000**	**$ 450,000**	**$1,050,000**	**$12,300,000**	**$ 25,560,000**

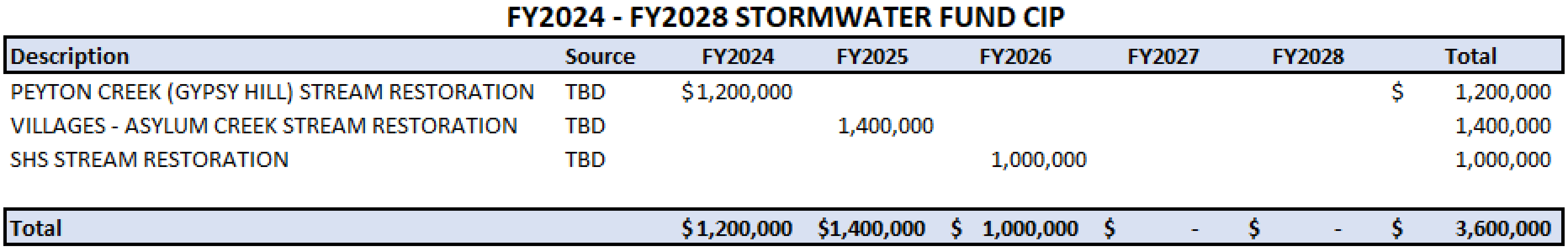
FY2024-2028 Sewer Fund CIP



FY2024 - FY2028 SEWER FUND CIP

Description	Source	FY2024	FY2025	FY2026	FY2027	FY2028	Total
DESIGN OF COMMERCE ROAD SEWER LINE - PHASE II	SF BUDGET	$ 150,000					$ 150,000
STAUNTON CROSSING ONSITE SEWER LINE	Contingent on State Grant Award	2,100,000					2,100,000
STAUNTON CROSSING ONSITE WASTEWATER PUMP STATION	Contingent on State Grant Award	785,000					785,000
STAUNTON CROSSING OFFSITE WASTEWATER COLLECTION SYSTEM	Contingent on State Grant Award	1,670,000					1,670,000
CONSTRUCTION OF COMMERCE ROAD SEWER LINE - PHASE II	SF BUDGET		950,000				950,000
LEWIS CREEK SANITARY SEWER DOWNTOWN - PER	SF BUDGET		150,000				150,000
LEWIS CREEK SANITARY SEWER DOWNTOWN - PHASE III & IV DESIGN	SF BUDGET			300,000			300,000
LEWIS CREEK SANITARY SEWER DOWNTOWN - PHASE III CONSTRUCTION	SF BUDGET				1,200,000		1,200,000
LEWIS CREEK SANITARY SEWER DOWNTOWN - PHASE IV CONSTRUCTION	SF BUDGET					1,500,000	1,500,000
Total		**$4,705,000**	**$1,100,000**	**$300,000**	**$1,200,000**	**$1,500,000**	**$ 8,805,000**

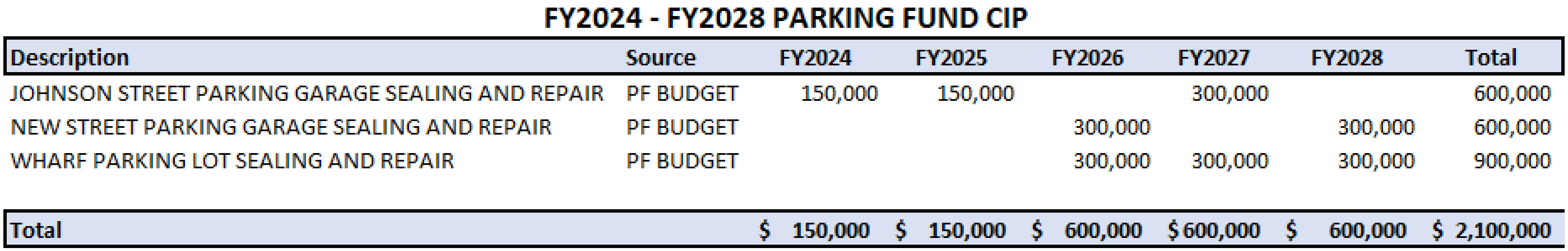
FY2024-2028 Storm Water Fund CIP



FY2024 - FY2028 STORMWATER FUND CIP

Description	Source	FY2024	FY2025	FY2026	FY2027	FY2028	Total
PEYTON CREEK (GYPSY HILL) STREAM RESTORATION	TBD	$ 1,200,000					$ 1,200,000
VILLAGES - ASYLUM CREEK STREAM RESTORATION	TBD		1,400,000				1,400,000
SHS STREAM RESTORATION	TBD			1,000,000			1,000,000
Total		**$ 1,200,000**	**$1,400,000**	**$ 1,000,000**	**$ -**	**$ -**	**$ 3,600,000**

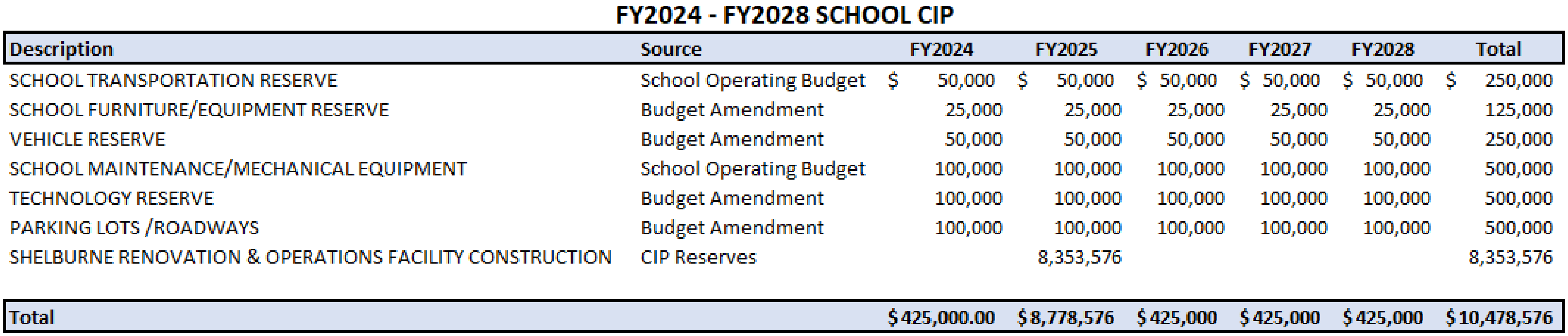
FY2024-2028 Parking Fund CIP



FY2024 - FY2028 PARKING FUND CIP

Description	Source	FY2024	FY2025	FY2026	FY2027	FY2028	Total
JOHNSON STREET PARKING GARAGE SEALING AND REPAIR	PF BUDGET	150,000	150,000		300,000		600,000
NEW STREET PARKING GARAGE SEALING AND REPAIR	PF BUDGET			300,000		300,000	600,000
WHARF PARKING LOT SEALING AND REPAIR	PF BUDGET			300,000	300,000	300,000	900,000
Total		**$ 150,000**	**$ 150,000**	**$ 600,000**	**$ 600,000**	**$ 600,000**	**$ 2,100,000**

FY2024-FY2028 School CIP



FY2024 - FY2028 SCHOOL CIP

Description	Source	FY2024	FY2025	FY2026	FY2027	FY2028	Total
SCHOOL TRANSPORTATION RESERVE	School Operating Budget	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
SCHOOL FURNITURE/EQUIPMENT RESERVE	Budget Amendment	25,000	25,000	25,000	25,000	25,000	125,000
VEHICLE RESERVE	Budget Amendment	50,000	50,000	50,000	50,000	50,000	250,000
SCHOOL MAINTENANCE/MECHANICAL EQUIPMENT	School Operating Budget	100,000	100,000	100,000	100,000	100,000	500,000
TECHNOLOGY RESERVE	Budget Amendment	100,000	100,000	100,000	100,000	100,000	500,000
PARKING LOTS /ROADWAYS	Budget Amendment	100,000	100,000	100,000	100,000	100,000	500,000
SHELBURNE RENOVATION & OPERATIONS FACILITY CONSTRUCTION	CIP Reserves		8,353,576				8,353,576
Total		**$ 425,000.00**	**$ 8,778,576**	**$ 425,000**	**$ 425,000**	**$ 425,000**	**$ 10,478,576**

CITY COUNCIL **AGENDA BRIEFING**

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**Jessie Moyers** **Chief Finance Officer** **Leslie Beauregard** **City Manager**
Item #	**4**	
Department:	**Finance**	
Alignment with Staunton Plan (Value/Strategic Area):	**Value: Excellence** **Strategic Area: Responsible, Efficient Government**	
Subject:	**Discussion of Recommended Allocation of Remaining American Rescue Plan Act Funds**	

Background: The city has been allocated $12,955,826 in American Rescue Plan Act funds. All funds have been received as of June 30, 2022. Federal requirements state that funds must be obligated by December 31, 2024. The city has until December 31, 2026 to expend all funds.

Council has appropriated $3,232,500 to date. Council will need to appropriate the remaining $9,723,326. Chief Finance Officer, Jessie Moyers, will provide recommendations for use of the remaining funds based on information gathered during the CIP process, discussions with department heads, past review with council, and the areas of greatest need. These recommendations are for discussion only at this point. Based on feedback from the January 12 work session, an appropriation of ARPA funds will be introduced at the January 26, 2023 council meeting in the form of budget amendment number four.

Attachment: ARPA Recommendations

City Manager's Recommendation: For review and discussion only.

Suggested Motion: Not applicable

City Manager: Leslie Beauregard

Attachment #1

Coronavirus State and Local Fiscal Recovery Funds (SLFRF)

(part of the American Rescue Plan)

City of Staunton's Total Allocation	**$**	**12,955,826**
Regional Radio System		2,000,000
West End Small Area Plan		100,000
Staunton Crossing Marketing Plan		107,500
Uniontown Comprehensive Plan/Small Area Study		75,000
Flood Shield Grants		300,000
Existing Tunnel Improvement Design		650,000
Funds appropriated through 12/31/2022	**$**	**3,232,500**
Remaining ARPA funds to appropriate	**$**	**9,723,326**

GENERAL GOVERNMENT

Project	**Description**		**Amount**
Regional Animal Shelter Design and Relocation	Staunton's share of the animal shelter design and relocation to the old Verona Elementary building.	$	776,000
Building Security Improvements	Funds to enhance building security at various Staunton public facilities to include cameras, badges, and door locks.	$	400,000

PARKS, RECREATION, LIBRARY, AND CULTURAL

Project	**Description**		**Amount**
MHP Paving	Repave park road at Montgomery Hall Park along with two parking lots. Park road was originally paved in 1972.	$	480,000
Refresh Bathhouse Facilities at Gypsy Hill Park Pool and Montgomery Hall Park Pool	facilities at both Gypsy Hill Park Pool and the Montgomery Hall Park Pool	$	400,000
Montgomery Hall Park Bathroom Refresh	Update Montgomery Hall Park bathroom facilities.	$	300,000
Moxie Field Design	Design phase of the Moxie Stadium renovation.	$	200,000
Library Roof Replacement	Roof replacement needed due to age and leaks.	$	375,000

PUBLIC SAFETY

Project	Description		Amount
Fire - Pumper	Replaces a 2000 model with 57,337 motor hours, 113,387 miles, and 2,293,480 motor miles.	$	1,000,000
Fire - Pumper	Replace a 2008 model with 10,835 motor hours, 84,521 miles, and 433,400 motor miles.	$	1,000,000

PUBLIC WORKS

Project	Description		Amount
PW Dump Trucks	Replace two of the four aging dump trucks in Public Works.	$	300,000

JUDICIAL ADMINISTRATION

Project	Description		Amount
JDR Courthouse expense	Expenditures related to separating Staunton's Juvenile and Domestic Relations courts from the Augusta County court facilities.	$	2,327,326

STORMWATER

Project	Description		Amount
Gypsy Hill Park Stream Restoration	Project includes restoring approximately 1,200 LF of Peyton Creek in Gypsy Hill Park to include flood benches and daylighting of Peyton Creek with walking trail and signage detailing the impact of TMDL pollutant reduction via the stream restoration project **(Staunton A-2)**	$	1,200,000

ENVIRONMENTAL

Project	Description		Amount
Recycling Center	Relocate Staunton's central recycling collection center.	$	115,000
Refuse Standardization	Purchase, registration, and distribution of standard refuse collection bins. Procurement of mechanical tippers for	$	850,000

$ -

Item 4 Presentation

City Council Work Session
January 12, 2023

American Rescue Plan Act

American Rescue Plan Act (ARPA) Recap

- Amounts received equaled $6,477,913 in June 2021 and $6,477,913 in June 2022 for – **a total of $12,955,826**
  - This represents the City's total allotment of ARPA Fund.
- Treasury guidance calls for all expenditures to be encumbered by December 31, 2024 and spent by December 31, 2026.

ARPA Funding Categories

A. Support for the Public Health and Economic Impacts
B. Premium Pay for Essential Workers
C. Payroll Expenses for Public Health & Safety Employees
D. Replace Public Sector Revenue loss (option elected by Staunton)
E. Water, Sewer, and Broadband Infrastructure

Replace Public Sector Revenue Loss

- ARPA allows for localities to recapture of general revenues lost as a result of the COVID 19 Pandemic. General revenues include taxes, current charges, miscellaneous general revenue, and intergovernmental transfers between state and local governments and parking revenue.
- Loss of revenues are calculated by the formula provided by the US Treasury Department and measures actual revenue verses potential revenue. Under this formula the greater of the lost revenue percentage above the base year or 5.2% is used.
- Key advantage of the loss of revenue calculation is it allows for a more flexible use of funds and less reporting requirements.
- Based upon FY2020 and FY2021 fiscal year loss of revenue calculations, we have been able to capture $10.8 million or 83% of our expected allocation.
- FY2022's calculation captured the remaining amount, rounding out the $13M needed.

Replace Public Sector Revenue Loss

- Loss of Revenue can be used for services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated.
- Government services generally include any service traditionally provided by a government. Examples specifically provided by Treasury include:
  - Construction of schools and hospitals
  - Road building and maintenance, and other infrastructure
  - Health services
  - General government administration, staff, and administrative facilities
  - Environmental remediation
  - Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)

GFOA American Rescue Plan Act Guiding Principles

- APRA funds are non-recurring so their use should be applied primarily to non-recurring expenditures.
- Avoid creating new programs or add-ons to existing programs that require ongoing financial commitment.
- Investment in critical infrastructure is particularly well suited use of ARPA funds because of its non-recurring nature.
- Use other dedicated grants and programs first whenever possible and save ARPA funds for priorities not eligible for other federal and state assistance programs.
- Adequate time should be taken to carefully consider all alternative for the prudent use of ARPA funding prior to committing the resources to ensure the fest use of the temporary funding.

Appropriated ARPA Funds

Regional Radio System	2,000,000
West End Small Area Plan	100,000
Staunton Crossing Marketing Plan	107,500
Uniontown Comprehensive Plan/Small Area Study	75,000
Flood Shield Grants	300,000
Existing Tunnel Improvement Design	650,000
Funds appropriated through 12/31/2022	**$ 3,232,500**

Suggested ARPA Use – 2 New Fire Pumpers

$2,000,000 for 2 Pumpers to replace Engine #2 and #3

- Engine #2 – is a 2008 unit with 84,521 miles, 10,835 motor hours, and 433,400 motor miles.
- Engine #3 – is a 2000 unit with 113,387 miles, 57,337 motor hours, and 2,293,480 motor miles.

The lead time for a fire pumper is currently 22-24 months. The fire department still has a need to replace their heavy rescue unit which is a 1996 model.

STAUNTON™
VIRGINIA

Suggested ARPA Use – Public Works Dump Trucks

$300,000 for 2 Dump Trucks in the Public Works Department.

There is a need to replace four existing dump trucks that were purchased all around the same time. They are requesting two now and two will be purchased later using Public Works CIP equipment funds. This will help stagger future replacements.

STAUNTON™
VIRGINIA

Suggested ARPA Use – Repave Montgomery Hall Park Road/Parking Lots

$480,000 - to repave the park road and two parking lots at Montgomery Hall Park. The park road was originally paved in 1972. There is significant issues with cracking and damaged pavement.

Suggested ARPA Use – Montgomery Hall Park Bathroom Refresh

$300,000- to update fixtures, lighting, and paint for the bathroom facilities at Montgomery Hall Park.

Suggested ARPA Use – Bathhouse Facilities

$400,000 – to refresh the bathhouse facilities at both the Gypsy Hill Park Pool and the Montgomery Hall Park Pool to include updated fixtures, critical building repairs, updated lighting, and new paint.

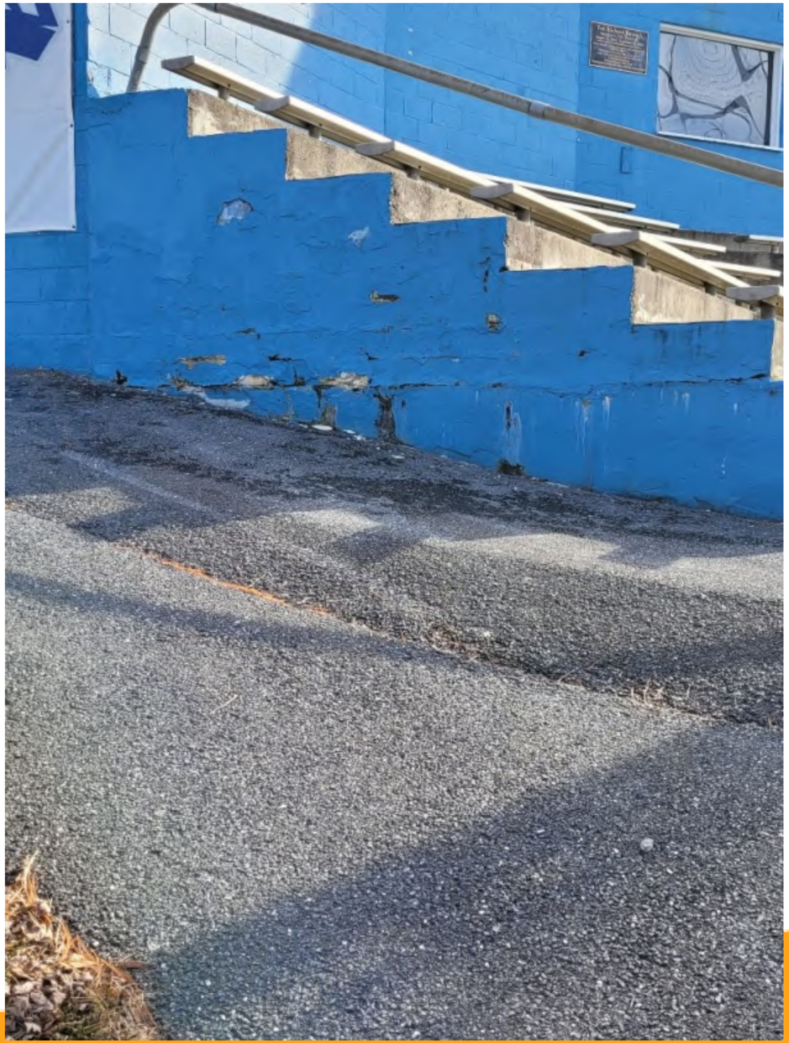
Suggested ARPA Use – Moxie Stadium Design

$200,000 – for the design of the Moxie Stadium renovation. Renovation will include the demolition of existing buildings and seating area. It will also include construction of a new press box, concession area, dugouts, and stadium seating. Field repairs will including installing a warning track and leveling of the outfield.

The stadium will be required to be closed for one year, which will require coordination with Staunton High School Baseball, the Staunton Braves, and Mary Baldwin University.

Construction phase of this project is in the current proposed CIP with funding spread over FY24, FY25, and FY26 with each year being funded at $600,000 using carry over funds. The construction phase is currently estimated at $1.8M, but final figures will not be available until the design phase is complete.

Suggested ARPA Use – Moxie Stadium Design cont.



Suggested ARPA Use – Library Roof Replacement

$375,000 - to replace the roof of the Staunton Public Library.

The current roof leaks during heavy rains. Trash cans are often used to collect dripping rain water. Repairs have been made several times. The current roof is in need of replacement.

Suggested ARPA Use – Building Security Improvements

$400,000 - to enhance security at Staunton's public facilities to include cameras, badges, electronic door locks, and other security needs.

Suggested ARPA Use – Regional Animal Shelter Design and Relocation

$776,000 – Staunton’ share for the design and construction phases of the relocation of the Regional Animal Shelter to the old Verona Elementary School in Augusta County.

The Shenandoah Valley Animal Services Center will be relocated from Lyndhurst to the old Verona Elementary School in Augusta County. The new location will need to be renovated and is expected to be ready in 2024. The renovated space will provide much needed additional space for animals and staff.

Suggested ARPA Use – Environmental

$115,000 – to relocate Staunton’s central recycling collection center.

$850,000 – to standardize refuse collection; includes the purchase, registration, and distribution of standard refuse collection bins. In addition, refuse collection trucks will be retrofitted with mechanical tippers.

Jeff Johnston, Director of Public Works, will present more detailed information relating to the solid waste program during the regular council meeting.

Suggested ARPA Use – Stormwater

$1,200,000 – for the Gypsy Hill Park Stream Restoration.

Project includes restoring approximately 1,200 LF of Peyton Creek in Gypsy Hill Park to include flood benches and daylighting of Peyton Creek with walking trail and signage detailing the impact of TMDL pollutant reduction via the stream restoration project (Staunton A-2).

Suggested ARPA Use – Juvenile and Domestic Relations Courthouse Expenditures

$2,327,326 – for expenditures related to separating Staunton's Juvenile and Domestic Relations courts from the Augusta County court facilities.

Questions and Feedback

CITY COUNCIL AGENDA BRIEFING

Staunton, VA

Meeting Date:	**January 12, 2023**	**Rick Johnson** **City Treasurer**
Item #	**5**	
Department:	**City Treasurer**	
Alignment with Staunton Plan (Value/Strategic Area):	**Value: Inclusion** **Strategic Area: Responsive, Efficient Government**	
Subject:	**Report on Properties Delinquent in Property Taxes and Overview of the Collection Process**	

Background: Rick Johnson, City Treasurer, will provide a report on properties delinquent in property taxes and an overview of the delinquent taxes collection process.

Attachment: Not applicable.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

City Council
WORK SESSION
December 8, 2022
5:15 p.m.

Council Members Present: Mayor Oakes, Vice Mayor Robertson and Councilmembers Claffey, Darby and Holmes. Councilmembers Dull and Mead participated remotely.

Mayor Oakes called the meeting to order: Mayor Oakes called the meeting of Staunton City Council to order.

Mayor Oakes stated, "On December 6, 2022, I received a request from Councilor Dull to participate remotely in the December 8, 2022 Staunton City Council meeting due to a temporary medical condition that prevents her physical attendance at the meeting. I will now entertain a motion to allow Councilor Dull's remote participation in this meeting pursuant to Staunton City Council Procedural Memorandum Number Three."

Mr. Holmes stated, "Pursuant to Staunton City Council Procedural Memorandum Number Three, I move to allow Councilor Dull to remotely participate in the December 8, 2022 Staunton City Council meeting due to a temporary medical condition."

The motion was seconded by Vice Mayor Robertson and carried as follows:

Vice Mayor Robertson	aye		
Mr. Holmes	aye	Mr. Claffey	aye
Mayor Oakes	aye	Ms. Darby	aye

Mayor Oakes asked Ms. Dull to state the location from which she was participating. Ms. Dull responded that she was at 1003 East Beverley Street. Mayor Oakes asked Council and the audience if they could hear Ms. Dull. The response was affirmative.

Mayor Oakes stated, "On December 6, 2022, I received a request from Councilor Mead to participate remotely in the December 8, 2022 Staunton City Council meeting due to a temporary medical condition that prevents her physical attendance at the meeting. I will now entertain a motion to allow Councilor Mead's remote participation in this meeting pursuant to Staunton City Council Procedural Memorandum Number Three."

Mr. Holmes stated, "Pursuant to Staunton City Council Procedural Memorandum Number Three, I move to allow Councilor Mead to remotely participate in the December 8, 2022 Staunton City Council meeting due to a temporary medical condition."

The motion was seconded by Vice Mayor Robertson and carried as follows:

Vice Mayor Robertson	aye	Ms. Dull	aye
Mr. Holmes	aye	Mr. Claffey	aye
Mayor Oakes	aye	Ms. Darby	aye

Mayor Oakes asked Ms. Mead to state the location from which she was participating. Ms. Mead responded that she was at 342 Sherwood Avenue. Mayor Oakes asked Council and the audience if they could hear Ms. Mead. The response was affirmative.

1. Consideration of Work Session and Regular Meeting Agendas

Consistent with Procedural Memorandum No. 3, the agendas were presented for Council consideration.

Mr. Claffey moved to approve the work session and regular meeting agendas as presented.

The motion was seconded by Ms. Darby and carried as follows:

Mr. Holmes	aye	Mayor Oakes	aye
Mr. Claffey	aye	Vice Mayor Robertson	aye
Ms. Dull	aye	Ms. Mead	aye
Ms. Darby	aye		

Item 3 was switched to item 2 to allow Senator Hanger additional time to arrive.

2. Update on the FY 2022 External Audit and Annual Comprehensive Financial Report

Chief Financial Officer Jessie Moyers and external auditor from Brown Edwards, Kristin Holland, provided an update on the status of the FY2022 external audit and the Annual Comprehensive Financial Report. Ms. Holland’s report noted the City’s audit was clean and in good standing.

3. Discussion of the City’s 2023 Legislative Program with Senator Emmett Hanger

Council discussed the adopted Legislative Program with Senator Emmett Hanger. Topics included: education funding, women’s reproductive rights, gay marriage, mental and behavioral health, water quality issues, transportation, pediatric cancer research, state parks and criminal justice reform.

4. Closed Meeting for: (i) the Performance of the Staunton City Manager

Vice Mayor Robertson moved to enter a closed meeting for: (i) discussion and consideration of the Staunton City Manager’s performance pursuant to Virginia Code §§ 2.2-3711(A)(1).

The motion was seconded by Mr. Claffey and carried as follows:

Ms. Darby	aye	Mr. Holmes	aye
Ms. Mead	aye	Vice Mayor Robertson	aye
Mr. Claffey	aye	Mayor Oakes	aye
Ms. Dull	aye		

Vice Mayor Robertson moved that Council reconvene in an open meeting and certify to the best of each member’s knowledge that only lawfully exempted public business matters were discussed and that only public business matters as identified in the closed meeting motion were heard, discussed or considered in the meeting.

The motion was seconded by Mr. Claffey and carried as follows:

Mr. Claffey	aye	Vice Mayor Robertson	aye
Ms. Dull	aye	Mr. Holmes	aye
Ms. Darby	aye	Mayor Oakes	aye
Ms. Mead	aye		

The work session adjourned at 7:15 p.m.

____
Kiley A. Kesecker
Clerk of Council

REGULAR MEETING OF STAUNTON CITY COUNCIL
Thursday, December 8, 2022
7:30 p.m.
Rita S. Wilson Council Chambers

PRESENT:	**Mayor Andrea Oakes**
	Vice Mayor Mark Robertson
	Stephen W. Claffey
	Amy G. Darby
	Carolyn W. Dull (remote participant)
	R. Terry Holmes
	Brenda O. Mead (remote participant)
ALSO PRESENT:	**Leslie Beauregard, City Manager**
	John Blair, City Attorney
	Kiley Kesecker, Clerk of Council

Mayor Oakes called the meeting to order: Mayor Oakes called this meeting of Staunton City Council to order.

The Pledge of Allegiance was recited in unison.

The invocation/moment of silence was given by Reverend John Craft at the invitation of Ms. Darby.

MAYOR'S REPORT

Mayor Oakes stated that she had taken the Santa Express provided by Virginia Scenic Railway, as well as attended the Shelburne Woodwind Ensemble performance in City Hall. She also noted that upcoming holiday events included: the gingerbread gardens at the Woodrow Wilson Presidential Library, Santa's Downtown Workshop at "The Space" and the Celebration of Holiday Lights in Gypsy Hill Park.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Mr. Holmes thanked everyone that he has had the pleasure of working with in the City and he hoped that the Councilmembers-elect have a good experience serving the City.

Ms. Mead stated that it has been her honor and privilege to serve the people of Staunton, and especially thanked those who have taken the time and trouble to show up to City Council meetings.

Ms. Mead moved that the City appropriate $1,000 for the dedication of a bench in Gypsy Hill Park to honor Thelma Newman, contingent upon the community raising and contributing $1,500 towards the remainder of the cost.

The motion was seconded by Ms. Dull.

Mayor Oakes read a letter she received from Mrs. Newman, stating that she did not wish to have her name used in any form or to be recognized by the City in any way.

The motion failed as follows:

Ms. Dull	aye		
Ms. Mead	aye	Ms. Darby	no
Mr. Holmes	no	Mr. Claffey	no
Vice Mayor Robertson	no	Mayor Oakes	no

Ms. Dull stated that only qualified individuals should be appointed to positions on City boards and commissions and the City should return to curbside recycling. She also stated that she requested work to be done on sidewalks in the West end that never happened, and thanked the citizens of Staunton for their support.

APPROVAL OF MINUTES

Mr. Claffey moved to approve the work session and regular meeting minutes of November 10, 2022 as presented.

The motion was seconded by Mr. Holmes and carried as follows:

Ms. Dull	aye		
Ms. Mead	aye	Ms. Darby	abstain
Mr. Holmes	aye	Mr. Claffey	aye
Vice Mayor Robertson	aye	Mayor Oakes	aye

REGULAR MEETING

A. Public Hearing and Consideration of a Request by Grand Home Furnishings to Rezone 550 Richmond Avenue From I-1, Light Industrial District to B-2, General Business District

Senior Planner Rodney Rhodes stated that Grand Home Furnishings has requested to rezone property at 550 Richmond Avenue from I-1 light industrial district to B-2 general business district in order to use the existing building for retail sales. The building was used as a warehouse space for the area Grand Home Furnishings stores up until they consolidated their stores in Waynesboro. They would now like to open an outlet store at this location, and since a zoned industrial commercial use is not permitted at this location, they have applied for the rezoning.

Mr. Rhodes stated that staff has reviewed the request and has no issues with the proposed rezoning. The proposed rezoning would help establish a new use for underutilized property, and the comprehensive plan future land use map designates the area as commercial. He also noted that at its November 17, 2022 meeting, the Planning Commission conducted a public hearing during which no one spoke in opposition to the request, and the Commission unanimously voted to recommend approval of the rezoning.

Mayor Oakes asked if Councilmembers had any questions.

Mr. Holmes asked if they will build on to the existing building or utilize it as it stands. Mr. Rhodes stated that they would be using the existing building as it stands.

Senior Vice President of Grand Home Furnishings Robert Jennings was present to answer questions from Councilmembers.

Councilmembers had no questions.

Mayor Oakes stated the following:

"In a moment, I will open up the Public Hearing. It is a time that Council sets aside to hear from citizens and others about a specific topic.

We ask that you please give your name, your address, and then keep your remarks at 5 minutes or less. When you reach the 5-minute time limit, I will let you know that your time limit has expired.

For our Zoom participants, please raise your hand now if you wish to speak on this particular Public Hearing. If you raise your hand during this Public Hearing, you will also be able to raise your hand during this Council meeting for other Public Hearings and Matters of the Public. Please keep your comments to five minutes as well. Once everyone who wishes to speak has had an opportunity, I will then close the Public Hearing.

I will now open the Public Hearing so if you wish to speak, please approach the podium. We will alternate between individuals physically present and those that have their hands raised via the Zoom platform."

The public hearing was opened.

Albino Fossa, 401 Bowling Street, stated that if the proposal benefits the people of Staunton, it should be approved.

With there being no one else wishing to speak, the public hearing was closed.

Mr. Holmes moved that Council adopt the ordinance and approve the rezoning as recommended by the Planning Commission.

The motion was seconded by Mr. Claffey and carried as follows:

Ms. Dull	aye		
Ms. Mead	aye	Ms. Darby	aye
Mr. Holmes	aye	Mr. Claffey	aye
Vice Mayor Robertson	aye	Mayor Oakes	aye

Ordinance No. 2022-

AN ORDINANCE REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT, THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED AT 550 RICHMOND AVENUE (PID 1222), STAUNTON, VIRGINIA

Recitals

A. It appears by deed dated April 19, 2001, recorded in the Clerk's Office of the Circuit Court of the City of Staunton, Virginia, as Instrument Number 010001847, that Robert Realty, acquired from Grand Piano and Furniture Co., what is referenced in the deed as all that certain lot tract or parcel of land fronting a distance of 320 feet on the south side of Richmond Road, with further description provided in the deed, a copy of which is annexed and incorporated herein by reference (**Exhibit A**);

B. Grand Home Furnishings, acting as the authorized agent of Robert Realty, has made application to the City of Staunton for a zoning classification change under the provisions of the Staunton City Code for 550 Richmond Avenue (Parcel Identification Number 1222), from I-1, Light Industrial District, to B-2, General Business District;

C. The Planning Commission of the City of Staunton, after study and review, has properly heard the matter and recommended approval;

D. This matter has been properly advertised, heard, and considered; and

E. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that the property known as 550 Richmond Avenue (Parcel Identification Number 1222), in the City of Staunton, Virginia, is **HEREBY REZONED** from I-1, Light Industrial District, to B-2, General Business District, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice.

Introduced: December 8, 2022
Adopted: December 8, 2022
Effective: December 8, 2022

____
Andrea W. Oakes, Mayor

ATTEST: ________________
Kiley A. Kesecker, Clerk of Council

B. Public Hearing and Consideration of a Request by Schnitzhofer Real Estate, LLC, for a Special Use Permit at 909 Greenville Avenue

Mr. Rhodes stated that Schnitzhofer Real Estate, LLC, is requesting a Special Use Permit for the property located at 909 Greenville Avenue to re-establish the residential use of an existing single-family dwelling. The property is located on the east side of Greenville Avenue between Betsy Bell Road and Driscoll Street, and the commercial building which is located toward the center of the property is accessed from Greenville Avenue while the dwelling, located to the rear of the property, is accessed by a 10-foot-wide alley from Morris Street. Mr. Rhodes stated that it is unclear exactly when the dwelling was constructed, but it was likely built prior to the City's 1948 annexation of the area. The property is zoned B-2, General Business District and residential use on the ground and basement levels of buildings is permitted only by Special Use Permit.

Mr. Rhodes continued, stating that the previous owner, Mr. Harry Elinger, passed away in 2013 and according to city records, the dwelling has been vacant since that time. When Mr. Elinger resided in the dwelling the residential use of the structure was a legal nonconforming use. When the property became vacant for a period exceeding two years, the legal status of that use was lost, and the property must now conform to the uses permitted in the B-2 district, and the applicant wishes to re-establish the single-family use of the structure.

The Planning Commission conducted a public hearing on November 17, 2022, during which no one spoke in opposition to the request, and the Commission unanimously recommended approval of the Special Use Permit with the condition that the structure shall only be used as a single family dwelling and no additional dwelling units are permitted.

Mayor Oakes asked if Councilmembers had any questions or comments.

Mr. Holmes asked if the restaurant in front is included. Mr. Rhodes stated that it is not.

Councilmembers had no further questions or comments.

Mayor Oakes stated the following:

"I will now open the Public Hearing so if you wish to speak, please approach the podium. We will alternate between individuals physically present and those that have their hands raised via the Zoom platform."

The public hearing was opened.

Albino Fossa, 401 Bowling Street, stated that no buildings in the City should be left vacant.

With there being no one else wishing to speak, the public hearing was closed.

Mr. Claffey moved that Council adopt the resolution and approve the Special Use Permit, with the condition, as recommended by the Planning Commission.

The motion was seconded by Mr. Holmes and carried as follows:

Mr. Claffey	aye		
Vice Mayor Robertson	aye	Ms. Dull	aye
Ms. Mead	aye	Ms. Darby	aye
Mr. Holmes	aye	Mayor Oakes	aye

RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
GRANTING A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 909 GREENVILLE AVENUE (PID: 2451)

Recitals

A. Schnitzhofer Real Estate, LLC (Owner), owner of certain land identified as parcel identification number (PID) 2451, currently addressed as 909 Greenville Avenue, Staunton (the Property), having acquired the land through a deed dated November 20, 2020 and recorded in the Clerk's Office of the Staunton Circuit Court as Instrument Number 200003383, is requesting a Special Use Permit to allow a nonconforming single-family dwelling, located on the Property, to be used for single-family purposes (the Project);

B. The Owner seeks a Special Use Permit under Staunton City Code (SCC) Section 18.60.070(3)(a) to allow a single-family dwelling to once again be used for residential purposes;

C. The Property is located within a B-2, General Business District, which according to SCC provision 18.60.070(3)(a), living and/or sleeping quarters in detached accessory buildings and on the ground and basement levels of main buildings may be permitted on review;

D. The Staunton Planning Commission conducted a public hearing, after notice and advertisement as required by law on November 17, 2022;

E. The Staunton Planning Commission considered and recommended approval of the Owner's application for the Project at its November 17, 2022 meeting;

F. Upon consideration of the Staunton Planning Commission's recommendation, the City Staff Briefing, comments received at the public hearing, as well as the factors set forth within Section 18.60.070 and Chapter 18.210 of the SCC, Staunton City Council finds and determines that granting the proposed Special Use would serve the public necessity, convenience, general welfare or good zoning practice; and

G. These recitals are an integral part of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Staunton, Virginia that a Special Use Permit is hereby granted to allow the Project to be established on the Property subject to the following condition:

1. The structure shall only be used as a single-family dwelling and no additional dwelling units are permitted.

Introduced: December 8, 2022
Adopted: December 8, 2022
Effective: December 8, 2022

____
Andrea W. Oakes, Mayor

Attest: ______________________________
Kiley A. Kesecker, Clerk of Council

C. Update from Diversity, Equity and Inclusion Commission

On February 24, 2022, City Council adopted a resolution to establish an Equity and Diversity Commission, now known as the Diversity, Equity and Inclusion Commission. The Commission members were appointed on May 26, 2022 and since June, have been meeting regularly. The adopted resolution states that not later than December 2022, the Commission will provide an update on their work to City Council. DEI Commission Chair Sabrina Burress and DEI Commission Vice Chair Lindsey Lennon presented an update to Council on the work the Commission has been doing over the previous six months. Topics included: history of the DEI Commission, deliverables, sub-committees, timeline, events and community stakeholders.

Mayor Oakes asked if Councilmembers had any questions or comments.

Mayor Oakes asked if it might be beneficial to have a high school representative on the Commission, and Ms. Darby asked if there has been any work done with the school board. Ms. Burress stated that Dr. Smith is one of the community partners and she thought having a high schooler on the commission is a great recommendation.

Mr. Holmes asked if there are any businesses involved in the study. Ms. Burress stated that they have not started any study, but businesses are involved in the data collection process and business owners will be surveyed.

Councilmembers had no further questions or comments.

D. Discussion of FY2022 End of Year General Fund Financial Overview and Fund Analysis

The FY2022 year-end process has been completed. Recommendations for the use of the unassigned fund balance will be introduced at the January 26, 2023 council meeting as part of budget amendment #4. The unassigned general fund balance as of June 30, 2022 is $6,479,724, of which $250,000 is a contingency reserve that is not available to be spent. In addition, $677,135 was proposed in Budget Amendment #3 for the employee bonus and to offset the negative contingency in the FY23 budget. This leaves $5,552,589 available from the FY22 carry over. The following are recommendations for use:

- $2,421,050 be transferred to the Capital Improvements Fund in accordance with approved CIP FY2022-2026;
- $1,000,000 be transferred into the Water fund to support the Gardener Springs Pump Station Project;
- $500,000 set aside to cover July storm damage;
- $400,000 be transferred to the Debt Sinking Fund to restore FY23 contribution;
- $1,231,539 recommended to stay in the unassigned balance for future needs

Mayor Oakes asked if Councilmembers had any questions or comments.

Councilmembers had no questions or comments.

E. Consideration of Ordinance to Amend the FY2023 Budget Ordinance for the City of Staunton by Adding Budget Amendment Number Three

Chief Financial Officer Jessie Moyers reviewed the third budget amendment for fiscal year 2023 as follows:

City Budget Amendment—$744,407

1. General Fund appropriation of $677,135 from prior year fund balance.

    - $309,459 – Contingency – to restore the FY 2023 negative contingency balance.

    - $300,390 – Compensation – to fund an employee bonus of $500 for regular part-time and $1,000 for full-time who are employed with the city and on payroll as of November 13, 2022. The bonus payout will occur on December 16, 2022.

    - $67,286 – Transfers – to support one time employee bonus payment for non-General Fund employees.

2. Blue Ridge Court Services Fund $17,225 – to appropriate funds transferred from the General Fund for the one-time employee bonus.

3. HUD Fund $1,077 – to appropriate funds transferred from the General Fund for the one-time employee bonus.

4. Parking Fund $3,230 – to appropriate funds transferred from the General Fund for the one-time employee bonus.

5. Water Fund $24,761 – to appropriate funds transferred from the General Fund for the one-time employee bonus.

6. Sewer Fund $538 – to appropriate funds transferred from the General Fund for the one-time employee bonus.

7. Environmental Fund $18,302 – to appropriate funds transferred from the General Fund for the one-time employee bonus.

8. Stormwater Fund $2,153– to appropriate funds transferred from the General Fund for the one-time employee bonus.

Mayor Oakes asked if Councilmembers had any questions or comments.

Councilmembers had no questions or comments.

Mr. Holmes moved to approve an ordinance amending the fiscal year 2023 budget by adding Budget Amendment Number Three, totaling $744,421.

The motion was seconded by Ms. Dull and carried as follows:

Ms. Dull	aye		
Ms. Mead	aye	Ms. Darby	aye
Mr. Holmes	aye	Mr. Claffey	aye
Vice Mayor Robertson	aye	Mayor Oakes	aye

(ATTACHMENT A)

F. Consideration of Ordinance Authorizing Bonus Payments to City of Staunton Employees

For several weeks, budget discussions among staff and Council have included the possibility of bonus payments to employees in recognition of their hard work and dedication. The budget amendment introduced at last month's Council meeting and scheduled for Council consideration at its meeting on December 8, 2022, if adopted, will include an appropriation for such one-time payments.

Staff recommends Council adoption of the proposed ordinance, which provides for such one-time payments as detailed below:

- $1,000 for all full time employees;
- $500 for part time employees who are part of the city's pay and compensation plan, working on a regular basis and at a minimum, are eligible for holiday pay;
- Employees must be on the city's payroll by November 13, 2022;
- The bonus will be taxable as applicable with federal and state law;
- The bonus, if approved, will appear in employees' paychecks on December 16, 2022; and
- Constitutional officers and their employees included in the city's employment classification system pursuant to a memorandum of agreement with the city (which currently include the offices of Clerk of the Circuit Court, Commissioner of the Revenue, Sheriff and Treasurer) are eligible for one-time payments.

Mayor Oakes asked if Councilmembers had any questions or comments.

Councilmembers had no questions or comments.

Ms. Darby moved to adopt an ordinance authorizing and directing the City Manager and the Chief Finance Officer to award and apply the one-time monetary payments to employees' paychecks on December 16, 2022, as presented.

The motion was seconded by Mr. Holmes and carried as follows:

Ms. Dull	aye		
Ms. Mead	aye	Ms. Darby	aye
Mr. Holmes	aye	Mr. Claffey	aye
Vice Mayor Robertson	aye	Mayor Oakes	aye

Ordinance No. 2022 - _____

AN UNCODIFIED ORDINANCE OF THE COUNCIL OF THE CITY OF STAUNTON, VIRGINIA, AUTHORIZING A ONE-TIME MONETARY PAYMENT TO CITY OF STAUNTON EMPLOYEES

Recitals

A. **Virginia Code § 15.2-1508** sets forth the procedure, including the adoption of an ordinance, by which the governing body of a locality may provide for payment of monetary bonuses to its employees, providing that: "Notwithstanding any contrary provision of law, general or special, the governing body of any locality may provide for payment of monetary bonuses to its officers and employees. The payment of a bonus shall be authorized by ordinance.";

B. In recognition of the hard work and dedication of City employees, the Staunton City Council has determined that a one-time monetary payment shall be granted to City employees;

C. At its November 10, 2022 regular meeting, Staunton City Council considered an amendment to the FY23 Budget which contemplated an appropriation for such possible monetary payments, under the category General Fund - Compensation, and subsequently adopted Ordinance 2022-_____ at its December 8, 2022 regular meeting;

D. This matter has been properly heard and considered; and

E. These recitals are deemed an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that it **AUTHORIZES** and **DIRECTS** the City Manager and the Chief Finance Officer to award and apply the one-time monetary payments to employees' paycheck on December 16, 2022 as follows:

1. For the purposes of this ordinance, a "one-time monetary payment" is defined as a lump-sum payment to an employee that is not part of the employee's base salary.

2. A one-time monetary payment of $1,000.00 shall be paid to all full-time employees who are a part of the City's classification and compensation plan, and who are employed as such as of November 13, 2022.

3. A one-time monetary payment of $500.00 shall be paid to all part-time employees who are a part of the City's classification and compensation plan, working on a regular basis and at a minimum, are eligible for holiday pay, and who are employed as such as of November 13, 2022.

4. A one-time monetary payment for those constitutional officers and their employees included in the City's employment classification and compensation system pursuant to a memorandum of understanding also shall be paid based upon the foregoing criteria.

5. No one-time monetary payment shall be made to any employee hired on or after November 14, 2022.

Introduced: December 8, 2022
Adopted: December 8, 2022
Effective Date: December 8, 2022

____
Andrea W. Oakes, Mayor

ATTEST: ________________________________
Kiley A. Kesecker, Clerk of Council

G. Consideration of Appeal of Historic Preservation Commission Denial of a Certificate of Appropriateness for 120 Church Street (Newtown Historic District)—Addition of Dormers at the Attic Story of the Main Block of the Residence (Built 1791-1793)

Mr. Rhodes introduced the item as an appeal from a decision of the Staunton Historic Preservation Commission. Under Section 18.85.050(7)(m) of the City Code, an appeal may be taken to City Council to contest a decision of the Commission. City Council may, in conformity with the provisions of Staunton City Code Chapter 18.85, reverse or affirm the Commission's decision in whole or in part, or modify the Commission's decision, order, requirement, or determination. In this instance, property owner, Scott Goldenberg, appeals the Commission's October 25, 2022 action to deny a Certificate of Appropriateness for the addition of four dormers to the dwelling at 120 Church Street.

Frank Strassler from the Historic Staunton Foundation addressed Council and reviewed the language of the Standards and Guidelines in relation to the October 22, 2022 Historic Preservation Commission meeting transcript. He noted that the HPC correctly identified sections of the Staunton Historic District guidelines and came to a majority decision indicating the addition of dormers is not appropriate, and added that those sections focus on historic significance identifying the character defining elements in the view from the primary side and rear locations.

Mayor Oakes asked if Councilmembers had any questions.

Ms. Mead asked when the historic districts were formed. Mr. Strassler stated that he was not certain, but maybe sometime in the 1970's. Ms. Mead asked if previous COAs for the property have been approved and how they differed from this one. Mr. Strassler answered yes and that one was the addition of a contemporary carport next to the building, while another was the change of an area that has a hyphen between the two older sections of the building.

Deneen Brannock, Chair of the Historic Preservation Commission, addressed Council and outlined the reasons for the denial of the COA. She noted that denial of the application by the HPC does not prohibit the use of the property in its existing form, but protects the Stuart House from proposed changes that would dramatically alter the character and form of a rare architectural gem in Staunton.

Mayor Oakes asked if Councilmembers had any questions.

Vice Mayor Robertson asked if there are skylights at Monticello. Ms. Brannock answered yes, as well as at Poplar Forest.

Mr. Rhodes presented additional photographs of the property taken that day, to be entered into the record.

Applicant Scott Goldenberg addressed Council by first asking Ms. Mead to recuse herself due to an inflammatory social media post she made on the topic. Ms. Mead refused, stating that she has no financial interest whatsoever in the transaction and would benefit in no way from the result.

Mr. Goldenberg outlined his project and proposal.

Vice Mayor Robertson asked if the Historic Preservation Commission has seen the new version of the proposal with the dormers moved further back on the house. Mr. Goldenberg answered that it has not.

Ms. Mead moved that Council wholly affirm the decision of the Historic Preservation Commission, denying the requested Certificate of Appropriateness, for the reasons on which the Commission based its decision.

The motion was seconded by Ms. Dull.

Mr. Holmes asked if Mr. Strassler originally approved of the COA. Mr. Strassler stated that he wrote that he recommended approval with reluctance, due to the historical significance of the building. However, since that time, he determined that the proposed dormers would be very viewable from Church Street and he would not recommend approval for several reasons.

Discussion ensued about the historical guidelines, architectural significance, historic districts and zoning ordinances.

Mr. Claffey moved to substitute Ms. Mead’s motion with a motion that Council remand the matter back to the Commission to consider new information that was presented at the meeting.

The motion was seconded by Vice Mayor Robertson and carried as follows:

Ms. Dull	no		
Ms. Mead	no	Ms. Darby	aye
Mr. Holmes	no	Mr. Claffey	aye
Vice Mayor Robertson	aye	Mayor Oakes	aye

Mr. Claffey moved that Council remand the matter back to the Commission to consider new information that was presented at the meeting.

The motion was seconded by Vice Mayor Robertson and carried as follows:

Ms. Dull	no		
Ms. Mead	no	Ms. Darby	aye
Mr. Holmes	no	Mr. Claffey	aye
Vice Mayor Robertson	aye	Mayor Oakes	aye

MATTERS FROM THE CITY MANAGER

City Manager Leslie Beauregard discussed personal property tax bills and when they are typically mailed. She also stated that construction for the Rockway Street Water Line Replacement Project would begin soon, Parks and Recreation had received a $10,000 gift from the Community Foundation, the Woodrow Wilson Presidential Library has again achieved accreditation by the American Alliance of Museums, the Goodloe House has been added to the National Register of Historic Places and the City's Tourism Department has submitted an application for Tourism ARPA funds in the amount of $60,000.

MATTERS FROM THE PUBLIC

Mayor Oakes read the following statement:

"This part of City Council's agenda is entitled matters from the public. It is a time that council sets aside to hear from citizens and others about a wide variety of subjects. A copy of the Staunton City Council's 'Matters from the Public' rules are available in paper form at the clerk's desk and online at the City of Staunton webpage. You are asked to familiarize yourself with those rules before commenting. Please come to the podium or begin your call, identify yourself and complete your remarks within five minutes."

Albino Fossa, 401 Bowling Street, wished Council a merry Christmas.

Mary Miller, 471 Albemarle Avenue, did not feel that dormers were appropriate for the Stuart House and addressed the new Council members.

Cindy Connors, 106A Skyline Avenue, described issues with personal property tax bills.

Yvonne Wilson, 2017 First Street, stated that the West End sidewalk has been completed and she is looking forward to the new changes on City Council.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 10:33 p.m.

Kiley A. Kesecker
Clerk of Council

ATTACHMENT A

Ordinance No. 2022-

AN ORDINANCE TO AMEND THE FY2023 BUDGET ORDINANCE FOR THE CITY OF STAUNTON BY ADDING BUDGET AMENDMENT NUMBER THREE

BE IT ORDAINED, by the City Council of the City of Staunton, Virginia, that the FY2023 Budget is amended as follows:

GENERAL FUND

Anticipated Revenue		
Appropriation of prior year reserves	$	677,135
Total Revenue	$	677,135
Appropriations		
General Government	$	345,525
Judicial Administration		20,493
Public Safety		122,723
Public Works		49,519
Parks, Recreation, Cultural		59,747
Community Development		11,842
Transfers to Other Funds		67,286
Total Appropriations	$	677,135

BLUE RIDGE COURT SERVICES

Anticipated Revenue		
Capital Grants and Contributions	$	17,225
Total Revenue	$	17,225
Appropriations		
Public Safety	$	17,225
Total Appropriations	$	17,225

HUD

Anticipated Revenue		
Transfer from General Fund	$	1,077
Total Revenue	$	1,077
Appropriations		
Operations	$	1,077
Total Appropriations	$	1,077

WATER FUND

Anticipated Revenue		
Transfer from General Fund	$	24,761
Total Revenue	$	24,761
Appropriations		
Operations	$	24,761
Total Appropriations	$	24,761

SEWER FUND

Anticipated Revenue		
Transfer from General Fund	$	538
Total Revenue	$	538
Appropriations		
Operating	$	538
Total Appropriations	$	538

PARKING FUND

Anticipated Revenue		
Transfer from General Fund	$	3,230
Total Revenue	$	3,230
Appropriations		
Operating	$	3,230
Total Appropriations	$	3,230

ENVIRONMENTAL FUND

Anticipated Revenue		
Transfer from General Fund	$	18,302
Total Revenue	$	18,302
Appropriations		
Operatings	$	18,302
Total Appropriations	$	18,302

STORMWATER FUND

Anticipated Revenue		
Transfer from General Fund	$	2,153
Total Revenue	$	2,153
Appropriations		
Operating	$	2,153
Total Appropriations	$	2,153

GRAND TOTAL BUDGET AMENDMENT NO 3	**$**	**744,421**

INTRODUCED: November 10, 2022
PUBLIC HEARING: N/A
Public Hearing Advertisement Date: N/A

Approved this ________________day of ________2022

Effective Date: ___________________

CERTIFIED: ___________________________

ATTEST:__________________________

Andrea Oakes
Mayor of Council

Kiley A. Kesecker
Clerk of Council

ORGANIZATIONAL MEETING OF STAUNTON CITY COUNCIL
Tuesday, January 3, 2023
5:00 p.m.
Rita S. Wilson Council Chambers

PRESENT:	**Brad D. Arrowood** **Stephen W. Claffey** **Amy G. Darby** **Michele D. Edwards** **Mark A. Robertson** **Alice L. Woods**
ABSENT:	**Andrea W. Oakes**
ALSO PRESENT:	**Leslie Beauregard, City Manager** **John Blair, City Attorney** **Kiley Kesecker, Clerk of Council**

<u>City Attorney John Blair called the meeting to order</u>: Mr. Blair called this meeting of Staunton City Council to order and read aloud the following letter from Mayor Oakes dated January 3, 2023:

> Dear members of Council:
>
> After discussion with my family and prayer, I am respectfully submitting my resignation letter from the Staunton City Council. While this is a difficult decision, I recently learned that I will be a grandmother. I have always placed family first, and after over 18 years of public service, it is time for me to devote my attention as a grandmother. Serving as Mayor of Staunton has been an honor, and I wish the City Council and all the City residents the very best.
>
> With my warmest regards,
>
> Mayor Andrea W. Oakes

Ms. Darby moved to amend the agenda to add a closed meeting after Item G.

The motion was seconded by Mr. Arrowood and carried as follows:

Mr. Arrowood	aye		
Mr. Claffey	aye	Mr. Robertson	aye
Ms. Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

A. Election of Mayor

Mr. Blair opened the floor for nominations for the office of Mayor.

Ms. Edwards nominated Mr. Claffey for the office of Mayor.

The motion was seconded by Ms. Darby.

There being no other nominations for Mayor, the motion carried as follows:

Mr. Arrowood	aye		
Mr. Claffey	aye	Mr. Robertson	aye
Ms. Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

B. Election of Vice Mayor

Mayor Claffey called for nominations for the office of Vice Mayor.

Mr. Robertson nominated Ms. Darby to serve as Vice Mayor.

The motion was seconded by Ms. Woods.

There being no other nominations for Vice Mayor, the motion carried as follows:

Mr. Arrowood	aye		
Mayor Claffey	aye	Mr. Robertson	aye
Ms. Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

C. Consideration of a Resolution Establishing Dates for the Regular Meetings of the Council for the City of Staunton for the Period of January 2023 through December 2024

City Manager Leslie Beauregard stated that the resolution before Council consists of the meeting dates which would be held on the second and fourth Thursdays of the month, with the exception for the months of November and December due to the holidays.

There were no questions or comments from Council members.

Mr. Robertson moved to adopt the resolution establishing the Staunton City Council regular meeting dates from January 1, 2023 to December 31, 2024, as presented.

The motion was seconded by Ms. Edwards and carried as follows:

Mr. Arrowood	aye		
Mayor Claffey	aye	Mr. Robertson	aye
Vice Mayor Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

D. Consideration of Council Procedure Memoranda 1 Through 17

Ms. Beauregard stated that Staunton City Code Section 2.10.105 requires the Council to adopt their Procedure Memoranda at that same meeting. Council will revisit many of these procedures during their upcoming retreat that will take place on January 23 and 24, 2023.

There were no questions or comments from Council members.

Mr. Robertson moved that City Council adopt the current procedure memoranda Nos 1 through 17.

The motion was seconded by Vice Mayor Darby and carried as follows:

Mr. Arrowood	aye		
Mr. Claffey	aye	Mr. Robertson	aye
Ms. Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

E. Establishment and Appointment of the Council Nominations Committee

Ms. Beauregard stated that the City Council appoints a three member Nominations Committee pursuant to Staunton City Council Procedure Memorandum Number 2. The Nominations Committee consists of three Council members and recommends candidates to serve on various city boards and commissions, and has the authority to appoint a Council member as a liaison to city boards and commissions.

Mayor Claffey moved that Mr. Robertson, Vice Mayor Darby and Ms. Woods be appointed to the Staunton City Council Nominations Committee.

The motion was seconded by Vice Mayor Darby and carried as follows:

Mr. Arrowood	aye		
Mayor Claffey	aye	Mr. Robertson	aye
Vice Mayor Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

F. Appointment of Council Members on Boards/Commissions

Mr. Blair stated that City Council will appoint Council Members to liaison positions on boards and commissions that will meet in January or February before the Nominations Committee can convene to make such appointments. These positions were vacated on December 31, 2022 when the terms of three Councilors expired.

Mayor Claffey moved that City Council appoint the following list of Councilmembers for all boards and commissions currently being served by Council liaisons:

Agricultural-Forestal Advisory Committee - Mark Robertson
Cable Television Commission - Brad Arrowood
CAPSAW - Mark Robertson
Central Shenandoah Planning District Commission - Amy Darby
Diversity, Equity and Inclusion Commission - Alice Woods

Economic Development Authority - Steve Claffey
Historic Preservation Commission - Brad Arrowood
Landscape Advisory Board - Steve Claffey
Lewis Creek Watershed Advisory Committee - Amy Darby
Library Advisory Board - Michele Edwards
Planning Commission - Michele Edwards
Redevelopment and Housing Authority - Alice Woods
SAWMPO - Brad Arrowood
School Board - Michele Edwards
Tourism Advisory Board - Steve Claffey

The motion was seconded by Vice Mayor Darby and carried as follows:

Mr. Arrowood	aye		
Mayor Claffey	aye	Mr. Robertson	aye
Vice Mayor Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

G. Comments of Council Members

Mr. Arrowood thanked everyone for coming. He stated the he is honored to be on Council, and he looks forward to serving the City.

Ms. Woods stated that it is an honor to be serving the City, and she looks forward to working with each and everyone.

Vice Mayor Darby stated that it is an honor to serve on Council and do the work of the City, and she appreciated Council for having confidence in her to be Vice Mayor. She also congratulated Mayor Claffey.

Mr. Robertson congratulated the new Councilmembers and stated he is very excited to work with them. He also congratulated Mayor Claffey and Vice Mayor Darby.

Ms. Edwards stated she looks forward to working with everyone and she appreciates the trust put in her to serve the City. She also thanked former Mayor Oakes for her service and congratulated Mayor Claffey and Vice Mayor Darby.

Mayor Claffey stated that he looks forward to serving with the new members of Council and he thinks they can all do the business of the City together in a calm, civil manner, hoping to heighten the humor and dispel the drama. He also thanked everyone for the honor of serving as Mayor.

H. Closed Meeting

Mr. Arrowood moved to enter a closed meeting for consultation with legal counsel for necessary legal related advice and discussion concerning special elections for City Council vacancies, pursuant to Virginia code 2.2-3711(A)(8).

The motion was seconded by Mr. Robertson and carried as follows:

Mr. Arrowood	aye		
Mayor Claffey	aye	Mr. Robertson	aye
Vice Mayor Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

Mr. Robertson moved that Council reconvene in an open meeting and certify to the best of each member's knowledge that only lawfully exempted public business matters were discussed and that only public business matters as identified in the closed meeting motion were heard, discussed or considered in the meeting.

The motion was seconded by Ms. Edwards and carried as follows:

Mr. Arrowood	aye		
Mayor Claffey	aye	Mr. Robertson	aye
Vice Mayor Darby	aye	Ms. Woods	aye
Ms. Edwards	aye		

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:01 p.m.

Kiley A. Kesecker
Clerk of Council

CITY COUNCIL AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**Staff Members:** **Rodney Rhodes** **Tim Hartless**
Item #	**A**	
Department:	**Community Development— Planning and Zoning**	
Alignment with Staunton Plan (Value/Strategic Area):	**Strategic Areas: Infrastructure, Responsive, Efficient Government**	
Subject:	**Public Hearing and Consideration of an Amendment to Title 18, Zoning, Adding Chapter 18.154, Community Garden**	

Background: Currently, the Staunton Zoning Code does not address community gardens. In the past, community gardens have been approved in residential districts under the same code language that permits residential gardens (growing of agricultural crops); however, there on significant limitations on such gardens. In May 2021, Planning Commission gave staff authorization to proceed with a zoning text amendment that would establish regulations specifically for community gardens. Staff has worked with Jones Garden and their attorney to draft an amendment that would address community gardens. The attached Draft Chapter 18.154 is the result of that work.

Analysis: The proposed regulations permit community gardens as a by right use in all zoning districts except for the two low density residential districts, R-1 and R-2.

- Off-street parking would be required at the rate of 1 space for every 1,200 feet of cultivated area and the parking would be eligible for the exception to the sealed surface requirement in the Staunton Zoning Code.
- Activity on the garden property would be allowed from dawn until dusk. Retail sales would be permitted from 9 a.m. until 6 p.m.; however, in residential districts (R-3, R-4, and P-1) retail sales would be limited to 1 day each week.

- The size, height, and minimum setback for structures would be treated much like a typical residential accessory structure. The maximum size allowed for any structure would be 256 square feet which is the largest building permissible without a building permit. Minimum setbacks would be 15 feet in front and 5 feet on the side and rear (same a residential accessory building on a small lot). The maximum height allowed would be 15 feet (same as a residential accessory building).
- Temporary seasonal wire fencing would be permitted at a maximum height of six feet but would be subject to the sight distance requirements at intersections established in Staunton City Code Chapter 18.120.
- One sign would be permitted on the garden property with a maximum height of five feet, a maximum size of 12 square feet, and a minimum setback of five feet from any property line.
- Lighting would be permitted but must be motion sensor activated (no light allowed to be left on all night), illumination may not exceed 0.5 footcandles at the property line (the same as in the Entrance Corridor Overlay Districts).
- Waste collection facilities must be screened from view.
- No livestock, poultry, or other animals shall be permitted.
- Overgrowth of planting and vegetation will not be permitted.

The draft ordinance has been through several revisions, with Jones Garden and city staff having ample opportunity for comment and to provide input. It is staff's opinion that the final draft version is one that will be easy for community garden operators to understand, easy for the city to enforce, and will allow the flexibility which operators have requested

Planning Commission Recommendation:
At its December 15, 2022 meeting, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the amendment; however, one person expressed concerns about the restrictiveness of the ordinance, specifically regarding the requirement to provide off-street parking and the definition of "Community Garden" which requires the operator to be a recognized 501(c)3 non-profit organization. On a 5-0 vote, the Commission unanimously voted to recommend approval of the amendments as proposed.

Attachments:
Attachment 1—Draft Chapter 18.154, Community Garden
Attachment 2—Draft Ordinance

Suggested Motion (to be made after the public hearing is conducted): I move that Council adopt the ordinance as recommended by the Planning Commission.

City Manager: Leslie Beauregard

AMENDMENT TO THE STAUNTON CITY CODE TITLE 18 ZONING

CHAPTER 18.154
COMMUNITY GARDEN

Sections:

18.154.010 Purpose.

This Chapter authorizes the creation, organization, maintenance, and caretaking in the City of Staunton of vegetable gardens which are owned or leased by nonprofit, charitable organizations and commonly referred to as “Community Garden”, and prescribes the conditions for such Community Garden within an urban environment. It also seeks to protect the integrity of the surrounding neighborhoods as well as the health and safety of individuals utilizing or volunteering for a Community Garden as a vital part of the agribusiness economy of the Shenandoah Valley of Virginia.

18.154.020 Definitions.

The following words and phrases, as used in this Chapter, shall have the following meanings:

“Community Garden” means a garden organized, created and maintained for the primary purpose of growing vegetables and ornamental plants on property owned or leased by a non-profit organization recognized by the Internal Revenue Department as being exempt from taxation pursuant to IRC 501(c)3, both for the purpose of providing a food source for a neighborhood and promoting horticultural and nutritional instruction to individuals.

“Instruction” means presentation of educational materials to people of all ages through oral or visual or mix-media means or devices for the purposes of inculcating information to and education of individuals about the importance of balanced nutrition and the contribution of raising vegetables to assist in achieving a goal of balanced nutrition.

“Non-Profit Organization” means any non-profit entity recognized by the Internal Revenue Service as being organized for charitable or educational purposes pursuant to IRC 501(c)3.

“Property” means lot or group of lots, including buildings and structures located thereon, in the City of Staunton, Virginia, and owned legally or equitably by a non-profit organization, regardless of ownership titling or interest, or used under a lease or otherwise by an organization for creating and maintaining a Community Garden.

“Sales” shall mean the transfer of vegetables and ornamental plants produced on the site of the Community Garden in exchange for good and valuable consideration during limited hours as provided in this Chapter.

18.154.030 General Standards.

Any non-profit organization organizing, creating and maintaining a Community Garden shall be permitted to use the property as a permitted principal use in all zoning districts excluding R-1 and R-2, Low Density Residential Districts. However, any such Community Garden shall be maintained on the following conditions:

1. Off-street parking is required at the rate of one (1) space for every 1,200 square feet of cultivated area on the Community Garden Property. An exception to the sealed surface requirement may be granted under the provisions of SCC 18.125.020(5)(a).

2. Any activity within the Community Garden on the property shall be limited to the time between dawn and dusk.

3. Retail sales on the Community Garden property shall be limited to only products, including but not limited to, vegetables and ornamental plants, grown on the site of the Community Garden. Retail sales shall be limited to the hours of 9:00 a.m. to 6:00 p.m. On property zoned R-3, R-4, and P-1. retail sales shall be limited to one time per week.

4. Structures on the property shall not exceed 256 square feet and shall be considered accessory structures with a maximum height of fifteen (15) feet and must meet a minimum front setback of fifteen (15) feet and a minimum side or rear setback of five (5) feet.

5. Fencing around the Community Garden shall be governed by the general zoning limitations for the zoning district in which the Community Garden is located. Notwithstanding the foregoing, within residential zoning districts, temporary, seasonal wire fences may be erected not to exceed six (6) feet in height to discourage and deter deer and other animals from consuming the vegetables and ornamental plants grown in the Community Garden. The temporary fencing shall be subject to the sight distance requirements in SCC 18.120.010(2)

6. Signage on the property shall be limited to one identification sign with a height no greater than five (5) feet and a square footage no greater than twelve (12) square feet. Signage must be located on the same property on which the Community Garden is located. Such sign must be located at least five (5) feet from all property lines. The sign shall be subject to the sight distance requirements in SCC 18.120.010(2).

7. Lighting on the property shall be limited to motion sensor lights only and all light must be contained within the property having no more than 0.5 footcandles at the property line. No continuous or all-night lighting shall be allowed.

8. Waste collection facilities shall be provided on the property. All waste collection facilities and compost facilities shall be screened from adjoining properties by a fence or landscaping to the satisfaction of the Zoning Administrator.

9. No livestock, poultry, or other animals are to be raised or kept on the Community Garden property.

10. The community garden shall be maintained in such a manner as to prevent overgrowth of plantings and other vegetation.

Ordinance No. 2023-____

AN ORDINANCE AMENDING
TITLE 18, ZONING,
OF THE STAUNTON CITY CODE,
ADDING CHAPTER 18.154, COMMUNITY GARDEN

Recitals

A. Jones Garden has requested an amendment to Title 18, Zoning, of the Staunton City Code to add a new chapter 18.154, permitting and regulating Community Gardens;

B. City Staff has determined that Title 18, Zoning, should be amended and that Community Gardens should be a permitted use in certain zoning districts;

C. The Planning Commission of the City of Staunton, after study and review, has properly heard the matter;

D. This matter has been properly advertised, heard, and considered; and

E. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that Title 18, Zoning, of the Staunton City Code, is **HEREBY AMENDED, RESTATED, AND REORDAINED** as follows:

CHAPTER 18.154
COMMUNITY GARDEN

Sections:

18.154.010 Purpose.

This Chapter authorizes the creation, organization, maintenance, and caretaking in the City of Staunton of vegetable gardens which are owned or leased by nonprofit, charitable organizations and commonly referred to as a “Community Garden”, and prescribes the conditions for such Community Garden within an urban environment. It also seeks to protect the integrity of the surrounding neighborhoods as well as the health and safety of individuals utilizing or volunteering for a Community Garden as a vital part of the agribusiness economy of the Shenandoah Valley of Virginia.

18.154.020 Definitions.

The following words and phrases, as used in this Chapter, shall have the following meanings:

"Community Garden" means a garden organized, created and maintained for the primary purpose of growing vegetables and ornamental plants on property owned or leased by a non-profit organization recognized by the Internal Revenue Service as being exempt from taxation pursuant to IRC 501(c)(3), both for the purpose of providing a food source for a neighborhood and promoting horticultural and nutritional instruction to individuals.

"Instruction" means presentation of educational materials to people of all ages through oral or visual or mix-media means or devices for the purposes of inculcating information to and education of individuals about the importance of balanced nutrition and the contribution of raising vegetables to assist in achieving a goal of balanced nutrition.

"Non-Profit Organization" means any non-profit entity recognized by the Internal Revenue Service as being organized for charitable or educational purposes pursuant to IRC 501(c)(3).

"Property" means lot or group of lots, including buildings and structures located thereon, in the City of Staunton, Virginia, and owned legally or equitably by a non-profit organization, regardless of ownership titling or interest, or used under a lease or otherwise by an organization for creating and maintaining a Community Garden.

"Sales" shall mean the transfer of vegetables and ornamental plants produced on the site of the Community Garden in exchange for good and valuable consideration during limited hours as provided in this Chapter.

18.154.030 General Standards.

Any non-profit organization organizing, creating and maintaining a Community Garden shall be permitted to use the property as a permitted principal use in all zoning districts excluding R-1 and R-2, Low Density Residential Districts. However, any such Community Garden shall be maintained pursuant to the following conditions:

1. Off-street parking is required at the rate of one (1) space for every 1,200 square feet of cultivated area on the Community Garden Property. An exception to the sealed surface requirement may be granted by the Zoning Administrator under the provisions of SCC 18.125.020(5)(a).

2. Any activity within the Community Garden on the property shall be limited to the time between dawn and dusk.

3. Retail sales on the Community Garden Property shall be limited to only products, including but not limited to, vegetables and ornamental plants, grown on the site of the Community Garden. Retail sales shall be limited to the hours of 9:00 a.m. to 6:00 p.m. On property zoned R-3, R-4, and P-1. retail sales shall be limited to one time per week.

4. Structures on the property shall not exceed 256 square feet and shall be considered accessory structures with a maximum height of fifteen (15) feet and must meet a

minimum front setback of fifteen (15) feet and a minimum side or rear setback of five (5) feet measured from their respective property lines.

5. Fencing around the Community Garden shall be governed by the general zoning limitations for the zoning district in which the Community Garden is located. Notwithstanding the foregoing, within residential zoning districts, temporary, seasonal wire fences may be erected not to exceed six (6) feet in height to discourage and deter deer and other animals from consuming the vegetables and ornamental plants grown in the Community Garden. The temporary fencing shall be subject to the sight distance requirements in SCC 18.120.010(2)

6. Signage on the property shall be limited to one identification sign with a height no greater than five (5) feet and a square footage no greater than twelve (12) square feet. Signage must be located on the same property on which the Community Garden is located. Such sign must be located at least five (5) feet from all property lines. The sign shall be subject to the sight distance requirements in SCC 18.120.010(2).

7. Lighting on the property shall be limited to motion sensor lights only and all light must be contained within the property having no more than 0.5 footcandles at the property line. No continuous or all-night lighting shall be allowed.

8. Waste collection facilities shall be provided on the property. All waste collection facilities and compost facilities shall be screened from adjoining properties by a fence or landscaping to the satisfaction of the Zoning Administrator.

9. No livestock, poultry, or other animals are to be raised or kept on the Community Garden property.

The community garden shall be maintained in such a manner as to prevent overgrowth of plantings and other vegetation.

In all other respects, the provisions of Title 18, Zoning, of the Staunton City Code remain the same and are hereby restated, confirmed and reordained.

Introduced:
Adopted:
Effective Date:

____
Stephen W. Claffey, Mayor

ATTEST: ______________________________
Kiley A. Kesecker,
Clerk of Council

CITY COUNCIL AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**Staff Members:** **Rodney Rhodes** **Tim Hartless**
Item #	**B**	
Department:	**Community Development— Planning and Zoning**	
Alignment with Staunton Plan (Value/Strategic Area):	**Strategic Areas: Infrastructure, Responsive, Efficient Government**	
Subject:	**Public Hearing and Consideration of an Amendment to SCC 18.120.010(4)(d), of Chapter 18.120, Yard Building Setback, and Open Space Exceptions, of Title 18, Zoning, to Change the Minimum Front Setback Requirement for Dwellings on Small and/or Narrow Lots and to Exempt Stairs/Ramps to a Dwelling from Setback Requirements**	

Background: Chapter 18.120 of the Staunton Zoning Code contains a provision which provides setback exceptions for dwellings that are built on small and/or narrow lots. This exception allows single-family dwellings to be constructed on lots which are smaller than the minimum size and/or minimum width than is currently required for the zoning district in which the lot is located. These small and/or narrow lots were either platted before annexation into the city or platted in the city but before the current lot size requirements were enacted (1969). Many of these lots would be unbuildable without this exception. There are many of these lots throughout the city, particularly in areas that were annexed or platted prior to 1950.

Roger and Kennon Bowen have requested an amendment to change the front setback requirement for small and/or narrow lots. Currently the provision states “single-family dwellings may be constructed (provided the building front yard setback is 15 feet or the average setback established by dwellings or structures existing at the start of construction, whichever is greater).” The applicant proposes to remove “whichever is greater.” This would establish a minimum front setback of 15 feet or an alternative minimum setback of the average of the street. This would allow the applicant to choose the option that best works for their situation.

In addition, this same section of the Zoning Code provides a setback exception for stairs to a dwelling and allows the stairs to encroach up to six feet into the required setback. The applicant proposes to exempt stairs to a dwelling from any setback requirement - permitting stairs to extend all the way to the property line. At the request of the Planning Commission, ramps to a dwelling have been added to the amendment and would receive the same exception as stairs.

Staff has reviewed the request and has not identified any issues. The amendment would give greater flexibility to developers who are building in established neighborhoods and would make it easier to continue existing development patterns along the streets of those neighborhoods. Exempting stairs and ramps from setback requirements allows greater flexibility in the placement of a dwelling on lot.

Planning Commission Recommendation:
At its December 15, 2022 meeting, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 5-0 vote, the Commission unanimously voted to recommend approval of the amendments.

Attachments:
Attachment 1—Application
Attachment 2—Proposed Amendment Section 18.120.010(4)(d)
Attachment 3—Draft Ordinance

Suggested Motion (to be made after the public hearing is conducted): I move that Council adopt the ordinance as recommended by the Planning Commission.

City Manager: Leslie Beauregard

Attachment #1

STAUNTON™
VIRGINIA

COMMUNITY DEVELOPMENT
Planning & Zoning Division

ZONING TEXT AMENDMENT REQUEST

DATE:	October 4, 2022
APPLICANT:	Roger and Kennon Bowen
ADDRESS:	324 Sherwood Ave
PHONE #:	540-292-6423
EMAIL ADDRESS:	proger.bowen@gmail.com

Present Zoning Regulation:

Where there are existing recorded lots which do not meet the minimum lot area and/or width requirements, single-family dwellings may be constructed (provided the building front yard setback is 15 feet or the average setback established by dwellings or structures existing at the start of construction, whichever is greater) and as long as a side yard shall be not less than four feet and the sum of the side yards shall be not less than 10 feet and as long as all other requirements, except lot size and lot width, are met. 18.120.010(4)(d).

Proposed Zoning Amendment:

Where there are existing recorded lots which do not meet the minimum lot area and/or width requirements, single-family dwellings may be constructed (provided the building front yard setback is 15 feet) and as long as a side yard shall be not less than four feet and the sum of the side yards shall be not less than 10 feet and as long as all other requirements, except lot size and lot width, are met. 18.120.010(4)(d).

Purpose of Request:

Allow reconstruction of historic front porch that is not permitted given the current ordinance.

Fee Must be Paid at the Time of Submittal: $250.00

Signature of Applicant: Paul Roger Bowen Kennon Bowen

For Office Use:

Date Received: 10/14/2022

Payment Type: Check #1575

Attachment #2

Chapter 18.120

YARD, BUILDING SETBACK, AND OPEN SPACE EXCEPTIONS

Sections:
18.120.010 Setback exceptions.

18.120.010 Setback exceptions.

The following requirements provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth except in Division II of this title:

(1) No yard, open space, or lot area required for a building or structure shall, during its life, be occupied by any other building or structure except:

(a) Awnings and canopies, as provided for in the building code and SCC 12.05.110.

(b) Bay windows and chimneys, not to exceed two feet.

(c) Driveways, curbs, sidewalks, ~~and~~ steps, and ramps~~; provided, however, steps or stairs to a dwelling, nonenclosed, not to exceed six feet~~.

(d) Fences, walls, and hedges, subject to the regulations as set forth in this chapter.

(e) Garbage disposal equipment, nonpermanent.

(f) Landscape features, planting boxes, and recreational equipment.

(g) Overhanging roof, eave, gutter, cornice, or other architectural feature, not to exceed three feet. Open fire escapes may extend into any required yard not more than six feet.

(h) Parking space subject to the regulations set forth in Chapter 18.125 SCC.

(i) Signs, subject to the regulations set forth in Chapter 18.140 SCC.

(j) Terraces (open) and porches (nonenclosed) not to exceed six feet.

(k) Trees, shrubs, flowers, and other plants subject to the vision requirements in this chapter.

(2) On any corner lot where a front and side yard is required, no wall, fence, sign, structure, or any plant growth which obstructs sight lines at elevations between two and one-half feet and 10 feet above the crown of the adjacent roadway shall be placed or maintained within a triangle formed by measuring from the point of intersection of the front and exterior side lot lines a distance of 15 feet along the front and side lot lines and connecting the points so established to form a right triangle on the area of the lot adjacent to the street intersections.

(3) The following regulations shall apply to fences and walls in residential districts, or in any other district when constructed, placed, and/or used for residential purposes:

(a) The height of a fence or wall shall be measured from the elevation at the base of the fence or wall, on the side away from the principal structure, vertically to the highest point of the fence or wall, including any posts or decorative caps. In the case of fences on top of retaining walls or immediately adjacent to retaining walls, the height of the fence shall be measured from the top of the wall.

(b) In any required front yard, except as provided in subsection (2), (3)(d), or (3)(e) of this section, no fence or wall shall be permitted above the height of three and one-half feet, except as to retaining walls on lots with a grade in excess of 15 percent.

(c) In any required side or rear yard, no fence or wall shall be permitted above the height of eight feet.

(d) Only for the purposes of this section, on any lot having frontage on more than one street, the orientation of the front or main door of the principal structure, as determined by the address assigned by the city, shall establish a primary front yard and all other front yards shall be considered secondary front yards. In secondary front yard(s), no fence or wall shall be permitted above the height of three and one-half feet unless the fence or wall is set back at least half the required front setback for the lot.

(e) On any through lot, as to any secondary front yard(s), as established in subsection (3)(d) of this section, no fence or wall shall be permitted above the height of three and one-half feet unless the fence or wall is set back the full front setback required for the lot, or the average setback established by the adjacent existing dwellings or structures in the block, whichever is greater.

(4) The following provisions also apply to certain conditions with respect to the use of lots and access points:

(a) If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have effectively established an average setback line which is less than the specified setback for that district, then no building on that side of the street shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. Only front yards that are front facing based on the orientation of the principal structure, and the address assigned by the city, shall be a factor in these calculations.

(b) Lots having frontage on more than one street shall provide the required front yards along those streets. On a corner lot in a residential district (R-1, R-2, R-3, R-4 and P-1), the front yard shall be designated by the orientation of the front or main door of the principal structure, as determined by the address assigned by the city, unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the front yard. The other yard abutting a street shall be a side yard and shall not be less than one-half of the front yard setback of the underlying district for single-family dwellings and accessory buildings, unless the lot meets the small lot exception granted under subsection (4)(d) of this section. Terraces and porches shall not encroach into this side yard setback notwithstanding the exceptions in subsection (1) of this section.

(c) Division of a Lot. No recorded lot shall be divided into two or more lots unless such division results in the creation of lots, each of which conforms to all of the applicable regulations of the district in which the property is located. No reduction in the size of a recorded lot below the minimum requirements of this title shall be permitted, except as prescribed below:

(i) On lots containing more than one single-family dwelling, existing on or before November 11, 2021, and located within the H-1, historic preservation, district in cases where more than half of existing lots with frontage on the same side of an existing and public street accepted by city council between two intersecting streets have a width or overall lot area which is less than that required in the regulations of the respective district, a lot may be divided into two or more new lots when the new lots will be equal to or greater than the width and the lot area of at least half of the other lots existing on the same side of the intersecting streets at the time the subdivision is proposed. In no case shall a lot be created which is less than 40 feet in width and 70 feet in depth. Width shall be measured at the front building line. The provisions of maximum lot length set forth in SCC 18.20.040(4)(b), 18.25.040(4)(b), and 18.30.040(4)(c) shall not apply to the newly created lots. The minimum required setbacks for the newly created lots shall conform to subsection (4)(d) of this section, Dwellings on Small and/or Narrow Lots. The result of the approved and recorded plat must be that each single-family dwelling be located wholly on its own individual lot.

(d) Dwellings on Small and/or Narrow Lots. Where there are existing recorded lots which do not meet the minimum lot area and/or width requirements, single-family dwellings may be constructed ~~(~~provided the building front yard setback is 15 feet or the average setback established by dwellings or structures existing at the start of construction, ~~whichever is greater)~~ and as long as a side yard shall be not less than four feet and the sum of the side yards shall be not less than 10 feet and as long as all other requirements, except lot size and lot width, are met.

(e) Principal Uses Without Buildings. Where a permitted use of land involves no structures, such use, excluding agricultural uses, shall nonetheless comply with all yards and minimum lot area requirements applicable to the district in which located, as well as obtain any other license or permit applicable to that particular use.

(f) No dwelling shall be erected on a lot which does not abut on at least one street for at least 30 feet. A street shall form the direct and primary means of ingress and egress for all dwelling units. Alleys, where they exist, shall form only a secondary means of ingress and egress.

(g) For any existing lot zoned residential which was displayed on a recorded subdivision plat without the required 30 feet of street frontage required in subsection (f) of this section, one single-family dwelling may be approved pursuant to the following conditions:

(i) In cases where frontage on a public street is less than 10 feet:

(A) The applicant must show evidence of the existence of an easement to the lot for ingress and egress from a public street.

(B) The easement shall be a minimum of 10 feet in width.

(C) Undeveloped streets, or undeveloped portions of streets, may not be used for access to the lot. Access must come from a street accepted by the city council pursuant to SCC 12.05.030.

(D) The lot must have been originally platted prior to annexation from Augusta County or have been platted in the city of Staunton prior to November 1, 1969, regardless of subsequent revisions.

(ii) In cases where the frontage on a public street is less than 30 feet but more than 10 feet, the lot may obtain approval for one single-family dwelling without an easement.

(iii) An easement found in compliance with this subsection may only be utilized by one single-family dwelling to meet the street frontage requirements of this section.

(h) An attached or detached private garage which faces on a street shall not be located closer than 25 feet to the street right-of-way line.

(i) Accessory buildings shall not be located in any required front yard with the exception of through lots in residential districts. On a lot in a residential district (R-1, R-2, R-3, R-4 and P-1) with frontage on two parallel streets, the front yard shall be designated by the orientation of the front or main door of the principal structure, as determined by the address assigned by the city unless the front yard is designated otherwise on the recorded plat. The yard abutting the other, parallel street shall be considered the secondary front yard, and an accessory building thereon is permitted solely for a single-family use that satisfies the front yard setback requirements of such district. (Ord. 2021-36; Ord. 2021-32; Ord. 2021-02; Ord. 2019-09; Ord. 2011-07; Ord. 2009-22; Ord. 2009-20; Ord. 2004-06. Zoning ordinance Art. 5, § 4).

Ordinance No. 2023-____

AN ORDINANCE AMENDING
SECTION 18.120.010, SETBACK EXCEPTIONS,
OF CHAPTER 18.120, YARD, BUILDING SETBACK, AND OPEN SPACE EXCEPTIONS,
OF TITLE 18, ZONING, OF THE STAUNTON CITY CODE
TO CHANGE THE MINIMUM REQUIRED FRONT SETBACK ON SMALL AND/OR NARROW LOTS
AND
TO ELIMINATE SETBACK REQUIREMENTS FOR STAIRS AND RAMPS TO A DWELLING

Recitals

A. Roger and Kennon Bowen have applied for a zoning text amendment to change the required front setback for small and/or narrow lots and to eliminate a setback requirement for stairs to a dwelling;

B. City Staff has determined that the front setback requirements for small and/or narrow lots contained in Chapter 18.120, Yard, Building Setback, and Open Space Exceptions, of the Zoning Title of the Staunton City Code should be amended to give more flexibility to homeowners and developers;

C. The Planning Commission further requested that setback requirements be eliminated for ramps to a dwelling;

D. The Planning Commission of the City of Staunton, after study and review, has properly heard the matter;

E. This matter has been properly advertised, heard, and considered; and

F. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that Chapter 18.120, Yard, Building Setback, and Open Space Exceptions, of Title 18, Zoning, of the Staunton City Code, is **HEREBY AMENDED, RESTATED, AND REORDAINED** as follows:

Chapter 18.120

YARD, BUILDING SETBACK, AND OPEN SPACE EXCEPTIONS

Sections:
18.120.010 Setback exceptions.

18.120.010 Setback exceptions.

The following requirements provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth except in Division II of this title:

(1) No yard, open space, or lot area required for a building or structure shall, during its life, be occupied by any other building or structure except:

(a) Awnings and canopies, as provided for in the building code and SCC 12.05.110.

(b) Bay windows and chimneys, not to exceed two feet.

(c) Driveways, curbs, sidewalks, steps, and ramps.

(d) Fences, walls, and hedges, subject to the regulations as set forth in this chapter.

(e) Garbage disposal equipment, nonpermanent.

(f) Landscape features, planting boxes, and recreational equipment.

(g) Overhanging roof, eave, gutter, cornice, or other architectural feature, not to exceed three feet. Open fire escapes may extend into any required yard not more than six feet.

(h) Parking space subject to the regulations set forth in Chapter 18.125 SCC.

(i) Signs, subject to the regulations set forth in Chapter 18.140 SCC.

(j) Terraces (open) and porches (nonenclosed) not to exceed six feet.

(k) Trees, shrubs, flowers, and other plants subject to the vision requirements in this chapter.

(2) ….

(3) ….:

(a) ….

(b) ….

(c) ….

….

….

(4) The following provisions also apply to certain conditions with respect to the use of lots and access points:

(a)….

(b)….

(c)….

(d) Dwellings on Small and/or Narrow Lots. Where there are existing recorded lots which do not meet the minimum lot area and/or width requirements, single-family dwellings may be constructed provided the building front yard setback is 15 feet or the average setback established by dwellings or structures existing at the start of construction, and as long as a side yard shall be not less than four feet and the sum of the side yards shall be not less than 10 feet and as long as all other requirements, except lot size and lot width, are met.

(e)….

….

….

In all other respects, the provisions of Title 18, Zoning, of the Staunton City Code remain the same and are hereby restated, confirmed and reordained.

Introduced:
Adopted:
Effective Date:

____
Stephen W. Claffey, Mayor

ATTEST: ______________________________
Kiley A. Kesecker,
Clerk of Council

CITY COUNCIL AGENDA BRIEFING

Staunton, VA

Meeting Date:	**January 12, 2023**	**Staff Member:** **Jeff Johnston**
Item #	**C**	
Department:	**Public Works**	
Alignment with Staunton Plan (Value/Strategic Area):	**Value: Environmentally Conscious**	
Subject:	**Solid Waste Management Update and Future Visioning**	

Background: The City of Staunton's Solid Waste Management Program consists of both residential refuse collection and recycling services, all funded by the Environmental enterprise fund. Since the beginning of the COVID-19 pandemic in April 2020, the program has been presented with unprecedented challenges and consequently undergone significant changes. This update will outline the current state of the Solid Waste Management Program, and outline a vision for the program moving forward.

Prior to April 2020, City refuse crews were regularly augmented with inmate labor from the Middle River Regional Jail. When that labor was no longer available, it became increasingly difficult to field enough personnel to collect residential refuse. Labor frequently had to be redirected from the recycling crews, impacting the reliability of curbside recycling. The labor shortage impacted the morale of the remaining crewmembers, which led to increased turnover.

In response to response to these challenges, and to defer any increase in the refuse/recycling fee, curbside collection of recyclables was suspended and replaced with a central collection pilot program. This allowed some recycling personnel to be reassigned to refuse collection. Additionally, additional refuse collection positions were funded, and wages increased for all refuse employees. Refuse recruitment and retention has improved, and the 13 full-time, and 2 part-time personnel currently onboard allow for full service, provided no more than one of them is unavailable. We are constantly recruiting for additional personnel, and a number of our current employees are nearing retirement.

Solid Waste Management Future Vision:

1. **Recycling**
   Plans to mature the pilot program

2. **Solid Waste Policy**
   Updated policy that supports the vision of the Staunton Plan and the city's value to be *Environmentally Conscious*

3. **Solid Waste Procedures**
   Modernized procedures that support and enable the updated policy

4. **Solid Waste Management**
   Better management techniques in support of the updated policy

Attachment: A PowerPoint presentation will be provided prior to the meeting.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	**January 12, 2023**	**City Council**
Item #	**D**	
Department:	**City Council**	
Alignment with Staunton Plan (Value/Strategic Area):	**Value: Inclusion** **Strategic Area: Responsive, Efficient Government**	
Subject:	**Discussion of Appointment Process to fill a Council Vacancy**	

Background: With the recent resignation of former Mayor Andrea Oakes, a vacancy exists on City Council. This will require that Council appoint an individual to fill her seat until a special election is held on November 7, 2023. According to Virginia Code Section 24.2-228, this appointment must be made within forty-five days of the office becoming vacant. The appointment must be made by the remaining members of Council no later than February 17, 2023. If the Council is unable to make an appointment by that date, the judges serving the Staunton Circuit Court will make the appointment.

At the January 3, 2023 organizational meeting, City Council directed staff to prepare recommendations and options for an application process at the January 12, 2023 City Council meeting. The following points of discussion and decision points would be helpful as staff moves forward:

Recommended Timeline

- Applications available on Friday, January 13 and close at 5pm on Friday, January 27. City Council would receive the applications the evening of January 27.

- Council would hold a special closed meeting on January 31 to discuss candidates and who would be interviewed.

- Hold interviews with chosen candidates and make a decision on who to appoint, date(s) to be determined.

- Interviews to occur to ensure time to name an interim member of Council by February 17. An interim could be appointed at the Council's regular meeting of February 9 or at a special meeting, date to be determined.

Draft Application

A draft application is attached for discussion. Applications will be made available online or via paper if requested. Applications will be sent to the Clerk of Council initially. All applications will be provided to City Council.

Items for Further Discussion

1. Interview logistics and scheduling
2. Development of in-person interview questions

Attachment: Draft application

City Manager's Recommendation: Provide staff with final guidance on the process.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

Attachment #1

APPLICATION FOR CITY COUNCIL VACANCY

Applications must be received by the Clerk of Council no later than 5 p.m. on Friday, January 27, 2023

In accordance with Staunton City Code Sec. 2.10.030, the City seeks qualified applicants for appointment to the Staunton City Council to fill the unexpired term of former Mayor Andrea Oakes who resigned on January 3, 2023. Pursuant to state and local law, qualified applicants must be a resident of the City of Staunton for at least thirty days prior to appointment to fill the vacant seat. All persons who are qualified voters of the City of Staunton shall be eligible for appointment to fill the unexpired term until the individual receiving the most votes in the November 7, 2023 special election is qualified to take office. The appointed councilmember shall, before entering upon the duties of their offices, take the oaths prescribed for all City Councilmembers under Virginia law and qualify before the Staunton Circuit Court.

If you have any questions regarding the qualifications to apply for the vacant seat, contact the City's Registrar at 540.332.3840.

Contact Information

Name

First Name

Last Name

Home Address*

Street Number and Name

*You must be registered to vote in the City of Staunton. You can determine this by checking your voter card or by calling the Voter Registration Office at 540.332.3840.

Phone

___.___.____

Mobile Phone

___.___.____

Email

200 characters

Qualifications

How long have you resided in the Commonwealth of Virginia?

200 characters

How long have you resided in the City of Staunton?

200 characters

Have you ever been elected or appointed as an Officer or Commissioner for the City of Staunton?

○ Yes

○ No

If so, please explain

☐

200 characters

Please indicate why you are interested in serving on City Council:

1000 Character limit

1000 characters

Please indicate areas of your experience and knowledge that you see as important for consideration of your application for appointment:

2000 Character limit

2000 characters

Please list any relevant leadership skills or educational training:

2000 Character limit

2000 characters

Indicate if you are attaching additional information pertinent to this application.

○ Attachments are provided

○ No attachments were necessary

Attachment

BROWSE... CLEAR

Maximum size allowed: 5 MB

Allowed types: .gif, .jpg, .jpeg, .png, .doc, .docx, .xls, .xlsx, .rtf, .pdf, .txt

Digital Signature

200 characters

Date and Time

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

Review Submit