

**Work Session Agenda
Staunton City Council
Rita S. Wilson Council Chambers
May 28, 2026
5:30 p.m.**

- | | | |
|------------------|-----------|---|
| 5:30 p.m. | 1. | Consideration of Work Session and Regular Meeting Agendas |
| 5:35 p.m. | 2. | Introduction of Xavier Crockett, Director of the Central Shenandoah Health District |
| 5:55 p.m. | 3. | Update from Valley Community Services Board |
| 6:20 p.m. | 4. | Closed Meeting for the Discussion or Consideration of the Acquisition of Real Property for a Public Purpose Located on Churchville Avenue (Includes Dinner Break until Regular Meeting at 7:00 p.m.) |

**Regular Meeting Agenda
Staunton City Council
Rita S. Wilson Council Chambers
May 28, 2026
7:00 p.m.**

Call to Order

Pledge of Allegiance

Invocation/Moment of Silence—Overholtzer

Proclamation—*LGBTQ+ Pride Month & The Shenandoah LGBTQ Center*

Mayor's Report

Additional Items by Members of Council

REGULAR MEETING

A. Consent Agenda

A.1. Approval of Minutes

Work Session and Regular Meeting of May 14, 2026

A.2. Consideration of Proclamation to be Presented in Council Chambers—*Lyme & Tick-Borne Illness Awareness Month*

All items will be voted on in one (1) motion. If so requested by any member of Council, an item placed on the consent agenda shall be removed and taken up as a separate matter at the end of the Regular Meeting.

B. Public Hearing for Ordinance to Amend the FY2026 Budget Ordinance for the City of Staunton by Adding Budget Amendment Number Three

C. Consideration of Application for Staffing for Adequate Fire and Emergency Response Grant

D. Consideration of an Exemption from Virginia Code Section 10.1-1424.3

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:	May 28, 2026	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

CITY COUNCIL



AGENDA BRIEFING

Staunton, VA

Meeting Date:	May 28, 2026	Leslie Beauregard City Manager
Item #	2	
Department:	City Manager’s Office	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Excellence; Inclusion & Equity Strategic Area: A Resilient and Sustainable Community	
Subject:	Introduction of Xavier Crockett, Director of the Central Shenandoah Health District	

Background: Xavier Crockett joined the Central Shenandoah Health District as the Executive Director in early 2026. He will attend the City Council Work Session to introduce himself and answer any questions.

The Central Shenandoah Health District is one of thirty-five health districts under the Virginia Department of Health. It is comprised of seven health departments that serve the counties of Augusta, Bath, Highland, Rockbridge, and Rockingham along with the cities of Buena Vista, Harrisonburg, Lexington, Staunton and Waynesboro. The local health departments within the district provide numerous services to approximately 293,000 individuals. Those services include, but are not exclusive to, immunizations, health testing and screenings, health physicals, restaurant permitting, and screening services for nursing home and in home care.

Attachment: Not applicable.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, VA

Meeting Date:	May 28, 2026	Leslie Beauregard City Manager
Item #	3	
Department:	City Manager’s Office	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Excellence; Inclusion & Equity Strategic Area: A Resilient and Sustainable Community	
Subject:	Update from Valley Community Services Board	

Background: Dr. Kimberly McClanahan, Director of Valley Community Services Board, will provide an update on current initiatives.

Attachment: Not applicable.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

Valley Community Services Board



Update for Localities
Spring 2026

Valley Recovery & Assessment Center (V-RAC)



Serving the Counties of
Augusta & Highland and
the Cities of Staunton &
Waynesboro

V-RAC



What/Where/Why?

- 26,000+ Square Foot Facility on approx. 6.17acre site
- By-Right Site located in Fishersville proximate to Augusta Health
- Crisis Receiving, Crisis Stabilization and Detoxification Unit
- Initial Staff of 3 & Full Staffing Approx. 51 staff persons (FYs 26-28)
- Full Service, Overnight Clinic/Facility
- Savings to Hospitals, Law Enforcement & Detention
- Projected Construction Complete January 2028 (best case)
- Opening March 2028 (best case)

V-RAC Location & Utility Access



- 6.17 Acre Site
- Bordered by Wilson Blvd.
- Zoned General Business
- Access to Water & Wastewater
- Access to Utilities
- Access to Wilson Blvd.
- Across from Industrial Way
- Have met with Augusta County Design Review
- Have met with Augusta Water
- Have met with Dominion Energy
- Have met with Columbia Gas
- Have received approval from Prior Owners on Covenant Requirements

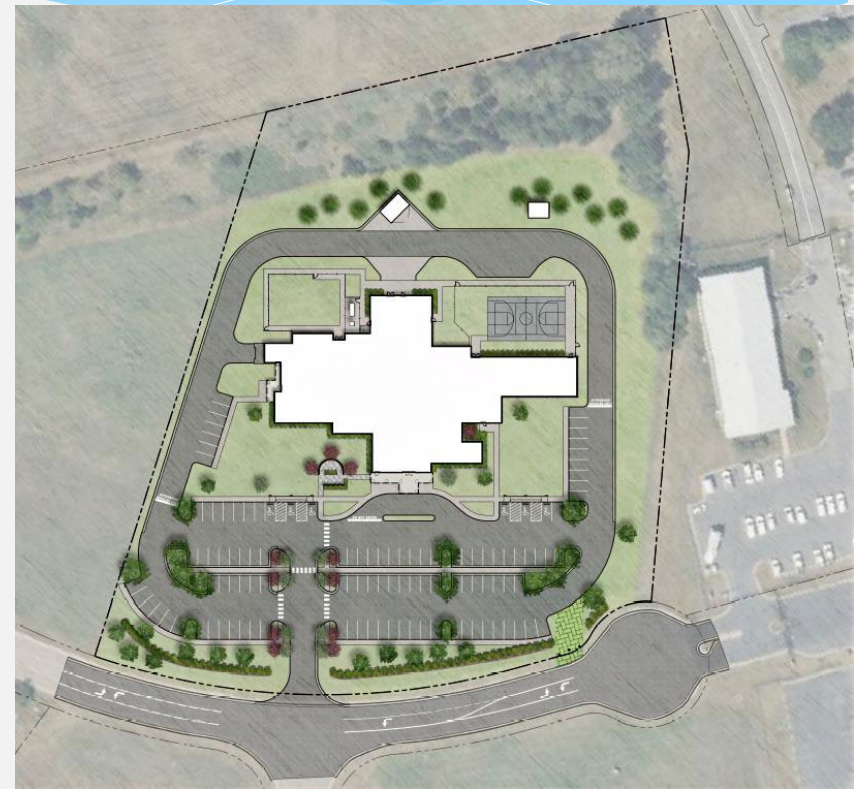


V-RAC Site Design



Worley Associates Architects with Timmons

- 26,000+ sq. ft. structure
- Community & staff parking
- Adequate egress for large vehicles
 - Fire Apparatus – aerial
 - Mobile Treatment unit
 - Single unit trucks
- Sally Port
- Loading dock
- Drop-off
- 102 parking spaces (staff & public)
- Fenced in Exercise Facilities
- Emergency Access Lane
- 25- to 35- foot set-backs
- Stormwater detention area
- Generator
- Fireline loop



V-RAC Exterior Design



3D VIEW



3D VIEW



3D VIEW



3D VIEW



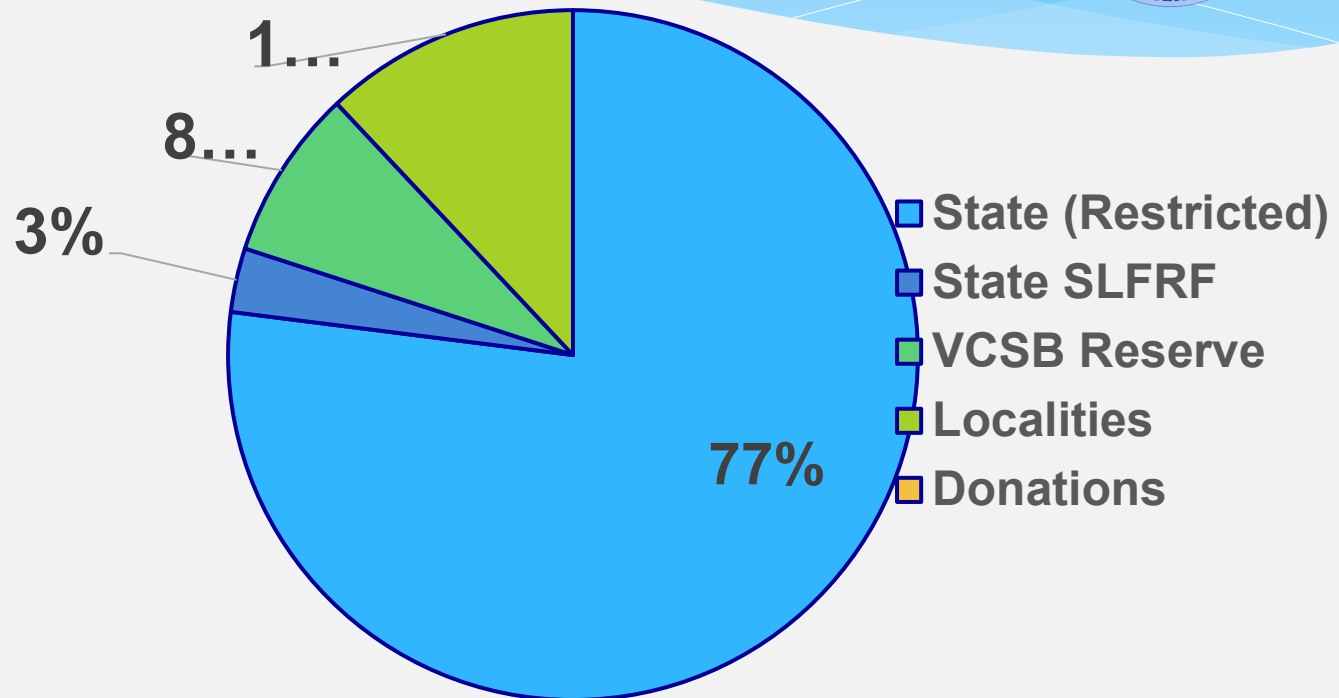


V-RAC Project Budget



REVENUE	Dollars (\$)	% Share
DBHDS – Restricted Grants	15,144,195	77%
DBHDS – State & Local Fiscal Recovery Fund Federal Grant	687,972	3%
Valley Community Services Board Use of Fiscal Reserve	1,500,000	8%
Staunton & Waynesboro cities; Augusta & Highland Cos.	2,388,945	12%
Valley Community Outreach 501c3 Donations	10,000	*%
Total, Revenue	19,731,112	100%
EXPENDITURES		% Share
Project Management	731,936	4%
Land Acquisition	971,705	5%
Site Development	2,659,261	13%
Design & Engineering (A&E)	1,003,779	5%
Construction	11,695,931	59%
Furnishings, Fixtures, Equipment & Systems	1,296,000	7%
Contingency	1,372,500	7%
Total, Expenditures	19,731,112	100%

V-RAC Funding Sources



V-RAC Project Timeline



MILESTONE	DURATION ¹	COMPLETION
Site Acquisition	14 months	April 25, 2025
Design & Engineering	9 months	July 2026
Construction incl. Site Development & furnishings, fixtures & equipment	17 to 18 months	January 2028
Staffing, Licensure & Ops. Plans	24 months	February 2028
Burn In Period	1 to 2 months	March 2028
Opening		March 2028

¹ Several milestones run parallel and estimates as of May 25, 2026.



Crisis Receiving Center Partners

- | | |
|--|--|
| <ul style="list-style-type: none">• Augusta County• Augusta County Sheriff's Office• Augusta Health• Blue Ridge Crisis Intervention Team• City of Staunton• City of Staunton Sheriff's Office & PD• City of Waynesboro• City of Waynesboro Sheriff's Office & PD• Commonwealth of Virginia - DBHDS• Columbia Gas• Council of State Governments Justice Center• Dominion Power• Governor of Virginia• Greater Augusta Chamber of Commerce• Highland County• Highland County Sheriff's Office | <ul style="list-style-type: none">• Nielsen Construction• Region One Regional CSB Office• Timmons Group• U.S. Department of Justice• Valley Community Outreach (VCSB 501c3)• Valley Community Services Board• Virginia General Assembly• Virginia State Police• West Hills Realty, Ltd.• Worley Associates Architects• Wilson Investments• West Hills Realty, Ltd• ZMM Architects & Engineers |
|--|--|

First Street ICF Home



Residents Move in Date 3/25/26









Financial Update



Serving the Counties of
Augusta & Highland and
the Cities of Staunton &
Waynesboro



FY 2026 Financial Update: We are on solid ground

Through March 2026 & Forecasting for FY 2026 Year End

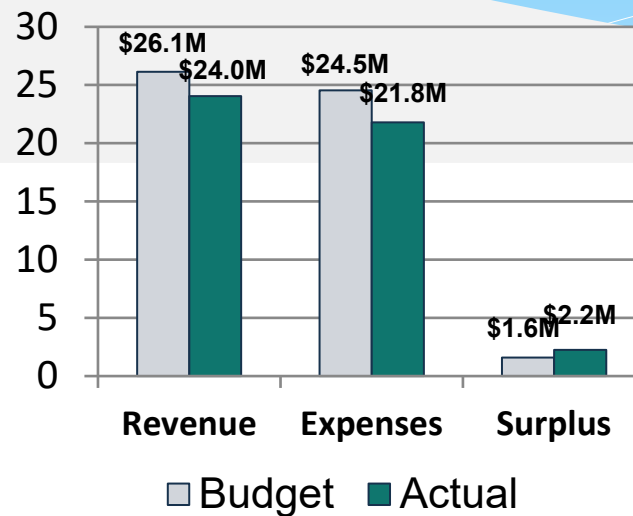
GFOA/ICMA Budget health check

84
/100

Good, with one watch
item

The overall finances are
solid. Revenue is below
plan, so we need to
keep watching it closely.

What the numbers (\$M) say so far



Amounts are year-to-date through
March,

REVENUE

\$24.0M

-\$2.1M below budget (-8.1%)

EXPENSES

\$21.8M

+\$2.8M below budget

BOTTOM LINE

\$2.2M

+\$640K better than budget



What this means for employees?

We are ahead overall, but we still need to pay attention to revenue and explain major budget differences.

Expected by
year-end

Revenue about **\$2.8M**
below budget

Expenses about **\$3.7M**
below budget

\$3.0M projected surplus
+\$854K better than
budget

Good news

We are spending carefully, and the budget is still expected to end the year with a surplus.

Watch item

Revenue is coming in lower than planned. We need to understand why and fix what we can.

Safety cushion

Cash is about \$25.0M and total fund balance is about \$24.1M. That gives us room to manage carefully.

What leaders will keep doing

- Check revenue every month and explain the gap.
- Keep expenses under control without hurting service needs.

Bottom line

We are in a solid position. The main work now is to close the revenue gap and keep spending decisions responsible.

FY27 Budget Impacts



What's
Changed since April 2025?

Federal Government

State Government

- **H.R. 1 “One Big Beautiful Bill”**
- **FY 2027 Federal Budget**
- **Economic Uncertainty**

- **New Governor & General Assembly**
- **FY 2027 Budget Impasse**
- **Potential State Reimbursement Proposal**

FY27 Proposed Budget



- Medicaid revenue held static despite HR 1 (but may change)
- Compensation (*Likely: State supported 3% COLA & likely a bonus mid-fiscal year*)
- Health & Dental Insurance cost increases
- Add a few new positions (*Behavioral Health*)
- Small number of capital projects (*aging infrastructure*)
- Some additions to base budget
- Eliminate some vacant positions (*mostly non-revenue dependent*)
- Tighten some discretionary spending
- Some minor growth in the budget
- Moving forward with CRC-CSU/D Facility capital expenses due to State restricted funds (*use/lose*)

Valley Community Outreach 501c3



Valley Community Outreach (VCO)

Simple donation guide

- **VCO was officially established in November 2024 and can accept donations by check.**
- **VCO has its own Board of Directors**
- **VCSB manages VCO finances under VCO Board direction.**

Important rule: make checks payable to Valley Community Outreach, not VCSB.

Checks only, currently. VCO cannot accept cash, goods or services right now.

3

Donation Categories

**VCO General
VCSB General
VCSB Program or
Department**



Choose the donation purpose

Donors should pick one of these options and write the purpose in the memo line, or in a note.

1 VCO General

The VCO Board of Directors decides how and when to send these funds to VCSB.

2 VCSB General

The VCSB Executive Director as appointee to VCSB Board decides how these funds are used.

3 VCSB Program or Department

The donor names the program, service, or department and the VCO donates the funds to VCSB for that purpose. Donors should keep this broad, such as OBOT or Behavioral Services.

- ***Avoid splitting small gifts across several programs because that creates extra tracking work.***
- ***Avoid donating to programs and services not yet established by official VCSB policy or budgets.***



How to send a donation

Make the check payable to:

Valley Community Outreach

Do not make donation checks payable to Valley Community Services Board.

- Write the donation purpose in the check memo line or include a note.
- Include full name, current address, and email if an acknowledgement is needed.
- Acknowledgement by VCO is only required for donations of \$250 or more.

Mail VCO payable checks to:

Valley Community Services Board
ATTN: Valley Community Outreach,
501c3
John Sandy, Fiscal Agent
85 Sangers Lane
Staunton, VA 24401-6712

**No Social Security number or
Tax ID number is needed from
donors.**

For calendar 2026 donations, requested
acknowledgement letters are due by January 31,
2026.



VCO 501c3 Finances At a Glance

Based on the uploaded finance workbook. Amounts shown are to date.

Money in

\$11,555.97

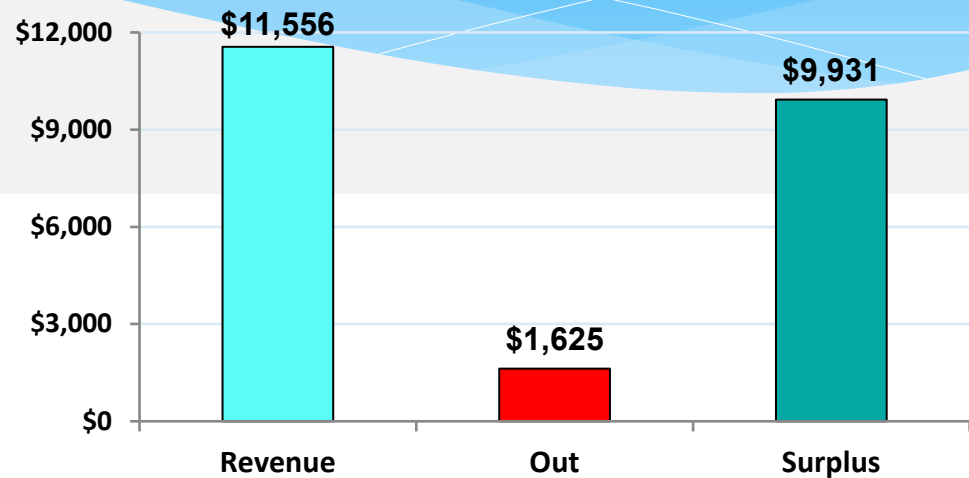
Cash donations: \$11,550

Interest earned: \$5.97

Money out

\$1,625.00

Includes \$1,550 transferred to VCSB for donor purposes.



What this means

- VCO has received more money than it has spent or transferred out.
- VCSB has paid \$3,310 in costs on VCO's behalf (*not shown above*).
- VCO has only paid \$75 in costs on its behalf

Remaining surplus: \$9,930.97

Employee Satisfaction Survey Results

Survey Participation & Engagement Index

Overall completion rate

72% 179 of 247 invited employees responded

Department response breakdown

Administration		74%	25 / 34
Behavioral Health		75%	123 / 163
Developmental Support Services		62%	31 / 50

Overall Engagement Index

77% VCSB favorable score

VCSB		77%
Industry Avg.		73%

+4 points vs industry average overall engagement

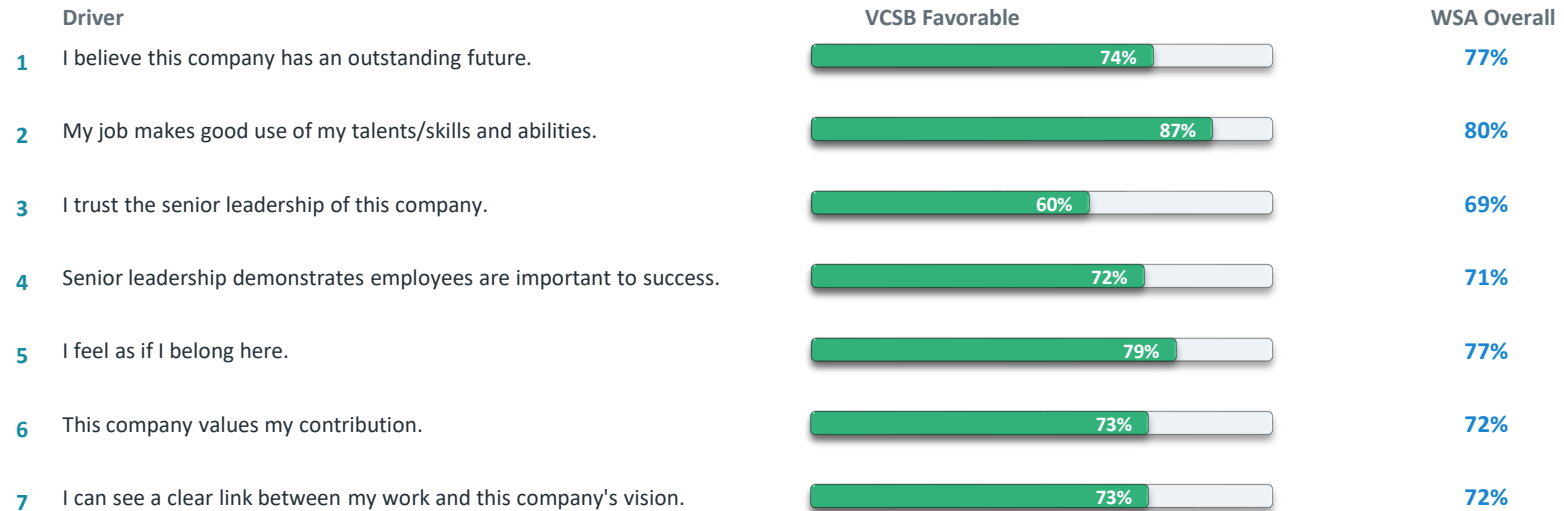
Engagement Index item detail

● VCSB favorable ● Industry Average

	VCSB	Industry Average
Proud to work for this company	84%	81%
Recommend company as a place to work	83%	75%
Extremely satisfied with this company as a place to work	80%	75%
Rarely think about looking for a new job with another company	61%	60%

Key Drivers of Engagement

Key drivers are the factors with the strongest overall influence on employee engagement.



Highest positive, neutral, and negative response items

Highest positive response items

Favorable

1 Know how to report discrimination and harassment if it were experienced at VCSB 95%

2 The people I work with cooperate to get the job done 88%

3 I have access to the resources I need to do my job effectively 88%

4 In my team, everyone can succeed to their full potential 88%

5 I feel that I am part of a team 88%

Most neutral response items

Neutral %

1 I believe that positive change will happen as a result of this survey 42%

2 I have opportunities for advancement in this company 35%

3 I trust the senior leadership of this company 31%

4 Senior leadership has communicated a motivating vision of the future 28%

5 I am appropriately involved in decisions that affect my work 23%

Largest negative response items

Negative %

1 There is open and honest two-way communication at this company 18%

2 I rarely think about looking for a new job with another company 17%

3 I have opportunities for advancement in this company 17%

4 I believe that positive change will happen as a result of this survey 17%

5 This company recognizes productive people 15%





*Thank
You*

Kimberly K McClanahan, Ph.D.

Email: kmcclanahan@vesb.org

Phone: 540-213-7554

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	City Council John C. Blair, II City Attorney
Item #	4	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence; Environmentally Conscious Strategic Area: A Healthy Community	
Subject:	Closed Meeting for the Discussion or Consideration of the Acquisition of Real Property for a Public Purpose Located on Churchville Avenue	

Suggested Motion: I move to enter a closed meeting for the discussion or consideration of the acquisition of real property located on Churchville Avenue for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A)(3).

Second. Discussion. Vote – Clerk of Council to poll members of Council.

After the closed meeting: I move 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.

Second. Discussion. Vote –Clerk of Council to poll members of Council.

City Manager: Leslie M. Beauregard



CITY OF STAUNTON, VIRGINIA

Proclamation

LGBTQ+ Pride Month & The Shenandoah LGBTQ Center

- WHEREAS,** our nation was founded on the principle of equal rights for all people, but the fulfillment of this promise has been long in coming for many Americans; and
- WHEREAS,** the historical riot at Stonewall in New York City on June 28, 1969 is recognized as the beginning of the modern-day LGBTQ+ civil rights movement and, as a result, June has been celebrated as LGBTQ+ Pride Month nationwide for over 50 years; and
- WHEREAS,** everyone should be able to live without fear of prejudice, discrimination, violence, and hatred based on race, ethnicity, religion, class, gender identity, sexual orientation, age, mental, or physical disability; and
- WHEREAS,** the fabric of our community is strengthened when we center the values of equity, justice, diversity, acceptance, inclusion, and kindness, not only during this month of recognition, but throughout the year; and
- WHEREAS,** Staunton has a diverse LGBTQ+ community and is committed to uplifting the voices and dignity for all people in the community; and
- WHEREAS,** the Shenandoah LGBTQ Center of Staunton, Virginia was established in July 2018 by Christopher Wood to address the unique challenges faced by the rural LGBTQ+ community, strengthening it through advocacy, education programs, and safe spaces; and
- WHEREAS,** consistent with the efforts of the Center, the City of Staunton strives to be a community where everyone is celebrated for our differences, rather than limited by what might divide us.

NOW, THEREFORE, BE IT PROCLAIMED by Staunton City Council that the month of June 2026, is hereby designated as

LGBTQ+ Pride Month

in the City of Staunton, and Council honors the Shenandoah LGBTQ Center and their work to serve the LGBTQ+ community, encourages the citizens of Staunton to celebrate our diverse community, and join in celebrating the resiliency of LGBTQ+ people of all ages.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the city to be affixed, adopted this 28th day of May, 2026.

MICHELE D. EDWARDS, MAYOR

ATTEST: _____
CLERK OF COUNCIL

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	City Council
Item #:	A	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity; Engagement Strategic Area: An Informed and Engaged Community	
Subject:	Consent Agenda	

Background: As provided in [Council Procedure Memorandum No. 14](#), it is the policy of City Council to have the City Manager place routine, noncontroversial items on a Consent Agenda. Briefings for each item included on the Consent Agenda have been prepared in the manner and format of regular business items on the agenda, with each item described in sufficient detail to provide the public with an appropriate understanding of such item. All matters listed on the Consent Agenda will be enacted by one motion and as a single item. There will be no separate discussion of an item. If discussion is desired, the item may be removed from the Consent Agenda at the request of a member of City Council and considered separately at the end of the regular meeting agenda.

The Mayor will inquire whether any member of City Council desires to remove any item from the Consent Agenda and to place such item on the regular meeting agenda for separate consideration.

Suggested Motion (if no items removed): I move to approve the Consent Agenda, as presented.

Suggestion Motion (if one or more items removed): I move to approve the Consent Agenda with the exception of item(s) _____, and that item(s)_____ be moved to the end of the regular agenda for discussion and a separate vote.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	City Council
Item #	A.1	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity Engagement	
Subject:	Approval of Minutes	

Background: Draft meeting minutes are attached for City Council's consideration and for approval as Council prefers.

Attachment:

Attachment 1 – Work Session and Regular Meeting Minutes of May 14, 2026

Suggested Motions: I move to approve the work session and regular meeting minutes of November 13, 2025 [as presented] [with the following changes: _____.]

City Manager: Leslie Beauregard



City Council
WORK SESSION
Betsy Bell Mountain and
Rita S. Wilson City Council Chambers
May 14, 2026
5:15 p.m.

Council Members present: Mayor Edwards, Vice Mayor Arrowood, and Councilors Campbell, Overholtzer, Park, Shepherd, and Woods.

Mayor Edwards called this meeting of Staunton City Council to order.

1. Visit to Betsy Bell Mountain

The deed conveying Betsy Bell Mountain to the City of Staunton for use as a city park requires that a majority of the elected members of Council shall “go in a body to the top of the mountain at some time each spring,” and that each such visit shall be noted in the minutes. The following Councilors participated in the excursion to the top of Betsy Bell Mountain: Mayor Edwards, Vice-Mayor Arrowood, Councilor Campbell, Councilor Overholtzer, Councilor Park, and Councilor Shepherd.

2. Consideration of Work Session and Regular Meeting Agendas-The Council reconvened at the Rita S. Wilson Council Chambers at 6:00 p.m.

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

Councilor Park moved to approve the work session and regular meeting agendas as presented.

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Park	aye	Mr. Shepherd	aye
Mr. Overholtzer	aye	Vice Mayor Arrowood	aye
Ms. Woods	aye	Mayor Edwards	aye
Mr. Campbell	aye		

3. Update on Public Arts Initiatives

Deputy City Manager and Economic Development Director Amanda DiMeo and Environmental Programs Administrator Willow Hughes presented the following information to Council:

In 2023, the City Manager, through an Executive Order, established a Public Art Policy to enhance public spaces, celebrate local culture and creativity, and strengthen community identity through the thoughtful integration of art into the built environment. The Executive Order authorizes the City to partner with local arts organizations to facilitate the placement of approved artworks on City owned properties, infrastructure, and within the public right of way. And, adopted in City Council's 2026-2028 Staunton Plan under A Healthy Community goal area, the following objective is stated: Explore initiatives and partnership opportunities to establish a public arts program.

The Staunton–Augusta Art Center (SAAC) has been an active partner in advancing the goals of this program and has submitted requests for the installation of several sculpture pieces at two City locations, as well as a painted mural on a city storm drain. All proposed projects would be fully funded and maintained by the Art Center at no cost to the City.

Staff has reviewed the three proposals in the context of the 2023 Executive Order and the Staunton Plan, and finds them to be consistent with the goals and intent of the City's Public Art Program. The following points are noted:

- All proposed locations are public-facing and accessible, aligning with the program's objective of integrating art into everyday civic spaces.
- The storm drain mural on Lewis Street will be coordinated with the Environmental Programs Administrator and Public Works staff to ensure compliance with stormwater management standards and right-of-way requirements prior to installation.
- The two sculpture installations were reviewed by relevant City staff for site suitability, and will be coordinated with the Parks and Recreation department.
- Staff does not identify any significant concerns with the proposals at this time and anticipates that both installations can proceed through the standard administrative review process under the Executive Order.

Ms. DiMeo asked Angus Carter with SAAC to address the Council.

Mr. Carter thanked the Council and staff for their support of the arts community. He stated that both Council and staff have been nothing but supportive of the arts.

Vice-Mayor Arrowood asked how artists were contacted about these opportunities. Mr. Carter stated that sculptors approached SAAC and Mr. Carter surveyed the City for potential sites.

Mayor Edwards asked if these opportunities would be only open to local artists. Mr. Carter stated that the program should not be restricted to local artists, but he would like for local artists' works to received deference.

92
93 Mayor Edwards asked if the installations were permanent. Mr. Carter stated that these initial
94 installations are displayed for a one-year trial basis.

95
96 Councilor Woods noted that the current program was being administered with no cost to the City.
97 She asked if that will remain the case in the future. Mr. Carter stated that SAAC planned to
98 maintain the current projects. However, in the future, there may be a request for City assistance
99 on a case-by-case basis.

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101 Councilor Overholtzer stated that he appreciated the thought and care that went into the process.
102 He also stated that the stormwater project will bring awareness to an important issue. He stated
103 that public art beautifies and informs the community.

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105 The May 14, 2026 Staunton City Council Work Session adjourned at 6:13 p.m.
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John Blair
City Clerk

**REGULAR MEETING OF STAUNTON CITY COUNCIL****Thursday, May 14, 2026****7:00 p.m.****Rita S. Wilson Council Chambers**

PRESENT: Mayor Michele D. Edwards
Vice Mayor Brad D. Arrowood
Adam F. Campbell
Jeff L. Overholtzer
Corrie R. Park
Blake N. Shepherd
Alice L. Woods

ABSENT: None

ALSO PRESENT: Leslie Beauregard, City Manager
Amanda DiMeo, Deputy City Manager
John Blair, City Attorney

Mayor Edwards called the meeting to order: Mayor Edwards 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 Vice-Mayor Arrowood.

MAYOR'S REPORT

Mayor Edwards noted the end of the school year. She thanked Staunton City Schools teachers and staff members for their service to children. She also congratulated the graduating seniors and their families.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Councilor Overholtzer thanked all of the volunteers who participated in Clean the Bay Day. He also noted the City's Earth Day celebration. He also complimented the recent NAACP Prayer Breakfast and School Bands in the Park events.

Councilor Woods thanked the Staunton Redevelopment and Housing Authority for hosting its fire Health and Wellness Fair at the Booker T. Washington Community Center.

Councilor Campbell noted that the Comprehensive Plan Update is available for public review and that comments will be received until May 25, 2026. He thanked staff and the Comprehensive Plan Update Committee for their efforts. He also singled out Engagement & Communications Manager Josh Knight for his work in communicating the various phases of the Plan's development to the public.

Councilor Shepherd recognized Cindy Connors for her efforts with the Stamp Out Hunger Food Drive. He noted the large collection of food and that it was touching to see that some of the biggest bags came from some of the smallest homes.

Councilor Shepherd made the following motion out of the Nominations Committee (No second was required as the motion was out of committee.):

I move to recommend that the Staunton City Council:

Appoint Kim Woodwell to the Agricultural-Forestal Advisory Committee for a three-year term commencing June 1, 2026 and ending May 31, 2029.

Reappoint AnhThu Nguyen and Antwhon Suiter to the Diversity, Equity, and Inclusion Commission for three-year terms commencing July 1, 2026 and ending June 30, 2029.

Reappoint Michael Brown to the Historic Preservation Commission for a three-year term commencing August 1, 2026 and ending July 31, 2029.

Appoint Jeremy Vogan to the Joint Industrial Development Authority with Stafford County for a four-year term commencing July 1, 2026 and ending June 30, 2030.

Appoint Alice Woods to the Community Action Partnership of Staunton-Augusta-Waynesboro for a term commencing on June 1, 2026 and ending December 31, 2026.

Appoint Sylvia Godfrey to the Valley Community Services Board to a three-year term commencing July 1, 2026 and ending June 30, 2029.

Request that Jeff Overholtzer serve on the Virginia Municipal League's Community and Economic Development Policy Committee.

Request that Alice Woods serve on the Virginia Municipal League's General Laws Policy Committee.

Request that Michele Edwards serve on the Virginia Municipal League's Human Development and Education Policy Committee.

Request that Blake Shepherd serve on the Virginia Municipal League's Infrastructure Policy Committee.

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

REGULAR MEETING

A. Consent Agenda (Note: A copy of all Ordinances and Resolutions approved on the Consent Agenda and during the Regular Meeting shall appear at the conclusion of these minutes.)

A.1. Approval of Minutes Work Session and Regular Meeting of April 23, 2026

A.2. Consideration of Proclamation to be Presented in Council Chambers—LGBTQ+ Pride Month & The Shenandoah LGBTQ Center

A.3. Consideration of Resolution for the City of Staunton to Provide Enhanced Hazardous Duty Benefits

Mayor Edwards made the following statement:

“Per Procedure Memorandum No. 14, it is the policy of City Council to have routine, non-controversial items placed on a Consent Agenda. All items on the Consent Agenda will be voted on in one motion. If separate discussion of an item is requested by any member of Council, that item shall be removed and considered separately at the end of the regular meeting agenda.”

Mayor Edwards asked if any Councilmembers desired to remove any item from the Consent Agenda to be placed on the regular meeting agenda for separate consideration.

Councilor Campbell moved to approve the Consent Agenda as presented.

The motion was seconded by Councilor Woods and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

B. Public Hearing and Consideration of a Request by FAP Properties, XXIII, LLC, to Rezone 855 Statler Blvd and a Portion of 851 Statler Blvd From I-1, Light Industrial District, to B-2, General Business District

Planning Manager Tim Hartless presented the following information:

FAP Properties, XXIII, LLC, is requesting a rezoning of 855 Statler Boulevard from I-1, Light Industrial District, to B-2, General Business District. The property is located on the east side of Statler Blvd. near the road's intersection with Greenville Avenue. 855 Statler Blvd. is portion of a larger parcel addressed as 851 Statler Blvd. Although the property is one platted lot, the City Assessor has split it into two tax parcels for tax billing purposes.

The property was developed in the late 1980s as the Statler Crossing Shopping Center and was the location of the first Staunton Walmart and several other smaller retail stores. Walmart relocated to its current location on Richmond Avenue in 1994. The applicant acquired the property in 2006 and began using the former Walmart building for warehouse space while the smaller retail building continued to be used for various retail operations as well as the Rotary Club meeting room. In 2011, City Council approved a rezoning of the entire property from B-2, General Business, to I-1, Light Industrial, to allow the applicant more flexibility and a possible expansion of the warehouse use.

Now, the applicant requests to rezone the smaller building back to B-2, General Business. A rezoning back to B-2, General Business, would allow the applicant to once again lease the space for business uses such as retail, restaurant, and offices.

City staff conducted a review of the proposed rezoning, during which it did not identify any issues. The smaller building is difficult to use for industrial purposes because of the lower ceiling height and the small footprint. Using this building for business purposes is the highest and best use of the space.

Access to the site is from Statler Boulevard by way of a traffic light. There is plenty of available parking for any business use. The property was developed and intended to be used for business purposes and rezoning to B-2 would allow the reestablishment of the business use.

Surrounding zoning includes I-1, Light Industrial to the north, south, and east and B-2, General Business to the west. Surrounding uses include Fisher Auto Parts Warehouses, Fisher Auto Parts retail store, the Augusta Health Outpatient Care Center, and the Statler Square Shopping Center.

The "Generalized Land Use and Development Guide, Future Land Use Map" Staunton, Virginia, Comprehensive Plan 2018 – 2040, designates this area as Commercial. The requested rezoning is consistent with this designation.

Ross Hayes, Fisher Auto Parts General Counsel, noted that the proposed rezoning is consistent with the zoning in the front of the property and stated that the proposed use would be better for the community's needs than the current use.

Vice-Mayor Arrowood noted that the proposed rezoning would be returning the property back to its original zoning classification.

Mayor Edwards opened the public hearing.

No one spoke at the public hearing.

Mayor Edwards closed the public hearing.

Councilor Woods moved that City Council adopt the ordinance and approve the rezoning as recommended by the Planning Commission.

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

C. Public Hearing and Consideration of a Request by Staunton Augusta Properties, LLC, for a Special Use Permit for McIntosh Village, A Planned Residential Development Requested Under the Provisions of Staunton City Code Section 18.25.030(10).

Mr. Hartless presented the following information:

Staunton Augusta Properties, LLC, is requesting a Special Use Permit for a Planned Residential Development (PRD) to be known as McIntosh Village. The properties are located in an area between Middlebrook Ave, the Shenandoah Heights neighborhood, and the Green Spring Valley neighborhood. The applicant acquired the properties in September 2024, and is now proposing to construct 267 single family homes on 77.31 acres of land. The property is zoned R-2, Low Density Residential District, and a PRD can only be permitted through the Special Use Permit process.

Staunton City Code (SCC) Chapter 18.105, Development Standards for Uses Permitted on Review, establishes the requirements for a PRD. SCC Section 18.105.020, Planned Residential Development, permits the developer to propose their own minimum lot size and setback requirements which allows density to be clustered in the property's more easily developable areas. In exchange, the developer agrees to provide common areas and amenities for recreation. Overall density for a PRD may not exceed the maximum density allowed in the underlying zoning. In this case, the underlying zoning is R-2, Low Density Residential, which allows a maximum density of 4.9 units per acre (4.9 units per acres x 77.3 acres = 378 units).

The purpose of a PRD is to encourage more imaginative solutions to environmental design problems such as challenging topography. The customary district regulations are modified to allow flexibility in design; however, the special use permit process allows the city to establish special conditions that are unique to a specific development project. In the case of McIntosh Village, the Planning Commission has recommended 21 conditions intended to limit impacts and ensure

compatibility with the surrounding established neighborhoods. The special conditions are not possible through the standard by-right development process but may be required through the PRD process.

McIntosh Village includes the following area requirements:

- Minimum lot size – 5,000 square feet (standard R-2 is 8,750 SF)
- Minimum Setbacks:
 - Front – 18 feet (standard R-2 is 25 feet)
 - Side – 6 feet (standard R-2 is 7 feet)
 - Rear – 18 feet (standard R-2 is 30 feet)
 - Corner Side – 12 feet (standard R-2 is 12.5 feet)
 - Buffer – 45 feet from existing development in Green Spring Valley
 - Perimeter setback – 30 feet for any lot around the periphery of the development project area
- Building Height – 2 and ½ stories or 35 feet (same as standard R-2)
- Maximum Density – 3.5 units per acre (standard R-2 allows 4.9 units per acre)
- Common Area Amenities:
 - Amenity 1 (labeled D on Master Plan) – patio with fire pit (Concrete pavers with paver blocks or comparable, 2000 SF minimum), and pavilion/gazebo (wooden structure under roof with 4 picnic tables and 4 benches, 800 SF minimum)
 - Amenity 2 (labeled I on Master Plan) – playground (commercial grade play equipment, 3 swings, 1 slide, and 1 climbing wall – 2000 SF minimum)
 - Amenity 3 (labeled F on Master Plan) – walking trail (concrete, 5-foot width)
 - Amenity 4 (labeled J on Master Plan) – walking trail (concrete, 5-foot width)
 - Amenity 5 (labeled K on Master Plan) – walking trail (concrete, 5-foot width)

Private Street – The PRD process enables the City to consider allowing privately owned streets. A private street is generally a street owned and maintained by a Home Owners Association. The developer proposes one private street for this project which will provide access to two lots, Lots 7, and 8 (originally this was three lots – lots 7, 8, and 9). A home owners association must own this street and must bear the responsibility for maintenance. This will include snow removal and re-paving costs.

Access – The fire code requires two separate means of ingress and egress when a development exceeds 30 dwellings. The developer proposes 267 dwelling units; therefore, more than one access point will be required. Access to the property by way of an existing public street is available from either Green Spring Valley via Ritchie Boulevard, or Shenandoah Heights via Gordon Street.

The Planning Commission has recommended a condition that requires access from Middlebrook Avenue. That new access point must be constructed in the first phase of the development before construction of any dwelling unit is completed. The developer initially proposed access from three possible locations; however, the Planning Commission has only recommended the use of two at this time:

1. An existing access easement between 1138 and 1220 Middlebrook Avenue (next to Grace Christian Activity Center),

- 275 2. Undeveloped Gilliam Street, and
276 3. Undeveloped Grayson Street (not recommended by Planning Commission). If the
277 developer wishes to use Grayson Street, they will need to come back to the Planning
278 Commission and City Council at a later time.

279
280 If the developer chooses to use undeveloped Grayson Street, a portion of the street grade may
281 exceed 12% slope which will necessitate a variance to the City's subdivision standards (Title
282 17.15.070, Grades of Streets). That variance would have to be granted by City Council prior to
283 staff approval of any Infrastructure construction plans or subdivision plat.

284
285 Even if the PRD is approved, the project will not be feasible until after the developer addresses the
286 access requirement from Middlebrook Avenue.

287
288 As shown on the attached map (Attachment 3), surrounding zoning is R-2, Low Density
289 Residential District with some B-2, General Business District zoning, to the east along
290 Middlebrook Ave. The B-2 area is minimal and does not appear to include any developed area
291 so rezoning of the B-2 area is not necessary.

292
293 The City of Staunton, Virginia, Comprehensive Plan 2018-2040, Land Use Development Guide,
294 Future Land Use Map, designates this area as Low Density Residential. This designation is
295 characterized as single-family detached dwellings with a maximum density of 1 to 5 units per acre.
296 The proposed development contains a density of approximately 3.5 units per acre (267 units / 77.3
297 acres = 3.45 units per acre) The requested Special Use Permit is consistent with the Comprehensive
298 Plan designation for the area.

299
300 A Special Use Permit is step one of the multi-step process to develop the property for the intended
301 use. A preliminary plat will be required showing the lot layout for the entirety of the development
302 project. Likely, the development will occur in phases (or sections). For each phase, the developer
303 will submit an Infrastructure Construction Plan which details the construction of infrastructure
304 including streets, curb, gutter, sidewalks, storm water management facilities, common area
305 amenities, and a grading plan for each lot. Construction Plans are reviewed and approved
306 administratively. Once the Construction Plan is approved, the developer will submit a final plat
307 to create the lots for that phase (section). Once the plat is recorded in the land book in the Circuit
308 Court, building permits can be issued for each dwelling.

309
310 At its meeting on November 20, 2025, the Planning Commission conducted a public hearing.
311 During the public hearing four people spoke in opposition to the request voicing concerns with
312 increased traffic on Ritchie Boulevard, inadequate water and sewer service, potential property
313 damage from blasting, storm water runoff, and wildlife displacement. After closing the public
314 hearing, the Planning Commission voted to defer action on the matter and asked the applicant to
315 provide more detail and to revise the plans to address concerns.

316
317 The Planning Commission considered the matter again at its March 19, 2026 meeting and
318 conducted a second public hearing. During the public hearing 12 people spoke in opposition to
319 the request (some speakers provided comments at the earlier November 20, 2025 meeting) voicing
320 concerns with increased traffic on Ritchie Boulevard, inadequate water and sewer service,

potential property damage from blasting, storm water runoff, and wildlife displacement. After closing the public hearing, the Commission gave further consideration to the comments received and again voted to defer action on the matter to give staff and the developer time to work on additional conditions.

Response to Concerns Raised During the Public Hearings:

Traffic on Ritchie Boulevard – Currently, Ritchie Boulevard and Charles Street are the only access points for Green Spring Valley. This means that the intersection of Ritchie and Charles is a potential bottle neck for the entire neighborhood. If that intersection needs to be closed for any reason, access is blocked to the entire neighborhood. Staff has been trying for decades to add an additional entrance to Green Spring Valley independent of Ritchie Boulevard and Charles Street. This development provides an opportunity to obtain that access from a totally different direction. The Planning Commission has proposed conditions that require a connection to Gordon Street and a connection to Middlebrook Avenue. From a transportation planning perspective, a municipality desires as many connections as possible to spread the traffic out so that no one street is overloaded.

Density of Proposed Development – McIntosh Village includes a proposed density of 3.5 units per acre. The PRD process allows clustering of development so density on individual acres may exceed 3.5 units. The 5,000 SF minimum lot size could allow up to 8 units per acre on individual acres. However, the overall density for the development will be capped at 267 units which ensures a 3.5 unit per acre density for the whole 77.3 acres of development. This complies with the R-2 zoning maximum allowed density of 4.9 units per acre and with the Comprehensive Plan Low Density Residential designation which suggests a density of 1 - 5 units per acre.

Construction Traffic – The Planning Commission has recommended a condition which prohibits construction entrances from Green Spring Valley or Shenandoah Heights. Therefore, construction traffic during the initial phase of development must come from Middlebrook Avenue.

Storm water runoff – Storm water management facilities are required for this development. The storm water management facilities will be designed by a professional engineer and will be reviewed by the City's Environmental Division of the Community Development Department. All state and local storm water regulations will be met or exceeded. The storm water management plan will be reviewed as part of the Infrastructure Construction Plan that will be required for each phase of development.

Water and Sewer Infrastructure – The City's Engineering Division of the Public Works Department will review the Infrastructure Construction Plan to determine the development's impacts on the public water and sewer system. As part of the plan review process, water modeling will be done which models the impacts of 267 units on the existing system. All necessary water and sewer infrastructure improvements will be required and will be inspected by the City Engineer before they are accepted into the City's water and sewer system.

Displacement of Wildlife – Displacement of wildlife is inevitable during any development process. The Planning Commission has recommended conditions of approval that are intended to help

mitigate the displacement. Those conditions include an increase in the open space requirements and a buffer requirement between Green Spring Valley and this development.

Blasting During Construction – Blasting is regulated by state and local law. The Fire Department is responsible for enforcing these regulations. A blasting permit is required for all blasting and the blasting will be monitored by the City Fire Marshal's Office.

On April 16, 2026, the Planning Commission again considered the matter. The Commission gave extensive consideration to the proposed conditions. Discussion included concerns about traffic on Ritchie Boulevard, the need for a buffer between Green Spring Valley and the proposed development, increasing the minimum lot size, and increasing the amount of open space required. On a 5-0 vote, the Commission unanimously voted to recommend approval of the request with 21 recommended conditions.

Vice-Mayor Arrowood inquired about the topography of the upper detention pond and whether it is shaped as a bowl. Mr. Hartless replied that the Master Plan is a concept plan. The topography and grading of the site will determine the final location and design of the stormwater features.

Vice-Mayor Arrowood stated that the plan shows two detention ponds, but that the exact location of ponds can't be determined at this point in time. Mr. Hartless said that is correct. This site could need one, two, or three detention ponds. No one will know until engineering design plans are presented.

Mayor Edwards asked about the portion of the land that is not included in the Special Use Permit request and how it could be developed. Mr. Hartless stated that the land could either be developed by-right or the owner could attempt to amend the Special Use Permit to include the land.

Councilor Campbell asked if there is anything preventing the use of wells in the portion of the property not included in the Special Use Permit. Mr. Hartless stated that the City's ordinances permit wells, but when the developer asked about wells for residences along the ridge line, the City stated that a pumping facility would be needed in order for adequate fire flow. The construction of a pump facility made the cost of development prohibitive.

Councilor Campbell also identified the lack of access points as a barrier to developing land south of the proposed McIntosh Village. Mr. Hartless agreed.

Councilor Campbell asked if the Moore Street entrance would provide an access point that satisfied regulatory requirements. Mr. Hartless stated that it would from a technical sense, but the City was not satisfied with the adequacy of the entrance point.

Councilor Campbell said his biggest concern about the proposed development was the access from Middlebrook. He stated that his worry is that the housing market could stall out and a new owner could come back in a decade and ask that the Special Use Permit be amended so that Moore Street could be used as an access point.

Councilor Overholtzer asked about the specifics of what the traffic study would be evaluating and what outcomes could be expected. Susan Wilson, Transportation Planner, stated that the study would be looking at both on-site and off-site traffic impacts. As an example, if a new turning lane into the development was needed, that would be an on-site impact. If improvements to Ritchie Boulevard were necessary that would be an off-site impact.

Mr. Hartless explained that the City could require the developer to pay for on-site impacts, but the City would be responsible to pay for off-site impacts.

Mayor Edwards asked for a description of the regulatory layers in developing McIntosh Village. Mr. Hartless explained that it begins with the Special Use Permit process. That is followed by the preliminary plat. Which is followed by the site plan or infrastructure construction drawings. Finally, a final plat is recorded in the Circuit Court.

Councilor Park asked to explain what would happen if the developer chose to develop the land in question by-right. Mr. Hartless explained that by-right development does not require City approval. The Planned Residential District development allows the City to impose conditions to address the impacts of the development.

Councilor Woods asked if by-right development would result in bigger lots and bigger homes than the proposed Planned Residential Development. Mr. Hartless confirmed that by-right development would result in larger lots, but not necessarily large homes.

Councilor Shepherd asked if all of the homes in the proposed development would be single family detached homes. Mr. Hartless stated that they would.

Vice-Mayor Arrowood asked if the main benefit of a Planned Residential Development is smaller infrastructure costs. Mr. Hartless said that lower infrastructure costs is the main benefit.

Mayor Edwards asked the Fire Marshal, Adam Dolan, to explain the blasting process. Mr. Dolan explained the permitting process and then stated that there is a Staunton Fire Department employee on-site at all blasts within the City.

Councilor Park asked if blasters were required to maintain an insurance policy. Mr. Dolan explained that all blasters who blast within the City are required to maintain a minimum one-million-dollar insurance policy.

Mayor Edwards then asked the applicant if they would like to speak.

Justin Shimp, the project engineer for McIntosh Village, complimented Mr. Hartless' presentation. He stated that the proposed Planned Residential Development will allow for smaller lots. These smaller lots will result in less blasting and will result in more affordable units than if traditional infrastructure was put in place. He also stated that by-right development would result in much more land disturbance and a greater number of units for the entire set of parcels of land. He also stated that an engineering study commissioned by the developer concluded that with the additional

looping required to meet the City's water requirements, that the average psi would drop by three during peak usage hours. He stated this is a very small decrease in psi.

Vice-Mayor Arrowood asked if there are any updates on right-of-way acquisition along Middlebrook. Mr. Shimp stated that there has been some easement acquisition from the Knop property.

Councilor Campbell asked about developing the remainder of the property. Ms. Shimp stated that the pump facility for the additional 20 to 23 units would not be economically feasible at this time. He said things could change in thirty years, but with existing technology and costs, he did not think it was economically feasible to develop that portion of the property.

Councilor Campbell complimented Mr. Shimp on his radial design.

Mayor Edwards opened the public hearing.

Kristen Siegel of the Staunton School Board said that the Board welcomes growth in the city, but pointed out that growth creates financial and capacity issues for the School Board. She pointed to recent growth at Staunton High School as well as a three-year lag between students arriving in the school division and an increase in funding from the revenue sharing agreement between the Board and City Council.

Dr. Eric Irizarry, Superintendent of Staunton Schools, thanked Mayor Edwards for her earlier comments and complimented the City for completing the Gypsy Hill Pool House. He pointed out current capacity challenges in City schools including the use of modular classrooms. He asked that Council consider the impact of developments like McIntosh Village on future school capacity needs.

Nancy Kalanta thanked Mayor Edwards and Councilor Campbell for meeting with residents who live near the proposed development but expressed disappointment that many emails to Council about the development had gone unanswered. She stated that the development would cause taxpayers to pay for off-site traffic impacts on Greenville Avenue. She pointed to damage to homes from blasting at Moore and Hilltop. She stated that removal of old growth trees in McIntosh Village will decrease property values of nearby homes. She also pointed to potential radon concerns for nearby property owners if McIntosh Village is constructed. Finally she pointed to overcrowding of schools if McIntosh Village is constructed. She concluded by stating that this type of development is more appropriate for Northern Virginia or Charlottesville.

Charles O'Connell pointed to three main concerns he had about the proposed McIntosh Village development: the lack of clarity on traffic access and traffic impacts, traffic safety issues created by the proposed development, and the lack of benefits from the clustering of residences.

Andrea Lockhart stated that she moved to Green Spring Valley for its quiet, peaceful nature. She expressed her concerns about a potential crime increase from the development. She also pointed out that the development would not allow her child to play outside for five years due to the child's health condition.

502
503 Cris Swanlund expressed his concerns about the destruction of the area's natural beauty if the
504 development is approved. He urged that more trees be preserved and that the buffer zones of the
505 proposed development be larger and better landscaped.

506
507 Stephen Briggs expressed his displeasure at the 5000 square foot lots for McIntosh Village. He
508 stated that once that lot size is permitted for one development, it will be permitted throughout the
509 City. That would be much denser development than the City wants. He urged the Council to
510 protect the unique style of growth in Staunton.

511
512 Michael Smith stated that he is Staunton born and bred. He expressed concerns about increased
513 traffic and its effects on children in the existing neighborhoods as well as potential issues related
514 to crime. He stated that he loved Staunton and while he wanted to see some growth, he did not
515 want it to change.

516
517 Michael Ansbach cited his concerns about a Dominion Power easement that runs through the
518 property, a sinkhole, potential flooding issues from the stormwater detention pond near Ritchie
519 Boulevard, and his displeasure that any damage to residences from blasting at McIntosh Village
520 would require the homeowner to hire an attorney to bring a lawsuit against the blasting contractor.

521
522 Benny Brown noted that he had lived in the area near McIntosh Village for fifty years. He stated
523 that the land had not been developed because it is not suitable for development. He stated that
524 rock is above ground on the site. He pointed out traffic concerns as well as capacity issues for
525 Bessie Weller Elementary School if the development is approved.

526
527 Mayor Edwards closed the public hearing.

528
529 Vice-Mayor Arrowood asked Mr. Hartless if a by-right development would result in the developer
530 spreading out the development further across the site with more units in order to pay for higher
531 development costs. Mr. Hartless said that the Vice-Mayor was correct. By-right development
532 would result in greater land disturbance and potentially more blasting.

533
534 Councilor Overholtzer asked if a by-right development could result in clear cutting of the property
535 and no buffer zone. Mr. Hartless stated that by-right development could result in clear cutting of
536 the property and a buffer zone would not be required.

537
538 Councilor Overholtzer asked who would pay for the traffic study. Mr. Hartless stated that the
539 developer would pay for the traffic study.

540
541 Councilor Campbell then asked Mr. Hartless what the development standards for landscaping are
542 in a by-right development of the property. Mr. Hartless stated that the standard would, effectively,
543 be one tree for every lot developed in a by-right development.

544
545 Councilor Campbell mentioned that he was working on a condition which would limit the cutting
546 of trees in the development to areas actively under construction.

547

Councilor Overholtzer and others expressed a preference during the discussion for a condition that would require some landscaping within the buffer zone of the development.

Vice-Mayor Arrowood asked if approving the 5,000 square foot lots in this development would create a precedent for future lot size in developments within Staunton. Mr. Hartless and Mr. Blair explained that since this project was through the special use permit process, it would not create a binding precedent on Council for all future developments in terms of lot size.

Councilor Overholtzer asked Mr. Shimp what the timeline of the development is and whether he would be amenable to a condition concerning landscaping within the buffer. Mr. Shimp said he estimated the total build out time would be approximately four years. He stated the developer would accept a landscaping condition for the buffer that is consistent with the existing utility easements.

Councilor Campbell read proposed amendments to condition 2 into the record as well as a new condition.

Mr. Blair read a proposed amendment to condition 18 into the record.

The Council indicated its agreement with these amendments.

Councilor Overholtzer moved and Councilor Woods seconded the following amendments to the Special Use Permit conditions:

Delete Condition 15.

Add a Condition which reads:

If the development is constructed in phases or sections, construction activities and the clearing of land and cutting of trees within the development must be limited to the phase or section upon which residential structures are being constructed. However, clearing of land and cutting of trees may occur in other sections or phases of the development if consistent with the approved construction plan for the subdivision.

Amend Condition 2 to read:

Construction of the connection to Middlebrook Ave must be completed as part of the first phase of the development and must be completed prior to issuance of any Certificates of Occupancy. "Connection to Middlebrook Ave" shall mean any of the three entrances identified on page C6 of the Master Plan entitled "Planned Residential Development Master Plan McIntosh Village" dated October 8, 2025 and last revised on April 24, 2026. For clarification, Entrance Options One and Two are identified on the Master Plan. The third entrance option shall be developing Grayson Street. The City Engineer shall determine when "construction of the connection to Middlebrook Ave" is complete for purposes of this condition. Before any of the three entrances may be opened for use by property owners within the development, they must be approved by the City Engineer consistent with all applicable federal, state, and local laws and regulations. If a variance to the

street standards within Chapter 17 of the Staunton City Code is necessary for one of the three entrances, the developer shall comply with the applicable ordinance provisions for a variance.

Amend Condition 18 by adding the following sentence:

The 45 foot strip of open space buffer shall be landscaped by the developer in consultation with the City Horticulturalist and Zoning Administrator consistent with the existing utility easements.

The motion carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

Councilor Woods moved that City Council adopt the amended resolution and approve the special use permit with conditions, as recommended by the Planning Commission, and amended by the City Council, because the special use permit serves the public necessity, convenience, and general welfare, and the resolution is consistent with the City's Comprehensive Plan and good zoning practice.

The motion was seconded by Councilor Shepherd.

Councilor Campbell expressed his appreciation for the residents involved in the process. He noted that the City does need planned growth. He stated that the Council worked within the limitations of its ordinances to impose conditions that he hopes will lessen the impact of the development.

Councilor Woods also expressed her appreciation for the comments this evening. She stated that the Special Use Permit process permitted the Council to mitigate impacts that would not be mitigated if the development proceeded in a by-right fashion.

Councilor Overholtzer expressed his appreciation for residents' input. He stated that he read each email he received about the development. He asked residents to hold the Council and staff accountable for implementing the Special Use Permit conditions. Finally, he stated that based on national studies, he believe that the proposed McIntosh Village would result in less than one hundred new students for Staunton City Schools at full build out.

The motion carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

MATTERS FROM THE CITY MANAGER

Ms. Beauregard presented updates and information on the following items:

- The Parks Facilities Improvements Project is currently out to bid and a prebid conference was held today, May 14, 2026.
- The Memorial Day Holiday will see City facilities closed on May 24th. In addition, the Staunton Public Library will be closed on May 24th. Trash schedules will be adjusted for the Memorial Day holiday. Shop N Dine Out will be extended to cover May 25th. Finally, the Gypsy Hill and Montgomery Hall Park pools will be open for the Memorial Day holiday.

MATTERS FROM THE PUBLIC

Mayor Edwards 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 is 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 raise your hand, identify yourself, and complete your remarks within five minutes.”

Cindy Connors provided an update on the Staunton Stamp Out Hunger Food Drive. The post offices of Staunton collected 12,339 pounds of food. Additionally, the total rises to 16,415 pounds when post offices under the Staunton umbrella are added to the total. Finally, when the monetary donations to the food drive are credited, the total pounds collected adds up to 78,415 pounds. That is nearly 30,000 more pounds than the drive collected last year. She thanked everyone for their assistance.

Aaron Barmer stated that he did not vote for Governor Spanberger and noted her veto of a collective bargaining bill for public sector workers. He urged City of Staunton and Staunton School Board employees to organize.

He noted that the residents in Uniontown have been waiting for seventy-five years for public sewer service and criticized the urban renewal policies that harmed the families that used to live in Uniontown.

He noted that restrictive covenants were a condition of the McIntosh Village special use permit and pointed out that restrictive covenants were used in the past to discriminate. He stated that history repeats itself. He also noted that the Palestinian genocide was approaching one thousand days.

686 **ADJOURNMENT**

687

688 There being no further business to come before Council, the meeting adjourned at 10:17 p.m.

689

690

691

692

693

694

John C. Blair, II
Clerk of Council

DRAFT

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	City Council
Item #	A.2	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Engagement; Inclusion & Equity Strategic Area: A Resilient and Sustainable Community	
Subject:	Consideration of Proclamation to be Presented in Council Chambers Recognizing <i>Lyme & Tick-Borne Illness Awareness Month</i>	

Background: Per [City Council Procedure Memorandum No. 19](#), all proclamations presented in Council Chambers must be approved by City Council at the preceding regular meeting.

The item before City Council is the approval of a request for a proclamation to be presented in Council Chambers at the June 25, 2026 Council meeting. The proclamation is in recognition of ***Lyme & Tick-Borne Illness Awareness Month***. Should Council approve this proclamation, it will be prepared for presentation at the beginning of the Regular Meeting on June 25, 2026.

Attachment: Not applicable

City Manager's Recommendation: Not applicable

Suggested Motion: I move to approve the requested proclamation in recognition of ***Lyme & Tick-Borne Illness Awareness Month***, for presentation at the June 25, 2026 City Council meeting.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	Jessie L. Moyers Chief Finance Officer
Item #	B	
Department:	Finance	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Areas: An Economically Vibrant Community; An Informed and Engaged Community	
Subject:	Public Hearing for Ordinance to Amend the FY2026 Budget Ordinance for the City of Staunton by Adding Budget Amendment Number Three	

Background: The third budget amendment for fiscal year 2026 has been prepared for review and discussion. The total budget amendment equals \$1,771,691. This budget amendment does require a public hearing, which was properly advertised on May 20, 2026 in the *News Leader*. Discussion and the public hearing are scheduled for May 28, 2026 and consideration of the ordinance is scheduled for the June 25, 2026 council meeting.

City Budget Amendment—\$766,799

1. General Fund amendment of \$88,158
 - \$5,478 – Appropriate Insurance Recoveries
 - \$2,600 – Appropriate VRSA Safety Grant
 - \$15,600 – Appropriate DMV Grant for Overtime
 - \$57,297 – Appropriate DCJS Grant for SRO
 - \$6,000 – Appropriate Virginia Walkability Action Grant
 - \$1,183 - Appropriate Kiwanis Reimbursement
2. Grants Fund amendment of \$1,900
 - \$1,900 – Appropriate DCJS grant

3. Bond Fund amendment of \$28,856
 - \$28,856 – Appropriate Interest Earned
4. Blue Ridge Court Services amendment of \$9,976
 - \$9,976 – Adjust Grant Revenue
5. Environmental Fund amendment of \$13,263
 - \$13,263 – Appropriate Insurance Recovery
6. HUD Fund amendment of \$624,646
 - \$55,000 – Appropriate Transfer from General Fund
 - \$63,559 – Appropriate HUD Grant Admin Funds
 - \$5,049 – Appropriate CVHD1 Funds
 - \$34,221 – Appropriate 2023 HUD Funds
 - \$212,579 – Appropriate 2024 HUD Funds
 - \$254,238 – Appropriate 2025 HUD Funds

School Budget Amendment—\$1,004,892

1. Education Fund amendment of \$939,892
 - \$400,000 – Appropriate TEES Grant
 - \$45,150 – Appropriate Targeted School Improvement Grant for Ware
 - \$45,150 – Appropriate Targeted School Improvement Grant for Shelburne
 - \$264,653 – Appropriate State Revenue for Bonus
 - \$180,946 – Appropriate fund balance for local share of Bonus
 - \$3,820 – Appropriate VRSA Safety Grant
 - \$173 – Appropriate Insurance Recovery
2. School CIP Fund amendment of \$65,000
 - \$65,000 – Appropriate Interest Income Earned

Attachments:

Attachment 1 – Budget Amendment Number Three

Attachment 2 – Notice of Public Hearing

City Manager's Recommendation: Discuss the proposed budget ordinance and conduct the public hearing.

Suggested Motion: Not Applicable.

City Manager: Leslie Beauregard

Ordinance No. 2026-
AN ORDINANCE TO AMEND
THE FY2026 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 FY2026 Budget is amended as follows:

GENERAL FUND - 110

Anticipated Revenue

Recovered Costs	\$ 5,478
Operating Grants and Contributions	<u>82,680</u>
Total Revenue	\$ 88,158

Appropriations

Judicial Administration	\$ 720
Public Safety	78,634
Public Works	6,000
Parks, Recreation, Cultural	<u>2,804</u>
Total Appropriations	\$ 88,158

GRANTS FUND - 215

Anticipated Revenue

Capital Grants and Contributions	\$ 1,900
Total Revenue	\$ 1,900

Appropriations

Public Safety	\$ 1,900
Total Appropriations	\$ 1,900

HUD FUND - 225

Anticipated Revenue

Transfer from the General Fund	\$ 55,000
Operating Grants and Contributions	<u>569,646</u>
Total Revenue	\$ 624,646

Appropriations

Operations	\$ 624,646
Total Appropriations	\$ 624,646

BOND FUND - 395

Anticipated Revenue

General Revenue	\$ 28,856
Total Revenue	\$ 28,856

Appropriations

Operations	\$ 28,856
Total Appropriations	\$ 28,856

BLUE RIDGE COURT SERVICES - 210

Anticipated Revenue

Operating Grants and Contributions	\$ 9,976
Total Revenue	\$ 9,976

Appropriations

Operations	\$ 9,976
Total Appropriations	\$ 9,976

ENVIRONMENTAL FUND - 580**Anticipated Revenue**

Operating Grants and Contributions	\$	13,263
Total Revenue	\$	13,263

Appropriations

Operations	\$	13,263
Total Appropriations	\$	13,263

EDUCATION FUND - 900**Anticipated Revenue**

General Revenue	\$	173
Prior Year Fund Balance		180,946
Operating Grants and Contributions		758,773
Total Revenue	\$	939,892

Appropriations

Operations	\$	939,892
Total Appropriations	\$	939,892

SCHOOL CIP FUND- 966**Anticipated Revenue**

Miscellaneous Revenue	\$	65,000
Total Revenue	\$	65,000

Appropriations

Capital Projects	\$	65,000
Total Appropriations	\$	65,000

GRAND TOTAL BUDGET AMENDMENT NO 3	\$	1,771,691
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INTRODUCED: May 28, 2026

PUBLIC HEARING: May 28, 2026

Public Hearing Advertisement Date: May 20, 2026

Approved this _____ day of _____ 2026

Effective Date: _____

CERTIFIED: _____

ATTEST: _____

John Blair

Clerk of Council

Michele Edwards

Mayor of Council

CITY OF STAUNTON			
FY 2026 BUDGET AMENDMENT NO. 3			
		AMOUNT	
	LEDGER CODE	REVENUE	EXPENDITURE
GENERAL FUND			
JUDICIAL ADMINISTRATION			
<u>SHERIFF DEPARTMENT</u>			
Insurance Recovery	11021-41928	\$ 720.00	
Main / Repair of Vehicles	11022170-55305		\$ 720.00
To appropriate insurance recovery			
PUBLIC SAFETY			
<u>POLICE DEPARTMENT</u>			
Non-capital Grant	11033-41737	\$ 2,600	
Apparel	11033210-55487		\$ 869
Material and supplies	11033110-55415		\$ 1,731
To appropriate VRSA Safety Grant			
DMV grant	11033-46206-52900	\$ 15,600	
Police Overtime	11033110-51530-52900		\$ 15,600
To appropriate Selective Enforcement Grant from the National Highway Traffic Safety Administration			
Insurance Recovery	11031-41928	\$ 2,137	
Vehicle Repairs	11033110-53105		\$ 2,137
To appropriate insurance recovery			
DCJS Grants	11033-45559-53500	\$ 57,297	
Full Time Salaries	11033110-51006-53500		\$ 57,297
To appropriate FY26 SRO Grant Program			
<u>FIRE DEPARTMENT</u>			
Insurance Recovery	11031-41928	\$ 1,000	
Maint and Repair Vehicles	11033210-53105		\$ 1,000
To appropriate insurance recovery			
PUBLIC WORKS			
<u>ADMINISTRATION</u>			
PW Non-capital grant	11043-46250-46015	\$ 6,000	
M&S Training	11044130-55416-46015		\$ 6,000
To appropriate Virginia Walkability Action Institute Grant			
PARKS AND RECREATION			
<u>PARKS AND RECREATION</u>			
Rec non-capital grant	11073-41730	\$ 1,183	
Materials/supplies	11077110-55415		\$ 1,183
To appropriate Kiwanis reimbursement			
Insurance Reovery	11071-41928	\$ (13,263)	
Maint of Facilities	11077210-53165		\$ (13,263)
To appropriate insurance reocvery for repairs			
Insurance Reovery	11071-41928	\$ 14,884	
Maint of Facilities	11077210-53165		\$ 14,884
To appropriate insurance reocvery for repairs			
TOTAL GENERAL FUND		\$ 88,158	\$ 88,158

CITY OF STAUNTON
FY 2026 BUDGET AMENDMENT NO. 3

		AMOUNT	
	LEDGER CODE	REVENUE	EXPENDITURE

BUDGET AMENDMENT NO. 3 GENERAL FUND SUMMARY

GENERAL FUND REVENUE SUMMARY

General Revenues

Recovered Costs 5,478

Judicial 720

Public Safety 3,137

Parks and Rec 1,621

Non-Capital Grants and Contributions 82,680

Police Department 74,628

Fire Department 869

Public Works 6,000

Parks and Rec 1,183

\$ 88,158 -

GENERAL FUND EXPENDITURE SUMMARY

Judicial Administration \$ 720

Public Safety 78,634

Public Works 6,000

Parks, Recreation, Cultural 2,804

Total General Fund Expenditures \$ 88,158 -

BOND FUND			
Interest Earned	39501-41510	\$ 30,000.00	
JDR Courthouse	39544210-58529-74611		\$ 30,000.00
To appropriate interest earned			
Interest Earned on Bond Fund	39501-41510-74614	\$ (1,143.80)	
Closing Cost	39544210-59521-74614		\$ (7,714.86)
JDR Courthouse	39544210-58529-74614		\$ 6,571.06
To appropriate additional bond interest			
TOTAL BOND FUND		\$ 28,856.20	\$ 28,856.20
GRANTS FUND			
<u>Police Department</u>			
DCJS Grant	21533-46252-40266	\$ 1,900	
Non-capital equipment	21533110-55486-40266		\$ 1,900
To appropriate DCJS Grant			
TOTAL GRANTS FUND		\$ 1,900	\$ 1,900

CITY OF STAUNTON			
FY 2026 BUDGET AMENDMENT NO. 3			
		AMOUNT	
	LEDGER CODE	REVENUE	EXPENDITURE
HUD FUND			
Transfer from General Fund	22501-49211	\$ 55,000.00	
HUD Grant Admin	22501-41931	\$ 63,559.00	
HUD Grant CVHD1	22583-46242-CVHD1	\$ 5,049.10	
HUD Grant 2023	22583-46242-HUD23	\$ 34,221.30	
HUD Grant 2024	22583-46242-HUD24	\$ 212,578.96	
HUD Grant 2025	22583-46242-HUD25	\$ 254,238.00	
Salary	22588535-51006		\$ 55,000.00
Professional Services	22588535-53010		\$ 63,559.00
Blight Removal	22588535-53036-HUD24		\$ 45,375.00
Blight Removal	22588535-53036-HUD25		\$ 75,598.00
HUD CBDG COVID RD	22588535-55207-CVHD1		\$ 5,049.10
Public Service Grants	22588535-55207-HUD24		\$ 139,203.96
Special Grant Programs	22588535-55207-HUD25		\$ 47,640.00
PUB SVC-Structual	22588535-55209-HUD25		\$ 131,000.00
Sidewalk Curb and Gutter	22588535-58379-HUD23		\$ 34,221.30
Sidewalk Curb and Gutter	22588535-58379-HUD24		\$ 28,000.00
To appropriate HUD Funds			
TOTAL HUD FUND		\$ 624,646.36	\$ 624,646.36
BLUE RIDGE COURT SERVICES FUND			
DCJS Non-capital Grant	21033-46252-40404	\$ 9,976	
Travel and Training	21033343-55005-40404		\$ 940
Materials and supplies	21033343-55415-40404		\$ 9,036
To appropriate Dept of Criminal Justice Grant			
TOTAL BLUE RIDGE COURT SERVICES FUND		\$ 9,976	\$ 9,976
ENVIRONMENTAL FUND			
Insurance Recovery	58001-41928	\$ 13,263	
Repair Vehicles	58004820-55305		\$ 13,263
To appropriate insurance recovery			
TOTAL ENVIRONMENTAL FUND		\$ 13,263	\$ 13,263

CITY OF STAUNTON			
FY 2026 BUDGET AMENDMENT NO. 3			
		AMOUNT	
	LEDGER CODE	REVENUE	EXPENDITURE
FY 2026 BUDGET AMENDMENT NO. 3 SUMMARY			
CITY GOVERNMENT FUNDS			
GENERAL FUND		\$	88,158
BOND FUND		\$	28,856
GRANTS FUND		\$	1,900
BLUE RIDGE COURT SERVICES FUND		\$	9,976
ENVIRONMENTAL FUND		\$	13,263
HUD FUND		\$	624,646
TOTAL CITY GOVERNMENT FUNDS		\$	766,799
EDUCATION FUNDS			
EDUCATION FUND		\$	939,892
SCHOOL CIP FUND		\$	65,000
TOTAL EDUCATION FUNDS		\$	1,004,892
TOTAL FY2026 BUDGET AMENDMENT NO. 3		\$	1,771,691

**STAUNTON CITY SCHOOLS
FY 2026 BUDGET AMENDMENT
AMENDMENT NO. 3**

EDUCATION FUND 900		REVENUES	EXPENDITURES
STATE AND FEDERAL GRANT REVENUE/PROGRAMS			
To appropriate TARGETED EXTENDED ENRICHED SCHOOL YEAR GRANT			
To appropriate grant revenue	900300-42999-TEES	\$ 400,000	
Replace-Vehicle	91312187-58105-TEES		\$ 52,250
Educational Supplies	91312187-56013-TEES		\$ 81,726
Salary	91312187-51130-TEES		\$ 39,000
Supplemental	91312187-51620-TEES		\$ 52,991
FICA	91312187-52010-TEES		\$ 4,033
Grant Purchased Services	91312187-53570-TEES		\$ 170,000
To appropriate TARGETED SCHOOL IMPROVEMENT GRANT for WARE		\$ 45,150	
Supplemental	91311183-51620 TSI-W		\$ 19,140
FICA	91311183-52010 TSI-W		\$ 1,355
Other Purchased Services	91311183-53569 TSI-W		\$ 13,125
Educational Supplies	91311183-56013 TSI-W		\$ 11,530
To appropriate TARGETED SCHOOL IMPROVEMENT GRANT for SHELBOURN		\$ 45,150	
	900300-43040 TSI-S		
Supplemental	91312187-51620 TSI-S		\$ 13,200
FICA	91312187-52010 TSI-S		\$ 1,008
Other Purchased Services	91312187-53569 TSI-S		\$ 21,918
Travel and Training	91312187-55210 TSI-S		\$ 4,212
Educational Supplies	91312187-56013 TSI-S		\$ 4,812
To appropriate state revenue for bonus			
SOQ Position Bonus	900100-42821	\$ 264,653	
Contingency- Bonus	91101100-51628		\$ 244,407
Contingency- FICA	91101100-52010		\$ 20,246
TOTAL STATE AND FEDERAL GRANT PROGRAMS		\$ 754,953	\$ 754,953

LOCAL GENERAL REVENUE/PROGRAMS			
To appropriate school division share of bonus	900100-49302	\$ 180,946	
Contingency- Bonus	91101100-51628		\$ 167,104
Contingency- FICA	91101100-52010		\$ 13,842
To appropriate VRSA Safety grant			
Other Grants	900300-40587	\$ 3,820	
R&M Supplies	94209099-56007		\$ 3,820
To appropriate VRSA Insurance Proceeds			
Insurance Recovery	900100-40510	\$ 173	
R&M Supplies	94509099-56007		\$ 173
TOTAL LOCAL GENERAL REVENUE/PROGRAMS		\$ 184,939	\$ 184,939
TOTAL EDUCATION FUND		\$ 939,892	\$ 939,892

SCHOOL CIP FUND 966		REVENUES	EXPENDITURES
To appropriate Interest Revenue			
Interest Income Earned	966100-40102	\$ 65,000	
School Bus Transport Reserve	K6009096-58110		\$ 65,000
TOTAL SCHOOL CIP FUND 966		\$ 65,000	\$ 65,000

GRAND TOTAL BUDGET AMENDMENT NO. 3		\$ 1,004,892.00	\$ 1,004,892.00
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\$ -

NOTICE OF PUBLIC HEARING

TO THE CITIZENS OF THE CITY OF STAUNTON, VIRGINIA

TAKE NOTICE that on Thursday, May 28, 2026, at the regular meeting of City Council at 7:00 p.m., to be held in the Rita S. Wilson Council Chambers, First Floor, City Hall, 116 West Beverley Street, Staunton, Virginia, the City Council intends to amend the Fiscal Year 2026 budget and will consider the adoption of the following:

An Ordinance to amend the FY 2026 Budget Ordinance for the City of Staunton, by adding Budget Amendment Number 3

A brief synopsis of the proposed budget amendment is stated below:

General Fund \$88,158
Bond Fund \$28,856
Grants Fund \$1,900
Blue Ridge Court Services \$9,976
Environmental Fund \$13,263
HUD Fund \$624,646
Education Fund \$939,892
School Capital Fund \$65,000
Total FY 2026 Budget Amendment No. 3 is \$1,771,691

All persons wishing to be heard at the public hearings are invited to attend. The public may also participate in the public hearings by Zoom, or by phone. Specific instructions to participate by Zoom or by phone can be found at: www.staunton.va.us/council.

Those interested in listening to the meeting may do so via live stream from the City's website or by listening to the public access television Channel (Comcast Channel 7). The public may also provide comments to City Council by (i) emailing the Executive Assistant to the City Manager at: smithmc@ci.staunton.va.us, or (ii) calling 540.332.3812. Voice mail messages are acceptable. Hearing impaired persons desiring to participate in the public hearings should contact the Executive Assistant to the City Manager by email at smithmc@ci.staunton.va.us, to request an interpreter. A copy of the proposed amendment shall be available for public inspection in the office of the Staunton City Manager located at 116 West Beverley Street, Staunton, Virginia.

John C. Blair
Clerk of Council

Please run this advertisement on Wednesday, May 20, 2026.



FY2026 Budget Amendment #3

Introduction to City Council
May 28, 2026

By Jessie L. Moyers, CFO



FY2026 Budget Amendment #3

Totals \$1,771,691

City Amendment - \$766,799

School Amendment - \$1,004,892

Important Dates:

- **May 11th** – School Board held public hearing and approved their part of the amendment.
- **May 20th** – Public Hearing was advertised in the *NewsLeader*.
- **May 28th** – Introduction of FY2026 BA#3 to City Council and Public Hearing scheduled.
- **June 25th** – City Council to consider FY2026 BA#3

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- A horizontal decorative bar consisting of several colored segments: purple, olive green, blue, grey, yellow, dark red, dark blue, tan, teal, and green.
- **General Fund \$88,158**
 - \$5,478 – Recovered Costs
 - \$720 Insurance recovery for the Sheriff's department
 - \$3,137 Insurance recovery for Fire Department
 - \$1,621 Insurance recovery for Parks and Rec facilities
 - \$82,680 – Grant and Contributions
 - \$75,497 Public Safety
 - \$57,297 FY2026 SRO Grant
 - \$15,600 National Highway Traffic Safety grant
 - \$2,600 VRSA Safety Grant
 - \$6,000 Public Works – VA Walkability Action Institute Grant
 - \$1,183 Parks and Rec – Kiwanis Reimbursement



City Amendment \$766,799



- **Bond Fund \$28,856 – Interest Earned**
- **Grant Fund \$1,900 – DCJS Grant**
- **HUD Fund \$624,646**
 - \$55,000 – Transfer from General Fund
 - \$63,559 – Grant Admin
 - \$5,049 – CVHD1
 - \$34,221 – 2023 HUD Funds
 - \$212,579 – 2024 HUD Funds
 - \$254,238 – 2025 HUD Funds



City Amendment \$766,799

- **Blue Ridge Court Services \$9,976 – DCJS Grant Revenue**
- **Environmental Fund \$13,263 – Insurance Recovery**



School Amendment \$1,004,892

- **Education Fund \$939,892**
 - \$400,000 - TEES Grant (Targeted Extended Enriched School Year)
 - \$45,150 - Targeted School Improvement Grant – Ware Elementary School
 - \$45,150 - Targeted School Improvement Grant – Shelburne Middle School
 - \$264,653 - State Revenue for Bonus Payment
 - \$180,946 - Appropriate Fund balance for local share of Bonus Payment
 - \$3,820 - VRSA Safety Grant
 - \$173 - Insurance Recovery
- **School CIP Fund \$65,000 – Interest Income Earned**



Thank you! Questions?



540.332.3948

moyersjl@ci.Staunton.va.us

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	Chief Jason Ball Fire & Rescue
Item #	C	
Department:	Fire & Rescue	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Area: A Healthy Community	
Subject:	Consideration of Application for Staffing for Adequate Fire and Emergency Response Grant	

Background: The Staffing for Adequate Fire and Emergency Response (SAFER) Grants are managed by the Federal Emergency Management Agency's Assistance to Firefighters Grants (AFG) Program Office. SAFER Grants provide financial assistance to help fire departments increase their cadre of frontline firefighters. The goal is to assist local fire departments with staffing and deployment capabilities so they may respond to emergencies whenever they occur, assuring their communities have adequate protection from fire and fire-related hazards.

These grants are awarded directly to combination and career fire departments to enable them to reach the NFPA 1710 standard for personnel on scene of incidents. Grants for hiring of firefighters provide fire departments with funding to pay salaries and benefits over a three-year period of performance.

- **FY2027 (Year 1) and FY2028 (Year 2)** - The grant funds 75% of the eligible salaries and benefits.
- **FY2029 (Year 3)** - The grant funds 35% of the eligible salaries and benefits during the third year.
- **FY2030 (Year 4)** - Grantees must maintain their staffing at the level that existed at the time of application, as well as the SAFER-funded staffing for the three-year period of performance. Grantees cannot lay off any firefighters during the three-year period of performance.

At present, the department consists of 36 staff members; there are three assigned to administrative positions and the remaining 33 are assigned to three shifts (eleven per shift). Each shift is a 24-hour

shift with a minimum staffing of ten. It is the ultimate goal of the department to increase the shift staffing to 15 personnel per shift.

As described below, the SAFER grant for which the department intends to apply would fund three shift positions. Increasing the staffing levels will provide safer incident operations and assure that the department is closer to national recommendations of both adequate staffing levels on apparatus and, most importantly, on the scene of emergency incidents.

The City of Staunton Fire and Rescue Department respectfully request authorization to make an application for a SAFER grant for a total of three firefighter positions. The fiscal impact to the local general fund budget is summarized below.

	SALARIES & BENEFITS
FY2027 SAFER GRANT YEAR 1 - 75%	\$ 187,024
FY2027 LOCAL FUNDS YEAR 1*	\$ 75,894

	SALARIES & BENEFITS
FY2028 SAFER GRANT YEAR 2 - 75%	\$ 187,024
FY2028 LOCAL FUNDS YEAR 2	\$ 87,492

	SALARIES & BENEFITS
FY2029 SAFER GRANT YEAR 3 - 35%	\$ 87,278
FY2029 LOCAL FUNDS YEAR 3	\$ 196,603

	SALARIES & BENEFITS
FY2030 SAFER GRANT YEAR 4 - 0%	\$ -
FY2030 LOCAL FUNDS YEAR 4	\$ 293,550

*In addition to salaries and benefits there will be approximately \$20,751 in gear and uniform costs for new positions to be funded locally in Year 1.

The fiscal year 2027 local funding requirement could be funded with one-time fiscal year 2025 carry over funds resulting from the 2025 real estate assessment increase. Local funding for fiscal year 2028 and future years would need to come from new city revenues or a reduction of current expenditures. There is a potential to reduce the part-time fire department budget, but the exact amount is unclear at this point.

Attachment: SAFER Grant staff presentation

City Manager's Recommendation: Recommend that City Council authorize staff to apply for a Staffing for Adequate Fire and Emergency Response Grant.

Suggested Motion: I move that City Council authorize staff to apply for the Staffing for Adequate Fire and Emergency Response Grant.

City Manager: Leslie Beauregard



2026 SAFER Grant Application

Staffing For Adequate Fire and Emergency Response (SAFER)

- ◆ Funding available through the DHS Appropriations Act, 2024 (Pub. L. No. 118-47)
- ◆ Assist fire departments in increasing the number of frontline firefighters
- ◆ **Year 1 and Year 2** – covers 75% of eligible salaries and benefits
- ◆ **Year 3** – covers 35% of eligible salaries and benefits
- ◆ **Year 4** – must employ all three of the new fire fighters with 100% of the costs covered locally



Justification

- ◆ Current staffing is 36:
 - 3 - Administrative positions
 - 33 - On Shift Fire Fighters – 11 per shift
- ◆ Grant would add an additional 1 per shift
- ◆ Benefits of increasing staffing ratios:
 - Safer incident operations
 - Allows the city to get closer to the NFPA 1710 standard of 17 personnel at an incident within 8 minutes 90% of the time
 - Increased ability to cover general leave, parental leave, short-term disability, and worker's comp leave





SAFER Program

Year 1 (FY2027) Local Cost = \$96,645

YEAR 1 - FY2027							
Position	BASE SALARY	TOTAL BENEFITS	OVER- TIME	OT FICA	UNIFORMS	GEAR	GRAND TOTAL
Advanced Fire Fighter	51,589	31,533	4,197	321	750	6,167	94,556
Advanced Fire Fighter	51,589	31,533	4,197	321	750	6,167	94,556
Advanced Fire Fighter	51,589	31,533	4,197	321	750	6,167	94,556
	\$ 154,767	\$ 94,598	\$ 12,590	\$ 963	\$ 2,250	\$ 18,501	\$ 283,669
FY2027 SAFER GRANT YEAR 1 - 75%	\$ 116,075	\$ 70,949	\$ -	\$ -	\$ -	\$ -	\$ 187,024
FY2027 LOCAL FUNDS YEAR 1	\$ 38,692	\$ 23,650	\$ 12,590	\$ 963	\$ 2,250	\$ 18,501	\$ 96,645
	-	-	-	-	-	-	-



SAFER Program

Year 2 (FY2028) Local Cost = \$87,492

YEAR 2 - FY2028									
Position	BASE SALARY		TOTAL BENEFITS		OVER- TIME		OT FICA		GRAND TOTAL
Advanced Fire Fighter	53,137		33,716		4,322		331		91,505
Advanced Fire Fighter	53,137		33,716		4,322		331		91,505
Advanced Fire Fighter	53,137		33,716		4,322		331		91,505
	\$	159,410	\$	101,147	\$	12,967	\$	992	\$ 274,516
FY2028 SAFER GRANT YEAR 2 - 75%	\$	116,075	\$	75,860	\$	-	\$	-	\$ 187,024
FY2028 LOCAL FUNDS YEAR 2	\$	43,335	\$	25,287	\$	12,967	\$	992	\$ 87,492
	-		-		-		-		-



SAFER Program

Year 3 (FY2029) Local Cost = \$196,603

YEAR 3 - FY2029								
Position	BASE SALARY	TOTAL BENEFITS	OVER- TIME	OT FICA	UNIFORMS	GEAR	GRAND TOTAL	
Advanced Fire Fighter	54,731	35,098	4,452	341	-	-	94,621	
Advanced Fire Fighter	54,731	35,098	4,452	341	-	-	94,621	
Advanced Fire Fighter	54,731	35,098	4,452	341	-	-	94,621	
	\$ 164,192	\$ 105,293	\$ 13,356	\$ 1,022	\$ -	\$ -	\$ 283,863	
FY2029 SAFER GRANT YEAR 3 - 35%	\$ 54,168	\$ 78,969	\$ -	\$ -	\$ -	\$ -	\$ 87,278	
FY2029 LOCAL FUNDS YEAR 3	\$ 110,024	\$ 26,323	\$ 13,356	\$ 1,022	\$ -	\$ -	\$ 196,603	
	-	-	-	-	-	-	-	



SAFER Program

Year 4 (FY2030) Local Cost = \$293,550

YEAR 4 - FY2030								
Position	BASE SALARY	TOTAL BENEFITS	OVER- TIME	OT FICA	UNIFORMS	GEAR	GRAND TOTAL	
Advanced Fire Fighter	56,373	36,541	4,586	351	-	-	97,850	
Advanced Fire Fighter	56,373	36,541	4,586	351	-	-	97,850	
Advanced Fire Fighter	56,373	36,541	4,586	351	-	-	97,850	
	\$ 169,118	\$ 109,623	\$ 13,757	\$ 1,052	\$ -	\$ -	\$ 293,550	
FY2030 SAFER GRANT YEAR 4 - 0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FY2030 LOCAL FUNDS YEAR 4	\$ 169,118	\$ 109,623	\$ 13,757	\$ 1,052	\$ -	\$ -	\$ 293,550	
	-	-	-	-	-	-	-	



Thank You

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 28, 2026	City Council John C. Blair, II City Attorney
Item #	D	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Engagement Strategic Area: An Informed and Engaged Community	
Subject:	Consideration of an Exemption from Virginia Code Section 10.1-1424.3	

Background: In 2021, the Virginia General Assembly enacted a ban on retail food service establishments from dispensing prepared foods in polystyrene food service containers. The ban is found in Virginia Code Section 10.1-1424.3.

The legislation established a compliance date of July 1, 2023 for food service establishments with twenty or more locations, and July 1, 2025 for food service establishments with fewer than twenty locations.

Virginia's 2024-2026 budget enacted new compliance dates for food service establishments. Food service establishments with twenty or more locations would need to comply by July 1, 2025 and food service establishments with fewer than twenty locations would need to comply by July 1, 2026.

The statute contains a novel provision in which a local governing body can exempt a food service establishment from compliance for up to one year. Additionally, the governing body can provide an additional one-year exemption before expiration of the original exemption.

In order to qualify for an exemption, the food service establishment must demonstrate to the governing body that complying with the ban would result in an "undue economic hardship." The statute provides a two prong test to determine whether an "undue economic hardship" exists. The food service establishment must demonstrate: (i) the food vendor has no reasonable alternative to the expanded polystyrene food service containers in use by that food vendor and (ii) compliance with subsection A would cause significant economic hardship to that food vendor.

The statute does not provide any detail about the process to be employed by the governing body in reaching a decision.

Therefore, without any guidance from the General Assembly, the proposed process will be for Council to provide a Mill Street Grill representative with five minutes to provide an oral presentation to Council. Council will then ask questions of the Mill Street Grill representative about the request before reaching a decision on the exemption.

A copy of Mill Street Grill's request for the exemption is attached.

Attachments:

Attachment 1—Mill Street Grill Request

Attachment 2—Proposed Ordinance

City Manager's Recommendation: Not Applicable.

Suggested Motions for Consideration:

Approval of Exemption: I move to adopt the Ordinance as presented.

Denial of Exemption: I move to deny Mill Street Grill's request for a one year exemption from the requirements of Virginia Code Section 10.1-1424.3.

City Manager: Leslie M. Beauregard

Mill Street Grill
1 Mill Street
Staunton, Virginia 24401
5-14-2026

City Of Staunton City Council

I am writing to respectfully request a **one-year extension** on the implementation of the polystyrene food-service container ban as it applies to our business. We fully understand and support the environmental goals behind this policy, and we are committed to transitioning to compliant materials. However, despite extensive efforts, we have encountered significant operational challenges that make immediate compliance unworkable without harming product quality, customer experience, and the financial stability of our business.

Over the past several months, we have **tested multiple biodegradable and compostable container options** from various suppliers. Unfortunately, every alternative we have tried has resulted in serious performance issues. These containers tend to absorb moisture and oils, lose structural integrity with hot foods, and break down during transport. This leads to leaking, collapsing, and a noticeable decline in the quality of the food our customers receive. In some cases, these failures raise legitimate food-safety concerns. We have made these attempts in good faith, but the currently available alternatives simply do not meet the functional requirements of our menu.

In addition to these quality concerns, the **economic impact** of an immediate transition is substantial. As you are aware, restaurants across Virginia are already facing unprecedented increases in **food costs, labor expenses, utilities, and insurance**. These pressures have forced us to raise prices just to keep pace with inflation. Biodegradable containers often cost **two to four times more** than polystyrene, and adopting them immediately would require yet another price increase — particularly for to-go items. This places an unfair burden on our customers at a time when many are already struggling with rising costs.

We are not asking to avoid compliance. We are asking for a **short, reasonable extension** so we can transition responsibly. A one-year extension would allow us to continue testing new materials, work with suppliers to secure more affordable and reliable options and implement a phased transition plan that protects both product quality and customer affordability.

Virginia has previously recognized the economic challenges associated with this transition and has extended deadlines in the past for similar reasons. Our request aligns with that same practical, balanced approach.

We remain committed to meeting the requirements of the law and supporting the environmental goals behind it. We simply need additional time to ensure that the alternatives we adopt are **safe, effective, and financially sustainable** for both our business and our customers.

Thank you for your consideration of this request. I would welcome the opportunity to discuss this matter further or provide documentation of the packaging tests we have conducted.

Sincerely,
Ron Bishop
Mill Street Grill
540-292-8298

Ordinance No. 2026 - __

**AN ORDINANCE EXEMPTING MILL STREET GRILL
FROM THE PROVISIONS OF VIRGINIA CODE SECTION 10.1-1424.3
FOR THE PERIOD OF JULY 1, 2026 TO JUNE 30, 2027**

Recitals

A. The Council of the City of Staunton, Virginia is authorized to provide food service establishments with fewer than twenty locations a one year exemption from the provisions of Virginia Code Section 10.1-1424.3 for the time period of July 1, 2026 to June 30, 2027.

B. Mill Street Grill (Virginia State Corporation Commission Number 03894946) is a food service establishment with fewer than twenty locations located at 1 Mill Street, Staunton, Virginia.

C. Mill Street Grill has presented a written request attached as Exhibit A to this ordinance requesting an exemption for the time period of July 1, 2026 to June 30, 2027.

D. 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 Mill Street Grill has demonstrated an undue economic hardship and shall be exempt from the provisions of Virginia Code Section 10.1-1424.3 for the period of July 1, 2026 until June 30, 2027.

Introduced:

Adopted:

Effective Date:

Brad Arrowood, Vice-Mayor

ATTEST: _____

John C. Blair,
Clerk of Council