

**Work Session Agenda
Staunton City Council
Rita S. Wilson Council Chambers
July 23, 2026
5:15 p.m.**

- | | | |
|------------------|-----------|---|
| 5:15 p.m. | 1. | Consideration of Work Session and Regular Meeting Agendas |
| 5:20 p.m. | 2. | Update on Blue Ridge Community College |
| 5:40 p.m. | 3. | Overview of Beverley Street Demonstration Project |
| 6:15 p.m. | 4. | Closed Meeting for Discussion of the Performance of the City Manager and Potential Disposition of Real Property (Includes Dinner Break Until Regular Meeting at 7:00 p.m.) |

**Regular Meeting Agenda
Staunton City Council
Rita S. Wilson Council Chambers
July 23, 2026
7:00 p.m.**

Call to Order

Pledge of Allegiance

Invocation/Moment of Silence—Arrowood

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 June 25, 2026

**A.2. Consideration of Ordinance Amending Staunton City Code
Section 3.20.030 Tax Exemption for Certain Rehabilitated Real Estate**

**A.3. Consideration of Request by the Staunton City Sheriff to Fund
the Purchase of Two Additional Vehicles**

**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. Retirement Recognition—John Glover

**C. Public Hearing and Consideration of a Request by William McAllister
to Rezone 1110 Churchville Avenue, Parcel Identification Number
4865, from B-1, Local Business District, to R-3, Medium Density
Residential District***

**D. Consideration of a Resolution Authorizing the Adoption of the FY
2026 Annual Action Plan for the City of Staunton through the U.S.
Department of Housing and Urban Development's Community
Development Block Grant Entitlement Program**

**E. Consideration of Approval of the 2026 Central Shenandoah Hazard
Mitigation Plan**

F. Consideration of Resolution Authorizing a Referendum on November 3, 2026 for an Additional 1% Sales Tax for School Construction and/or Renovation Projects

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:	July 23, 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:	July 23, 2026	Leslie Beauregard City Manager
Item #	2	
Department:	City Manager’s Office	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Area: An Informed and Engaged Community	
Subject:	Update on Blue Ridge Community College	

Background: Dr. John Downey, President of Blue Ridge Community College, will attend the City Council meeting to provide an update on the college.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	Susan Wilson Transportation Planner
Item #	3	
Department:	Public Works/Engineering	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Excellence; Engagement Strategic Areas: Advanced Environmental Sustainability and Infrastructure	
Subject:	Beverley Street Demonstration Project	

Background: During the month of June, the Beverley Street Demonstration Project was installed on two blocks of Beverley Street, between Augusta and Market streets. This temporary project closed the right-side lane to through travel, repurposing the space for pedestrians and mid-block loading and delivery zones. The following elements were included in the temporary pedestrian spaces: landscaped planters, benches, artificial turf, bicycle parking, and project information signs. City Council was given a preview of this demonstration project at the [April 23, 2026](#) City Council meeting.

The demonstration project was inspired by the upcoming downtown intersection improvements along Beverley and Johnson streets that will improve the intersections for pedestrians. The City received a technical assistance and funding grant through the Virginia Walkability Action Institute from the Virginia Department of Health to implement this temporary project.

Before this demonstration project launched, over 400 community members shared their thoughts through our pre-demonstration survey. Here's what we heard:

- 60% of respondents walk on Beverley Street weekly or daily.

- Common feedback: Respondents would like to see more places to sit and rest, narrower-feeling sidewalks during busy periods, and concern about pedestrian crossings needing improvements
- Top amenity requests: planters and greenery (61%), seating (53%), public art (42%), and more walking room (41%).
- Additional feedback: concerns about deliveries and loading operations for downtown businesses.

Staff will summarize collaboration, outreach, and survey efforts from before project installation as well as the survey results, feedback, and observations from the month the project was in place.

Attachment: A staff presentation will be posted prior to the meeting.

City Manager's Recommendation: Not applicable

Suggested Motion: Not applicable

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	City Council John C. Blair, II City Attorney
Item #	4	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Area: Responsive, Efficient Government	
Subject:	Closed Meeting for Discussion of the Performance of the City Manager and Potential Disposition of Real Property	

Suggested Motion: I move to enter a closed meeting for (i) discussion of the performance of the Staunton City Manager pursuant to Virginia Code Section 2.2-3711(A)(1); and (ii) the discussion of the disposition of publicly held real property located on West Johnson Street where discussion in an open meeting would adversely affect the bargaining position of the City of Staunton pursuant to Virginia Code Section 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 COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 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:	July 23, 2026	City Council
Item #	A.1	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity; Engagement Strategic Area: An Informed and Engaged Community	
Subject:	Approval of Minutes	

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

Attachment: Work Session and Regular Meeting Minutes of June 25, 2026

Suggested Motion: I move to approve the work session and regular meeting minutes of June 25, 2026 [as presented] [with the following changes: _____].

City Manager: Leslie Beauregard



City Council
WORK SESSION
Rita S. Wilson City Council Chambers
June 25, 2026
5:00 p.m.

Council Members Present: Mayor Edwards and Councilors Campbell, Overholtzer, Park, Shepherd and Woods. (Note: Councilor Woods arrived at approximately 5:30.)

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

1. Consideration of Work Session and Regular Meeting Agendas

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	absent
Ms. Woods	absent	Mayor Edwards	aye
Mr. Campbell	aye		

2. Update on City Council Strategic Environmental Initiatives

Josh Knight, Engagement and Communications Manager, presented the following information:

As part of the FY 2027 Adopted Budget, City Council allocated \$15,000 of dedicated revenue derived from the local cigarette tax adjustment (increasing from \$0.30 to \$0.40 per pack) specifically to support and develop education and pilot programs that enhance the city's livability and serve as a model of environmental sustainability. This strategic allocation directly aligns with the Staunton Plan goal of building a Resilient and Sustainable Community.

An initial framework for this initiative was presented to City Council during the April 9, 2026 budget work session. Since that presentation, staff has been actively engaged in research, discovery, and exploration to design a waste diversion program that maximizes landfill weight loss

while carefully protecting municipal staff resources. This working group is collaborative and cross-departmental, bringing together the City Manager's Office, Public Works Department, and local environmental stakeholders.

The discovery phase has focused on identifying high-impact efficiencies and evaluating front-line constraints:

- **Operational Capacity:** Staff conducted internal evaluations regarding frontline capacity at the City Recycling Center. To respect existing labor limits and address sorting constraints without expanding municipal headcount, staff is exploring a targeted volunteer integration strategy. Staff intends to connect with local schools and civic groups to coordinate student volunteer opportunities, specifically targeting high-traffic Saturday hours when students are available to assist with public sorting education and stream quality.
- **Logistical Equipment Innovations:** Public Works is currently evaluating a major internal logistical adjustment to repurpose an outgoing trash truck to compact and haul #1 plastics. This equipment workaround mimics our highly successful current cardboard model and is projected to reduce plastic hauling frequencies from three times per week to once every nine weeks—generating a direct municipal savings of \$3,500 to \$4,000 per month in hauling fees.
- **Regional & Stakeholder Research:** Staff has held productive programmatic discussions with local pioneers Shenandoah Green and regional processor Black Bear Composting to analyze the logistics of organic waste diversion. Additionally, staff is connecting with peer sustainability and refuse managers at the City of Harrisonburg to study their regional drop-off workflows, downtown cardboard programs, and recent routing software transitions.
- **Cigarette Butt Recycling Pilot:** Launch a localized pilot by purchasing two to three specialized collection receptacles to place in heavy-foot-traffic test areas, such as the Public Library, the new Courthouse, or the Lewis Street Hub. To keep initial pilot costs low and minimize financial risk, the city will purchase units individually at \$133 per unit (with the opportunity to capture bulk pricing at \$110 per unit in a 6-pack if scaled). This pilot will evaluate resident utilization and hardware durability against frontline concerns regarding dumping or vandalism. The city would leverage a zero-cost recycling pipeline through TerraCycle to divert the material from the landfill stream.

The first phase of this sustainability initiative will focus heavily on public education, instructional infrastructure, and low-risk pilots to rebuild public trust and drive clean sorting habits.

Mr. Knight also discussed the new Landfill Tonnage Tracker tool which should assist the city's efforts to reduce landfill tonnage.

Councilor Overholtzer thanked Mr. Knight for these thoughtful and detailed initiatives. He also mentioned how he loved the idea of recruiting local students for volunteer work. He asked if there is a goal to expand the volunteer work beyond Saturdays.

Mr. Knight stated that the initial focus is on having volunteers at the Recycling Center on Saturdays. He was not optimistic that the volunteer initiative could expand beyond Saturdays due to students' school schedules.

3. Update on Tunnel and Street Repairs on Johnson Street, Byers Street and New Street

Lyle Hartt, City Engineer, presented the following information:

Background: In response to the identified tunnel and street repairs needed downtown and at the Wharf following the August 2020 floods, the city developed a comprehensive strategy that addresses fixing the infrastructure and mitigating the impacts on the city's residents and businesses.

Tunnel and Street Repairs – Update and Timeline

- Tunnel beneath Byers Street – February 2026 – August 2026
- Tunnel beneath West Johnson Street – August 2026 – Spring 2027
- Tunnel beneath New Street – June 2026 – Fall 2026

Byers Street Update – Construction began on the Byers Street work area in February and continues. Sewer relocation work was completed in April, and all parts of the existing tunnel structure that is to be replaced have been removed. The concrete foundations and stem walls have been completed on both the north and south sides. (The stem walls are what will directly support the upper precast sections.) The fabrication and curing of the precast sections are being completed off-site, with delivery anticipated for mid-July. Work at the Byers Street site will slow temporarily as the crew prepares the substructure for the arrival of this final structural element.

Due mainly to the more favorable spring weather, the work has moved along faster than originally scheduled. The Byers Street work is anticipated for completion in August, at which time the street will be reopened to traffic. Byers Street will be utilized as an eastbound detour route for non-truck traffic during the Johnson Street work phase, and will be reopened as one-way to accommodate this. Most, if not all, on-street parking on Byers Street will remain available for use at that time. Additionally, most of the eastern side of the Wharf will reopen for parking, and be reconnected to the western side.

New Street Update – The contractor plans to accelerate the work on the New Street site and will begin work there the week of June 29, following the last of the steam train excursions. This work is being advanced to take advantage of favorable weather and reduce the chances of schedule delays resulting from a harsh winter.

The work at New Street may appear less dramatic, as it involves replacement of only the downstream-most segment of the bridge deck / tunnel ceiling, and does not require replacement of the tunnel walls. During construction, traffic will be allowed to continue through this section of South New Street; however, the work zone will occupy the roadway and sidewalk on the left side of the street and will impact on-street parking on this block. Eleven on-street parking spaces along South New Street will be unavailable during this work, as will up to 20 spaces in the western

portion of the RMA lot. This portion of the RMA lot will be fenced off and used by the contractor for their laydown yard and staging area. Thus, up to 31 parking spaces will be temporarily out of service during the New Street work. Of these 31, it should be noted four are blocked off already due to the safety concern of the compromised structure. Additional parking will continue to be available in the nearby New Street Parking Garage.

The work on New Street will continue concurrently while the Byers Street work is finished and as Johnson Street work begins. Once Byers Street is reopened, that crew will transition to Johnson Street. The New Street work is expected to be completed late this fall.

Johnson Street Update – In the coming weeks, the four trees along Johnson Street on the west side of the Wharf will be removed. This will likely take a couple days and will be while the Byers Street work is still underway. The tree removal is required prior to overhead utility line relocation, which will be required for installation of the new tunnel sections. The nine parking spaces in the western Wharf adjacent to Johnson Street will be blocked off for construction on the days of tree removal. These trees will be replaced with younger ones toward the end of the project.

After the expected August reopening of Byers Street, the crew will mobilize at Johnson Street and the northern section of the western Wharf parking lot. The contractor will occupy approximately 41 parking spaces in this area for their laydown and equipment staging site, and an additional four spaces will be repurposed to allow for traffic flow in the remaining open section; however, most of the eastern side of the Wharf parking lot will have reopened, making available 54 more parking spaces for public use, in addition to the on-street spaces along Byers Street. For reference, there are currently (during Byers Street construction) a total of 115 parking spaces available in the Wharf and along Byers Street; during Johnson Street construction, a total of 147 parking spaces will be available. Parking in the Wharf lots will continue to be free during this time.

Central Avenue will remain open to vehicular traffic as it is now, the section of Johnson Street between Central and Augusta will be one-way eastbound. The contractor will provide barriers to protect pedestrian traffic along Central Ave at the intersection with Johnson. Pump-around equipment will also be set up along Central Ave just above the parking garage that may impact pedestrian travel; the contractor is working to come up with a configuration that maintains pedestrian access between the Wharf area, the Johnson Street garage, Beverley Street, City Hall, and the Police Department. This plan is still being prepared by the contractor for the city to review.

Once all traffic control and construction fencing is in place, excavation in Johnson Street will begin. After two gas lines, two sewer mains, and one water main are all relocated, the remainder of the tunnel to be replaced will be excavated. Additionally, a significant amount of debris accumulated at a current bottleneck of the tunnel will be removed. Next, the tunnel wall footers will be poured, cast-in-place stem walls constructed, precast upper sections “dropped” into place, and storm drains reconnected. And finally, the surface restoration at Johnson Street will commence, including sidewalk work, repaving, and landscaping/tree planting. As indicated above, this is expected to be completed in Spring of 2027.

Funding for the \$4,622,000 construction project is being provided through the Infrastructure Capital Improvements Fund established by City Council in the FY 2026 budget to address aging infrastructure needs, as well as proceeds from the sale of three parcels in Staunton Crossing.

Integral Considerations Before and During Construction

1. Detours – A solid detour plan will ensure that all directions of travel have a way around the closures and can access parking near the closure areas, and that truck traffic will be routed to streets that can accommodate their larger size and turning movements. We will also closely coordinate with our partners, including the BRITE system, our first responders and rescue squad, and ensure that Google Maps, WAZE, and other map applications are updated with closure and detour information.
2. Wayfinding and Signage – It will be critical to have in place effective wayfinding and signage not only to direct detours, but to direct those visiting downtown. Signage must be clear about parking, where foot traffic can access, and that businesses in and around the Wharf and on New Street remain open to the public. An internal wayfinding and signs committee has been put in place to help guide action around improving wayfinding and signage during construction.
3. Pedestrian Access – Elements of the Wharf placemaking will remain during the construction phases, and the area will continue to be an inviting place for pedestrians to travel through to get to Wharf businesses and to gather. The goal will be to limit confusion as much as possible for accessing Wharf businesses by foot.
4. Feedback From and Support of Businesses – The city continues to host monthly stakeholder meetings with Wharf businesses and property owners that began in April. These meetings are for sharing updates on the upcoming repairs and changes to the Wharf area and to discuss concerns raised by stakeholders. These meetings continue to be valuable to keep a direct line of communication and to build up a framework for ongoing collaboration during the construction process.
5. Plan of Communication – The city will maintain transparent, ongoing communication throughout the Wharf Tunnel Repairs project through multiple channels. A dedicated project page on the city website will serve as the central hub for information, featuring project timelines, progress updates, construction photos, and answers to frequently asked questions. Leading up to each construction phase, the city will issue news releases detailing upcoming work, expected duration, and any impacts to traffic flow, parking availability, and pedestrian access. These updates will be distributed to local media and shared on the city's social media channels for broader reach.

Councilor Overholtzer asked if some of the tunnel repairs are reaching into the Byers Street parking lot. Mr. Hartt stated that there was a need for some of the repairs to reach into the parking lot.

Councilor Shepherd asked if the parking spaces at the corner of Byers and Johnson Street will be open to the public. Mr. Hartt replied that the spaces would be open to the public during the Johnson Street phase of the repairs.

4. Update on Economic Mobility Initiative (Staunton Connect)

Anna Leavitt, Economic Mobility and Opportunity Special Assistant, presented the following information:

In January 2026, the City of Staunton hired an Economic Mobility & Opportunity Special Assistant through a grant via the ICMA/Gates Foundation Upward Mobility Framework initiative.

During the first six months, her work focused on building the foundation for what has become Staunton Connect: Connecting Community to Opportunity, a backbone coordination initiative designed to strengthen connections between residents, services, institutions, and opportunities that support economic mobility.

To date, the initiative has advanced along two parallel tracks: an internal track focused on data analysis, cross-departmental collaboration, and alignment of city systems and plans, and an external track focused on stakeholder engagement, community listening, and relationship building. This work has been conducted in close partnership with city departments and community organizations to ensure that future strategies are informed by both operational realities and resident experiences.

Councilor Park thanked Ms. Leavitt for the large amount of data provided in the presentation.

Councilor Overholtzer asked who is the audience for the website. Ms. Leavitt said that the city wants to develop the website with community input so that community members can connect with the relevant service providers.

Councilor Overholtzer pointed out the opportunities that the initiative had to work with the Health Department's similar community outreach efforts.

Councilor Overholtzer asked about a timeline for the windshield survey. Ms. Leavitt stated that the parameters of the survey are being developed. She stated that the entire city does not need to be surveyed. She stated that James City County recently completed a similar survey and staff is talking with James City County about lessons learned from that locality's survey.

5. Closed Meeting for the Provision of Legal Advice Related to Alley Vacations and Election Law as well as the Discussion of a Public Contract

Councilor Overholtzer moved to enter a closed meeting for (i) Consultation with legal counsel, the Staunton City Attorney, regarding specific legal matters related to alley vacations and election law that require the provision of legal advice, pursuant to Virginia Code Section 2.2-3711(A)(8); and (ii) Discussion of the award of a public contract involving the expenditure of public funds for transportation purposes where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code Section 2.2-3711(A)(29).

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

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

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

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

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

The June 25, 2026 Staunton City Council Work Session adjourned at 7:00 p.m.

John Blair
City Clerk

**REGULAR MEETING OF STAUNTON CITY COUNCIL****Thursday, June 25, 2026****7:00 p.m.****Rita S. Wilson Council Chambers**

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

ABSENT: Vice-Mayor Brad D. Arrowood
Leslie M. Beauregard, City Manager

ALSO PRESENT: 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 Councilor Campbell.

PROCLAMATION: A proclamation was presented to recognize Lyme & Tick-Borne Disease Awareness Month

MAYOR'S REPORT

Mayor Edwards asked for Andrew Deitz and Langdon Reid of Happy Birthday America to inform the public about this year's celebration.

Highlights of this year's celebration will include the beauty pageant, the parade, the chair dash, musical guests Wilson Fairchild and Jimmy Fortune, and a cornhole tournament sponsored by NAPA. Mr. Reid thanked the city for the opportunity to host the event at Gypsy Hill Park.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Councilor Shepherd complimented the proclamation about tick-borne diseases and noted that the Health Department currently displays a sign that says, "Don't pick up hitchhikers, check for ticks."

Councilor Overholtzer stated that he and a number of Councilors attended the tenth annual Juneteenth Celebration at Montgomery Hall Park. He complimented the event and its organizers.

Councilor Campbell noted how much the Juneteenth Celebration has grown and stated that it will soon need a new field for parking. Councilor Woods agreed with Councilor Campbell about the need for additional parking in future years.

Councilor Woods 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:

Erin Butler to the Tourism Advisory Board for a three-year term commencing July 1, 2026 and ending June 30, 2029;

Annie Mathot to the Historic Preservation Commission for a three-year term commencing July 1, 2026 and ending June 30, 2029;

Daphne Cox to the Diversity, Equity, and Inclusion Commission for a three-year term commencing July 1, 2026 and ending June 30, 2029;

Gin Chandler to the Valley Community Services Board for a three-year term commencing July 1, 2026 and ending June 30, 2029;

Stephen Claffey to the Board of Building Code Appeals for a five-year term commencing July 1, 2026 and ending June 30, 2031; and

Michele Edwards to serve as the Council Liaison to the Staunton Downtown Development Association for a term commencing July 1, 2026 and ending December 31, 2026.

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

REGULAR MEETING

A. **Consent Agenda (Note: A copy of all Ordinances, Proclamations, 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 May 28, 2026****Special Meeting of June 3, 2026****A.2. Consideration of an Ordinance to Amend the FY2026 Budget Ordinance for the City of Staunton by Adding Budget Amendment Number Three****A.3. Authorization for the City to Acquire Potential Parkland**

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 Overholtzer moved to approve the Consent Agenda as presented.

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

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

B. Public Hearing and Consideration of a Request by Almarode, LLC, to Vacate, Discontinue, and Abandon a Portion of Unaccepted Anthony Street Lying Between 107 National Avenue and 111 National Avenue

Tim Hartless, Planning Manager, presented the following information:

Background: Almarode, LLC, is requesting to vacate a 0.155 acre portion of unaccepted Anthony Street which lies between 107 National Avenue and 111 National Avenue and terminates at the side property line of 111 National Avenue (Staunton Wrecking). The street was originally platted in Augusta County. The area was annexed into the city in 1986. No public right-of-way has ever been constructed on the unaccepted portion of Anthony Street.

Analysis: Staff has reviewed the request and has identified no issues. A portion of the unaccepted street will remain which will allow access to the rear of 103 and 105 National Avenue. No other properties are impacted by the vacation. This portion of unaccepted Anthony Street does not serve as primary access to any property and would likely never be constructed. Vacation of this portion of this unaccepted street has no impact on useability of any other alleys or streets in the area.

Planning Commission Recommendation: At its meeting on May 21, 2026, the Planning Commission conducted a public hearing. During the public hearing four people spoke expressing concerns with the vacation. On a 4-0 vote, the Commission unanimously voted to recommend approval of the request.

Jason Almarode, the applicant, asked Council if it had any questions. The Council did not have any questions.

Mayor Edwards opened the public hearing.

Aaron Barner asked Mr. Almarode about his motivation to give up a piece of property to the city. Mr. Almarode clarified that he isn't giving up a piece of property to the city, he is asking for the city to allow him to use a paper street that bisects this property.

Councilor Park moved that Council adopt the ordinance and approve the vacation 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	absent
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

C. Public Hearing and Consideration of a Request by the Young Men's Christian Association of Staunton Virginia to Rezone 802 N Coalter Street from B-3, Planned Business District, to P-1C, Professional District Conditional

Tim Hartless, Planning Manager, presented the following information:

The Young Men's Christian Association of Staunton Virginia is requesting a rezoning of 802 N Coalter Street from B-3, Planned Business District, to P-1C, Professional District Conditional. The property is located on the west side of N Coalter Street and is adjacent to the YMCA's main campus. The property consists of a building which is approximately 1,736 square feet (two floors) on a lot that is approximately 19,600 square feet. According to the city's real estate records, the structure was constructed in 1920 and was originally used as a single-family home. The YMCA acquired the property in 2006.

Analysis: The current B-3, Planned Business zoning allows for a range of business uses; however, a special use permit is required for every new use or change of use.

Proffers Offered by the Applicant: The permitted uses within the standard P-1, Professional zoning include all uses permitted in R-1, R-2, R-3, and R-4 residential zoning. The applicant proposes to remove the R-3 and R-4 uses and limit the residential use of the property to only R-1 and R-2 uses.

This will effectively mean the residential use of the property will be single-family dwelling only. All business uses permitted in standard professional zoning will remain.

Staff has reviewed the request and has identified no issues. A change of use to a professional use will require a staff review. The change could require a site plan of development and/or a building permit depending upon the proposed use.

Surrounding zoning is R-2, Low Density Residential to the north, R-2, Low Density Residential and P-1, Professional to the east, and B-3, Planned Business to the south and west. Surrounding uses include a mixture of residential, business office, and retail.

The "Generalized Land Use and Development Guide, Future Land Use Map" Staunton, Virginia, Comprehensive Plan 2018 – 2040, designates this area as Low Density Residential. The Low-Density Residential designation includes a proposed density of 1 to 5 units per acre. While the proposed zoning is not entirely consistent with this designation as it does allow Professional office uses, the rezoning does help to create a transition area to buffer the R-2, Low Density residential zoning to the north and the B-3, Planned Business zoning to the south.

Planning Commission Recommendation: At its meeting on May 21, 2026, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 4-0 vote, the Commission unanimously voted to recommend approval of the request.

Councilor Woods asked if the P1 zoning district permits mostly professional businesses. Mr. Hartless replied that it does.

Josh Cole, the Staunton-Augusta Family YMCA Executive Director, stated that he affirmed all of Mr. Hartless' statements about the project.

Councilor Overholtzer asked what the intended use of the property was if it is rezoned. Mr. Cole stated that the YMCA hopes to sell the property.

Mayor Edwards opened the public hearing.

No one spoke.

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

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

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

D. Public Hearing and Consideration of a Request by the Young Men's Christian Association of Staunton Virginia to Amend Section 18.20.030, Uses Permitted on Review, of Chapter 18.20, R-1, Low Density Residential District, and Section 18.25.030, Uses Permitted on Review, of Chapter 18.25, R-2, Low Density Residential District, of Title 18, Zoning, of the Staunton City Code to Add "Private Day Nurseries and Kindergartens"

Tim Hartless, Planning Manager, presented the following information:

The Young Men's Christian Association of Staunton Virginia is requesting an amendment to the Zoning Code of Staunton to add "Private Day Nurseries and Kindergartens" to the list of uses permitted on review in the R-1 and R-2 zoning districts. Private Day Nurseries and Kindergartens are more commonly known as child daycares. Currently, child daycares are only permitted in certain zoning districts and most commonly through the special use permit process.

The zoning code defines "Day nurseries, private" as any place, home, or institution which receives six or more young children, conducted for cultivating the normal aptitude for exercise, play, observation, imitation, and construction.

Any facility serving five or less children may be permitted in residential areas through the Home Occupation Permit process. The proposed amendment only impacts those facilities caring for six or more children.

In R-3 and R-4 zoning districts, where daycares are currently permitted by special use permit, the zoning code uses the terms "private day nurseries and kindergartens". Staff and the applicant agreed that it would be best to use the same terms in this amendment to keep continuity in the language of the code.

Staff has reviewed the proposal and supports the requested amendment. The special use permit process will allow each application to be evaluated based on its on specific location. Some R-1 and R-2 areas are suitable for daycares while other areas are not. The special use permit process allows the city to make this evaluation and to establish any reasonable condition necessary to ensure compatibility with the surrounding areas.

At its meeting on May 21, 2026, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 3-0 vote, the Commission unanimously voted to recommend approval of the request.

Mayor Edwards opened the public hearing.

Aaron Barmer said he supported more accessible child care in the city, and he said that he hoped the Housing Commission and other city entities would review applications to ensure accessibility for disabled residents.

Councilor Campbell moved that the Council adopt the ordinance and approve the zoning code amendments as recommended by the Planning Commission.

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

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

E. Public Hearing and Consideration of a Request by the Young Men's Christian Association of Staunton Virginia for a Special Use Permit at 575 New Hope Road Under the Provisions of SCC 18.20.030 Uses Permitted on Review

Tim Hartless, Planning Manager, presented the following information:

The Young Men's Christian Association of Staunton Virginia (YMCA) is requesting a Special Use Permit to use property located at 575 New Hope Road. The property contains approximately 35 acres of land and is currently developed with a pavilion and athletic fields. The property is zoned R-1, Low Density Residential District and has a considerable amount of area in the floodplain. In November of 2021, the YMCA was granted a special use permit to use the property for outdoor recreation and for a summer day camp. Now, the applicant is requesting to add additional uses including:

- A daycare for up to 120 children – will operate year round
- A teen center for up to 130 teens – will operate during the school year
- A pickleball complex
- Athletic fields and basketball courts

The daycare is currently not a use permitted on review (by special use permit) in R-1 zoning and will require a zoning text amendment (handled through a separate item) before it can be considered for an SUP. Staff supports that amendment request.

Analysis: Staff has reviewed the request and has identified no issues. Construction of the pickleball complex, athletic fields, and basketball courts will require a site plan which is already in the review process.

The Zoning Code does include two required conditions for daycares:

1. There must be a fenced play area,
2. The daycare must meet all requirements of the Virginia Department of Health.

The Zoning Code does not establish any criteria to consider in evaluating applications for this type of use. In evaluating the application, staff looked at a number of factors:

- The impact of the use on the surrounding properties.

- Traffic impacts on New Hope Road.
- The existence of the Floodplain and development potential of the property.
- The Comprehensive Plan “Land Use Guide, Future Land Use Map”

A parking analysis indicates that 84 parking spaces are required for the existing uses and the proposed daycare, teen center, and pickleball complex. The site plan that is currently under review includes 204 parking spaces. A traffic impact analysis (TIA) has been submitted as part of the site plan review. The review of that TIA has been completed and has been found by staff to be acceptable.

The surrounding properties include a mixture of uses, including agricultural, industrial, religious and single-family residential on large lots. Although a facility of this size will impact the area, due to the seasonal and daytime only nature of the use, these impacts should be limited.

Zoning to the north and south is I-1, Light Industrial District. Zoning to the east is R-1, Low Density Residential District. Zoning to the west is R-1, Low Density Residential District and B-3, Planned Business District (Stuart Hall Athletic Fields). Properties to the east and west are also located within the Bell’s Lane Agricultural-Forestal Overlay District.

The City of Staunton, Virginia, Comprehensive Plan 2018-2040, Future Land Use Map (Attachment 6) designates this area as Conservation/Recreation/Open Space and Low Density Residential. The Future Land Use Map is generalized and not property specific and the requested Special Use is consistent with the Conservation/Recreation/Open Space designation. Furthermore, the proposal is supported by the following recreation objectives of the Comprehensive Plan:

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

Planning Commission Recommendation: At its meeting on May 21, 2026, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 3-0 vote, the Commission unanimously voted to recommend approval of the request with the following conditions:

1. All structures or uses within the floodplain must comply with the Floodplain regulations set forth in SCC title 18.170.
2. All off-street parking spaces required to accommodate the use(s) of the site shall be provided onsite and all arrival and departure activities for children shall also be done onsite.
3. The following conditions shall apply to all exterior lighting of the property:

- 362 a. The athletic fields shall not have stadium style illumination.
363 b. All exterior and building mounted lighting must consist of full cutoff style
364 fixtures.
365 c. All exterior fixtures shall be limited to 3,000K or less light color temperature.
366 d. Light spillover at any property line may not exceed 0.5 footcandles.
367 e. Mounting height for all exterior fixtures shall not exceed 24 feet measured from
368 the ground to the bottom plane of the portion of the fixture emitting light.
369 f. All exterior lighting must be turned off by 11 p.m. other than that which is
370 necessary for security as determined by the Zoning Administrator and reflected
371 through the lighting portion of the approved site plan. The Zoning
372 Administrator may grant exceptions to these limitations for specific uses on the
373 site or for special events. All requests shall be submitted to the Zoning
374 Administrator at least seven days prior to the event.
- 375 4. All trash collection dumpsters located on the site must be fully screened by a
376 dumpster enclosure and gates. The dumpster enclosure shall be constructed of
377 either stone, masonry block, metal, wood, or composite materials to the satisfaction
378 of the Zoning Administrator and reflected on the approved site plan.
- 379 5. The fenced play area is required in the current Zoning Code and shall be maintained
380 for the duration of the Special Use as a child daycare. (requirement of the zoning
381 code 18.105.060 1)
- 382 6. The daycare must meet all of the requirements of the Virginia Department of
383 Health. (requirement of the zoning code 18.105.060 (2))

384
385 Councilor Shepherd noted that on the previous Friday morning he noted traffic congestion due to
386 livestock market conditions on Statler Boulevard. He asked for details about the traffic study.

387
388 Lyle Hartt, City Engineer, said the traffic study makes a number of assumptions and it examines
389 peak traffic hours in the morning and evening. He stated that the traffic study for this project
390 determined that existing intersections are adequate if the project is constructed.

391
392 Mayor Edwards opened the public hearing.

393
394 No one spoke.

395
396 Councilor Campbell thanked the YMCA for adding additional activities and opportunities for
397 Staunton's youth.

398
399 Councilor Campbell moved that Council adopt the resolution and approve the special use permit
400 with conditions, as recommended by the Planning Commission.

401 The motion was seconded by Councilor Shepherd and carried as follows:

402				
403	Ms. Woods	aye	Ms. Park	aye
404	Mr. Shepherd	aye	Vice Mayor Arrowood	absent
405	Mr. Campbell	aye	Mayor Edwards	aye

Mr. Overholtzer aye

MATTERS FROM THE DEPUTY CITY MANAGER

Ms. DiMeo stated that the Beverley Street Traffic Demonstration will conclude on June 29. She thanked the public for its participation in providing feedback about the project. She noted that over 800 people have participated in the online survey.

She also noted that the Shop and Dine Out bollards will remain in place for a few extra hours on the morning of June 29 as City staff removes the demonstration project.

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.”

Aaron Barmer noted that he recently obtained a business license for American Quality Control Features and Comment, Limited and he will represent the Black and Disabled Press in the Shenandoah Valley. He noted that he was recently diagnosed with a number of conditions. He noted the city’s history as being drenched in the blood of Jim Crow, slavery, and white hegemony. He also stated that the Commonwealth’s Attorney recently obtained a protective order against him.

Lisa Vance noted that the north side of Lewis Creek needs more and better plantings in order to reduce erosion and stormwater runoff.

Jed Ball stated that he supported the downtown Demonstration Project. He stated that he did not want the city to remain in the past. He stated he was thankful for new ideas to beautify Staunton. He noted that many people have enjoyed the improvements on Beverley Street that are part of the Demonstration Project.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:10 p.m.

John C. Blair, II
Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	Doug Flinn City Assessor
Item #:	A.2	
Department:	City Assessor	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Excellence Strategic Areas: An Economically Vibrant Community	
Subject:	Consideration of Ordinance Amending Staunton City Code Section 3.20.030 Tax Exemption for Certain Rehabilitated Real Estate	

Background: The proposed amendment to Staunton City Code **Section 3.20.030, Tax Exemption for Certain Rehabilitated Real Estate**, incorporates language that was previously contained in the City's companion rehabilitation program for properties specifically located within the Enterprise Zone (Staunton City Code Chapter 3.45). Ordinance No. 2025-28, which amended Chapter 3.45 (Enterprise Zone), in part sought to consolidate the City's partial real estate tax exemption programs for residential, commercial, and industrial rehabilitation into a single, consistent set of standards applicable citywide.

There are two changes in particular being proposed, that while these requirements have been consistently administered, they are not explicitly stated in the current ordinance. The proposed amendment clarifies these longstanding administrative requirements by expressly incorporating them into the City Code, thereby eliminating any ambiguity regarding program eligibility.

- The City Assessor's Office has historically interpreted both rehabilitation tax exemption programs to require that an applicant be in good standing with the City, meaning all City taxes, fees, and other charges are current.
- A Certificate of Occupancy be issued before the exemption is granted.

Finally, Virginia Code § 58.1-3220 currently authorizes localities to charge application fees of up to \$125 for residential properties and \$250 for commercial or industrial properties. The City Assessor also recommends increasing the application fee from \$20 to \$50. The current \$20 fee has remained unchanged since the program was originally established by ordinance on February 26, 1981. The application fee helps offset the administrative costs associated with processing applications, including application review, pre- and post-rehabilitation field inspections, staff time, and annual exemption calculations. The proposed \$50 fee remains well below the maximum amount authorized by state law.

Attachments:

Attachment 1 – City of Staunton and comparable localities: Application fees and programs for Partial Tax Exemption for Certain Rehabilitated Real Estate

Attachment 2 – Proposed Code Amendment

City Manager's Recommendation: Adopt ordinance amending Staunton City Code Section 3.20.030 tax exemption for certain rehabilitated real estate.

Suggested Motion: I move that City Council adopt an ordinance amending Staunton City Code Section 3.20.030 tax exemption for certain rehabilitated real estate.

City Manager: Leslie Beauregard

Attachment 1: Staunton and comparable localities: application fees and programs for Partial Tax Exemption for Certain Rehabilitated Real Estate

Locality	Residential Rehabilitation Application Fee	Commercial or Industrial Application Rehabilitation Application Fee
Staunton	currently \$20	currently \$20
Waynesboro	No program for residential, ONLY commercial/industrial	\$50
Harrisonburg	\$50	\$50
Lynchburg	\$125	\$250
Roanoke	\$125	\$250
Charlottesville	Ended their residential program two years ago	No program for commercial/industrial
Augusta County	No program for residential	No program for commercial/industrial
Lexington	No program for residential, ONLY commercial/industrial	\$100

Ordinance No. 2026 - __

**AN ORDINANCE AMENDING SECTION 3.20.030, ELIGIBILITY
REQUIREMENTS, OF CHAPTER 3.20, TAX EXEMPTION FOR CERTAIN
REHABILITATED REAL ESTATE,
OF TITLE 3, REVENUE AND FINANCE, OF THE STAUNTON CITY CODE**

Recitals

A. The Council of the City of Staunton, Virginia is authorized to adopt conditions to qualify for a partial real estate tax exemption pursuant to Virginia Code Sections 58.1-3220 and 58.1-3221.

B. The Council of the City of Staunton, Virginia desires to enact conditions related to the issuance of a Certificate of Occupancy as well as the satisfaction of all taxes and fees due to the City of Staunton in order to qualify for a partial real estate tax exemption.

C. The Council of the City of Staunton, Virginia desires to increase the application fee for a partial tax exemption for certain rehabilitated real estate.

D. This matter has been properly heard and considered.

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

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that Section 3.20.030, Eligibility Requirements, of Chapter 3.20, Tax Exemption for Certain Rehabilitated Real Estate, of Title 3, Revenue and Finance, of the Staunton City Code is hereby amended as follows:

Chapter 3.20
Tax Exemption for Certain Rehabilitated Real Estate

...

3.20.030 Eligibility Requirements.

Exemptions pursuant to this chapter are hereby granted to persons and for property complying with the following provisions:

(1) The person claiming the exemption shall file his application on a form approved by the city assessor, requesting the exemption provided by this chapter prior to January 1st of the taxable year for which the exemption is claimed. Such application shall not be deemed to be filed until the applicant has paid to the city a fee in the amount of \$520.00 for processing such application.

(2) No property shall be eligible for the exemption unless the appropriate building permits have been acquired and the city assessor has verified that the rehabilitation indicated on the application has been completed.

(3) The business firm or property owner is in “good standing” with the city. For purposes of this code section, “good standing” means that the person or entity claiming the exemption has satisfied all of the requirements of the commissioner of revenue and of the treasurer of the city, including the payment in full of all license taxes, real estate taxes, and other taxes, levies, fees, charges, interest, and penalties, and has paid in full all other fees, charges, and claims of any nature whatsoever imposed by or owed to the city or related entities of the city. The determination of whether an entity or person is in “good standing” shall be made by the city assessor upon consideration of a certification provided by the commissioner of revenue, the treasurer of the city, and by any other authorized official of the city or related entities of the city and upon consideration of other information as the city assessor deems appropriate.

(4) Prior to the abatement beginning, a final certificate of occupancy for the substantially rehabilitated real estate shall be presented to the city assessor.

In all other respects, the provisions of Title 3, Revenue and Finance, of the Staunton City Code remain the same and are hereby restated, confirmed and reordained.

Introduced:

Adopted:

Effective Date:

Michele D. Edwards, Mayor

ATTEST: _____

John C. Blair,
Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	City Council City Sheriff Chris Hartless
Item #	A.3	
Department:	City Sheriff	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Area: An Informed and Engaged Community	
Subject:	Consideration of Request by the Staunton City Sheriff to Fund the Purchase of Two Additional Vehicles	

Background: The Staunton City Sheriff is requesting authorization to purchase two additional vehicles, increasing the total vehicles in the Sheriff's department from 13 to 15.

The Sheriff requested the purchase of six additional vehicles during the FY2026 budget process for new courthouse staff. The request was not funded in the FY2026 budget due to funding constraints. Staff authorized the purchase of two vehicles out of the Capital Improvements Fund set aside for the Juvenile and Domestic Relations Courthouse start-up funds during FY2026.

The remaining additional four vehicles were requested during the FY2027 budget process. The four additional vehicles were unfunded during the FY2027 budget process due to funding constraints. If approved, the two new vehicles would need to be funded from the Capital Improvements Fund set aside for the Juvenile and Domestic Relations Courthouse start-up funds.

Future vehicle requests should be considered during the annual budget process.

Attachment: City of Staunton Sheriff's Letter dated 6-10-2026

City Manager's Recommendation: N/A

Suggested Motion: I move the City Council authorize the purchase of two vehicles out of the Capital Improvements Fund for the Staunton City Sheriff's department.

City Manager: Leslie Beauregard



City of Staunton

SHERIFF'S OFFICE CITY OF STAUNTON



Christopher M. Hartless
SHERIFF

Christopher M. Hartless
Sheriff
Staunton City Sheriff's Office

June 10, 2026

City of Staunton Council

Members of Council,

As you all are aware I requested 4 vehicles for my office in the recently approved budget that understandably remain unfunded; I come to you now with a reduced request that will allow my office to maintain one of its core responsibilities while working to ensure fiscal responsibility to our citizens.

My office has seen an increase in detainee transports year after year which requires dependable equipped vehicles to accomplish. We are traveling to areas all over the Commonwealth as well as outside of the Commonwealth routinely. Just under half of our transports are within the Staunton, Augusta County and Waynesboro (SAW) area and slightly more than half are outside of the SAW area. We have 11 transport vehicles, 5 of which are well over 100,000 miles which equates to 46% of my fleet. The result of this is that we try to mitigate longer distance transports to our vehicles with less than 100,000 miles on them. As you can imagine this exponentially increases the mileage on those vehicles with mileage under 100,000 miles. The addition of these two vehicles that I am asking you to approve will allow me to spread the transports over more vehicles which could increase the fleets anticipated lifecycle by 8%. To further put our need into perspective, in 2025 we saw a 32% increase in overall transports from the previous year; looking at January 1, 2026 through June 5, 2026 we are at 61% of 2025's total transport numbers and we aren't halfway through 2026 yet. During that same January to June timeframe my staff traveled 12,531.5 miles; this averages out to 119.4 miles per working day for that five-month period. These numbers reflect transports that are outside of the normal transports to our local courts.

I have found a dealership in Illinois whose business is the resale of police vehicles that they get from larger agencies who can afford to change out their fleets frequently. Much of their inventory consists of police vehicles that have been stripped of all equipment that is commonly associated with law enforcement such as emergency lighting, prisoner partitions, etc.; however, they do sell equipped police vehicles that they market to other agencies. I have inquired about two 2023 Ford Explorers that have relatively low mileage, both of which maintain emergency lighting equipment and prisoner transport partitions. We inquired through Ford about any



City of Staunton

SHERIFF'S OFFICE CITY OF STAUNTON



Christopher M. Hartless
SHERIFF

issues/problems that may have gone through them and found nothing of a nature that causes any concern.

A new Ford Explorer costs approximately \$44,513.33 and cost/installation of emergency lighting and prisoner partition is approximately \$25,000.00 totaling \$69,513.33, doubled for two vehicles totals \$139,026.66. The price of these equipped vehicles is \$39,795, doubled for both vehicles totals \$80,170.00. This results in an approximate 43% savings over buying new and a monetary savings of \$58,856.66. Additionally, both of these used vehicles retain portions of the manufacturer's powertrain warranty. Buying these 2 equipped vehicles reduces down time for purchasing and installation of equipment and makes these vehicles ready for use within weeks verses 6-8 months with new vehicles.

Other known expenses would be getting the vehicles a Virginia inspection which the city's public works department can do at no cost and then Sheriff's Office decals which would be handled through my FY27 budget. The only additional equipment that I would have to install to make them fully operational for my office would be a police radio. I have spoken with the city's I.T. department and there would be no impact to the on-going radio project with the addition of two vehicles to my office. I have also spoken with the city's Finance department, specifically the procurement specialist, who advised that based on the vehicles' clean trade in value alongside the value of the installed police equipment there are no issues associated with the purchasing of these vehicles from the procurement side. I have spoken with the city's CFO who advised me that funds from the courthouse CIP could be used for these vehicles, with council approval and without impacting the city's FY27 budget.

If council approves the purchase, myself and Chief Deputy McFarlane would make arrangements to fly to Illinois where we would be picked up by a company representative and taken to their lot for inspection of the vehicles. Once we are satisfied and the necessary paperwork completed, they would issue us 90-day temporary tags and we would then drive the vehicles back to Staunton. This process would save the city approximately \$2000.00 in shipping costs and with both of us being exempt employees there would no over-time costs associated.

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	Leslie Beauregard City Manager Rodney Rhodes Community Development Director
Item #	B	
Department:	City Manager Community Development	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity; Excellence	
Subject:	Retirement Recognition—John Glover	

Background: John Glover, former City of Staunton Building Official, will attend City Council's regular meeting to receive recognition of his retirement, after over 30 years of service to the city.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	Tim Hartless Planning Manager
Item #	C	
Department:	Community Development— Planning and Zoning	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Areas: An Economically Vibrant Community	
Subject:	Public Hearing and Consideration of a Request by William McAllister to Rezone 1110 Churchville Avenue, Parcel Identification Number 4865, from B-1, Local Business District, to R-3, Medium Density Residential District	

Background: William McAllister has requested to rezone 1110 Churchville Avenue from B-1, Local Business District, to R-3, Medium Density Residential District, in order to re-establish single-family use of the property. The property was platted in 1917 in Augusta County as part of the Staunton Park Addition. It was annexed into the City in 1948. There is one structure located on the property which appears to have been built as a single-family home. City real estate records do not indicate a construction date. At some point in the past, the structure was converted to a business use and most recently was the location of Warner Insurance Company.

The applicant purchased the property in May of 2026 with the intention of using it as a single-family dwelling. Residential use is not permitted on the ground floor in business zoning districts; therefore, the rezoning is necessary for the applicant to re-establish the single-family use.

Analysis: Staff has considered the request and has identified no issues. If the rezoning is approved, a building permit will be required for change of building code use group from B (business office) to R (residential). Surrounding zoning is R-3, Medium Density Residential to

the west and south, B-1, Local Business, to the east, and R-2, Low Density Residential, across Churchville Avenue to the north.

In 2016, Planning Commission recommended and City Council approved the rezoning of 17 properties in the immediate area including the adjacent property to the west, 1114 Churchville Avenue. Those properties were all zoned B-1, Local Business, and were rezoned to R-3, Medium Density Residential. Then, in 2025, 1118 Churchville Avenue was rezoned from B-1 to R-3 as part of a larger mass rezoning. Both rezonings were part of the ongoing effort to identify existing nonconforming residences in areas zoned business or industrial and rezoning them to residential. The subject property was not included in those previous mass rezonings because, at the time, it used as a business office. Now that the business use has ceased, staff believes it is appropriate to rezone this property as well.

The *City of Staunton, Virginia, Comprehensive Plan, 2018-2040*, Future Land Use Map, designates this area as commercial. While the Future Land Use Map does not specifically support this rezoning, The Comprehensive Plan does support the rezoning of existing nonconforming single-family dwellings. Furthermore, the draft Comprehensive Plan, Future Land Use Map, designates this area as Mixed Use and the rezoning would be consistent with that designation.

Planning Commission Recommendation:

At its meeting on June 18, 2026, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 5-0 vote, the Commission unanimously voted to recommend approval of the request.

Attachments:

Attachment 1—Vicinity Map

Attachment 2—Current Zoning

Attachment 3—Proposed Rezoning

Attachment 4—2018-2040 Future Land Use Map for the Area

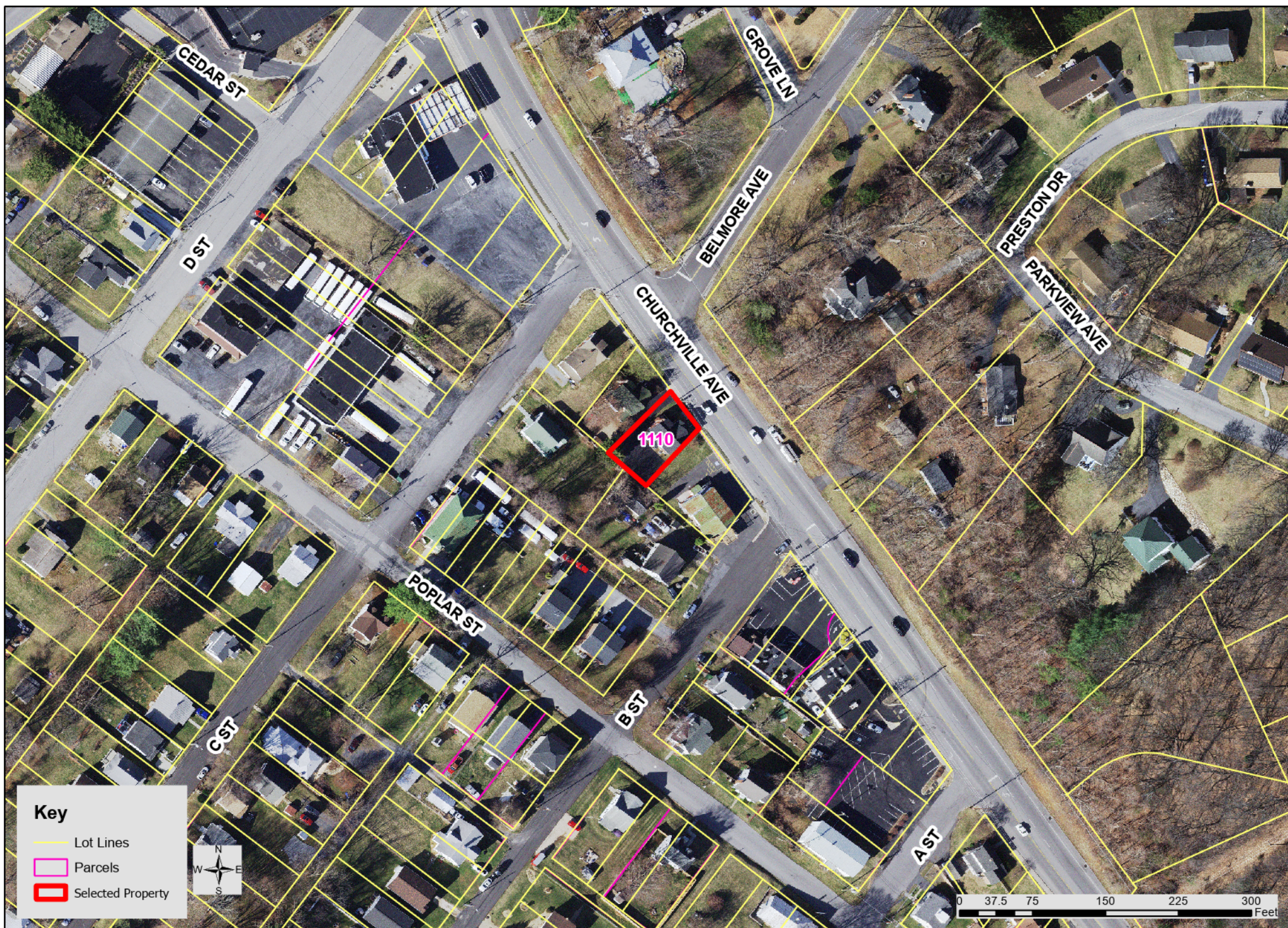
Attachment 5—Draft Ordinance of Rezoning

Suggested Motion: I move that Council adopt the ordinance and approve the rezoning as recommended by the Planning Commission.

City Manager: Leslie M. Beauregard

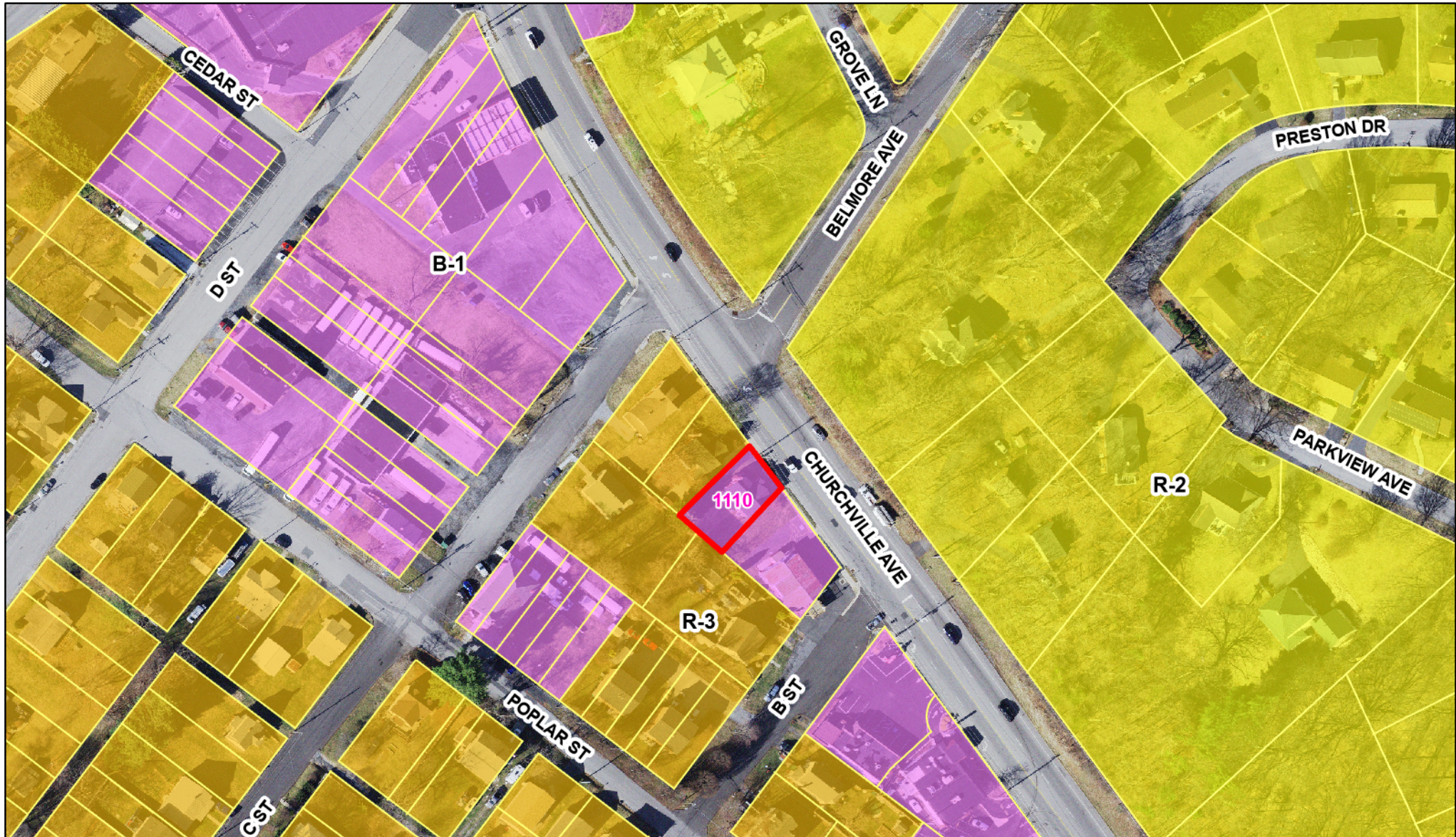
Vicinity Map: 1110 Churchville Ave

Attachment 1



Current Zoning: 1110 Churchville Ave

Attachment 2



Zoning

- B-1
- B-1(conditional)
- B-2
- B-2(conditional)
- B-3
- B-5
- B-5(conditional) outline
- HE-1
- I-1

- I-1(conditional)
- I-2
- I-2(conditional)
- I-3(conditional)
- P-1

- P-1(conditional)
- R-1
- R-2
- R-2(conditional)
- R-3

- R-3(conditional)
- R-4
- R-4(conditional) outline
- TND-I (conditional) outline
- Traditional Residential Development District

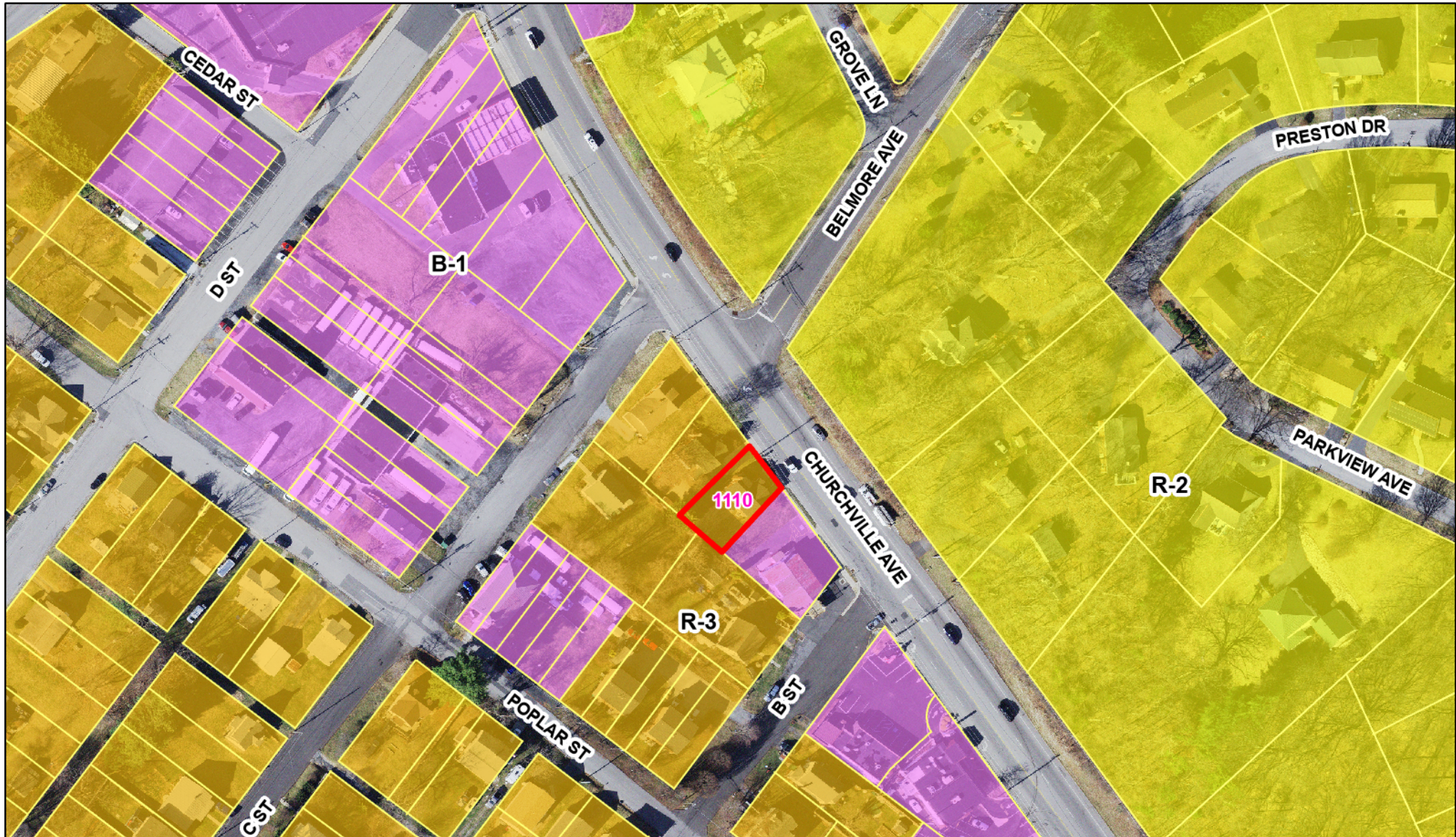
Additional Layers

- Lot_Lines
- Selected Property



0 50 100 200 Feet

Proposed Rezoning: 1110 Churchville Ave Attachment 3



0 50 100 200 Feet

Zoning

B-1	B-3
B-1(conditional)	B-5
B-2	B-5(conditional) outline
B-2(conditional)	HE-1
	I-1

I-1(conditional)	I-2
I-2(conditional)	I-3(conditional)
P-1	

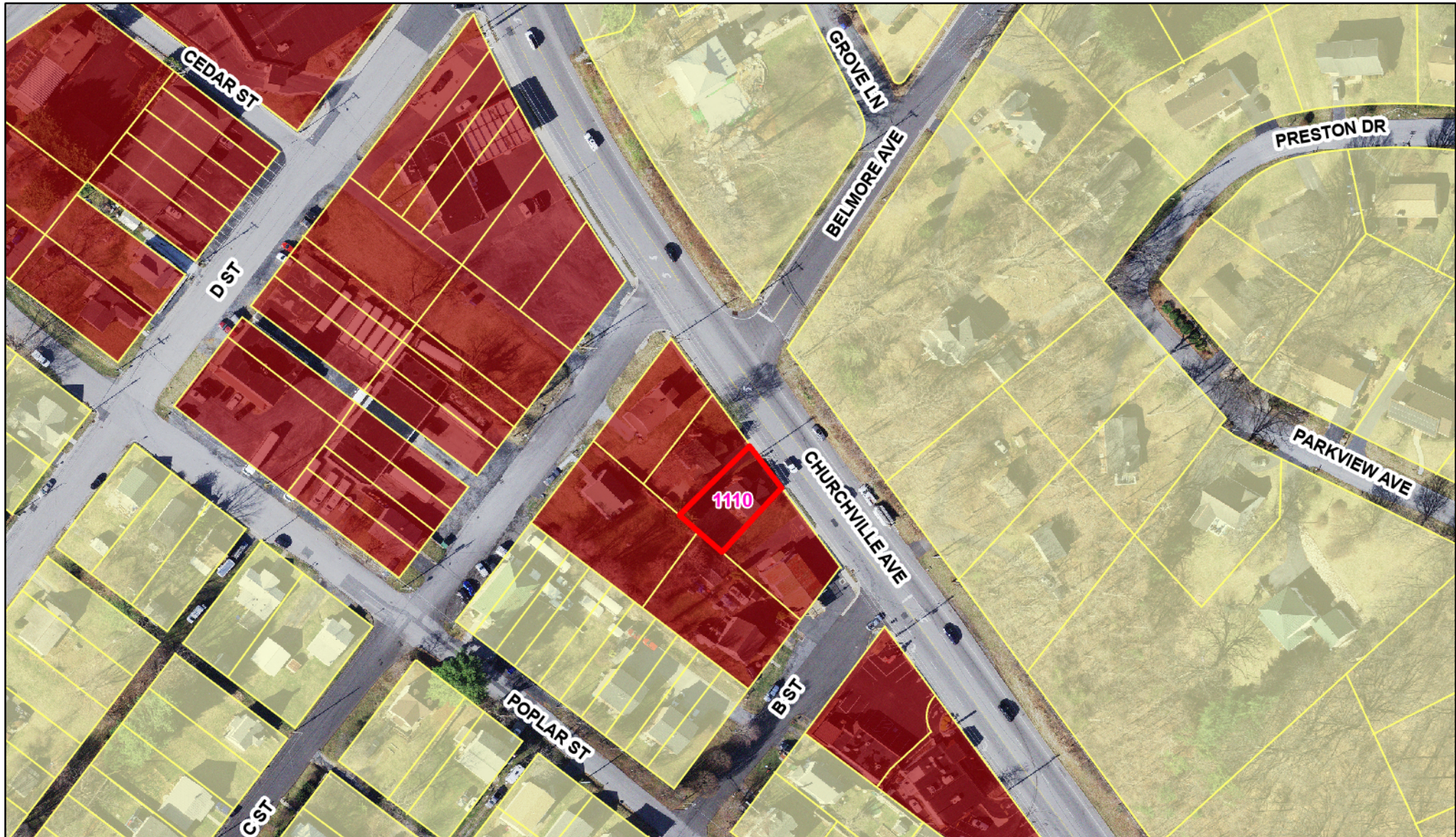
P-1(conditional)	R-1
R-2	R-2(conditional)
R-3	

R-3(conditional)	R-4
R-4(conditional) outline	TND-I (conditional) outline
Traditional Residential Development District	

Additional Layers

Lot_Lines
Selected Property

Future Land Use: 1110 Churchville Ave **Attachment 4**



Future Land Use



- CONSERVATION/RECREATION/OPEN SPACE
- PLANNED FARM DEVELOPMENT
- PUBLIC/SEMI-PUBLIC

- LOW DENSITY RESIDENTIAL
- LOW DENSITY PLANNED RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY PLANNED RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

- TRADITIONAL NEIGHBORHOOD DEVELOPMENT
- LOW DENSITY PLANNED RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- PROFESSIONAL

- PLANNED BUSINESS
- BUSINESS
- PLANNED INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

Additional Layers

- Lot_Lines
- Selected Property

0 50 100 200 Feet

Ordinance No. 2026-____

**AN ORDINANCE REZONING
FROM B-1, LOCAL BUSINESS DISTRICT,
TO R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT,
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND
LOCATED AT 1110 CHURCHVILLE AVENUE
(PARCEL IDENTIFICATION NUMBER 4865),
IN THE CITY OF STAUNTON, VIRGINIA**

Recitals

A. It appears by deed dated May 15, 2026, recorded in the Clerk's Office of the Circuit Court of the City of Staunton, Virginia, as Instrument Number 260001217, that William Kenly McAllister acquired from Warner Real Estate, LLC, the property that is known by present numbering as 1110 Churchville Ave ("the property") with further description provided in the deed, a copy of which is annexed and incorporated herein by reference;

B. William Kenly McAlister has applied to the City of Staunton for a zoning classification change for the property, under the provisions of the Staunton City Code, from B-1, Local Business District, to R-3, Medium Density Residential District;

C. The proposed rezoning is consistent with the provisions of Staunton City Code Section 18.215.060(1) and is necessary so that the applicant may establish the use of the property as a single-family dwelling;

D. The Planning Commission of the City of Staunton conducted a public hearing on the application at its June 18, 2026 meeting and after study, review, and consideration of the comments made during the public hearing, properly heard the matter and recommended approval;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that the property known as 1110 Churchville Ave (Parcel Identification Number 4865) in the City of Staunton, Virginia, is **HEREBY REZONED** from B-1, Local Business District, to R-3, Medium Density Residential District on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice.

Introduced:

Adopted:

Effective Date:

Michele D. Edwards, Mayor

ATTEST: _____
John C. Blair,
Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	Rebecca Joyce Housing Planner & Grants Coordinator
Item #	D	
Department:	Community Development	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Excellence; Engagement; Inclusion & Equity Strategic Areas: An Economically Vibrant Community; An Informed and Engaged Community	
Subject:	Consideration of a Resolution Authorizing the Adoption of the FY 2026 Annual Action Plan for the City of Staunton through the U.S. Department of Housing and Urban Development’s Community Development Block Grant Entitlement Program	

Background: On February 26, 2019, the City received official confirmation from the U.S. Department of Housing and Urban Development (HUD) of its designation as a Community Development Block Grant (CDBG) entitlement community. Under this program designation, the City receives annual allocations from HUD. This is the City's eighth year of such designation. In accordance with the federal regulations, an Annual Action Plan (AAP) must be prepared and adopted by City Council annually. The AAP is a prerequisite to receiving the annual allocation through HUD's CDBG program.

Proposed FY2026 Annual Action Plan: The plan covers the period of October 1, 2026 through September 30, 2027. The City anticipates receiving \$323,304 in CDBG funds for the AAP program year. This is an increase of \$5,507 over FY2025's allocation. In preparation of the draft AAP, the City utilized an approach that resulted in the prioritization of the needs for low- and moderate-income persons, and continued partnerships with the private and not-for-profit sectors. In doing so, City staff sought input from local agencies concerning their potential utilization of HUD funds while achieving CDBG goals. Based on the findings, the following strategies are recommended for funding:

- Valley Mission, Inc Initial Housing Support program provides financial support to formerly homeless individuals who move into housing within the city after exiting Valley Mission. They will be assisted in initial housing support or other funds necessary to facilitate moving into safe, affordable, permanent, and appropriate housing for 4 persons with a total budget of \$8,082.
- Valley Program for Aging Service (VPAS) Transportation Assistance program provides transportation services to residents 60 years of age or older, and those under 60 years of age with a disability needing transportation to medical and other life-necessary destinations when there is no other reliable or affordable transportation option available to them. Approximately 30 low-income residents will be assisted through this program with a budget of \$8,082.
- Valley Program for Aging Service (VPAS) Meals on Wheels program provides nutritious meals five days a week to older Staunton residents who are at nutritional risk. Approximately 35 seniors will be assisted through this program with a budget of \$8,082.
- Blue Ridge Legal Services will provide free legal assistance to 10 low-income residents and their family members for a total of 30 persons facing legal issues regarding housing including eviction with a total budget of \$8,082.
- Blue Ridge CASA provides advocacy for abused and neglected children. The proposed activities will directly benefit at least 25 low-income children living in unstable and inadequate housing conditions, who have been victims of abuse or neglect and have special needs. The proposed activities will also directly benefit up to 12 trained volunteer advocates assigned to these cases. The project's total budget is \$8,082.
- Valley Supportive Housing (VSH) provides housing and supportive services to homeless individuals with mental health challenges. This funding will help to support the position of Tenant Sustainability Counselor. This position serves as the interface between the 68 tenants of VSH and their Valley Community Services Board (VCSB) case manager and the community, as well as providing emotional support when needed. The Tenant Sustainability Counselor's role is to assist tenants in developing skills to care for themselves and their homes and integrate into the community. (Homeless persons are a presumed group by HUD to have low incomes.) CDBG funding will pay for a partial amount of the Tenant Sustainability Counselor's position with a total budget of \$8,082.
- City of Staunton Blight Removal – Spot Basis Project provides spot removal of blighted properties to remove any public health hazards caused by homes that are in violation of City building ordinances and potentially dangerous to inhabitants. It will also provide space for any future housing development or otherwise productive use. Two demolitions will occur with a total budget of \$70,152.
- Staunton Redevelopment Housing Authority (SRHA) Dunsmore Business College Rehabilitation Project will provide funding that will be used to renovate and rehabilitate a vacant former business college building into apartments for seniors with low-to-moderate incomes who may or may not also be persons with disabilities. At least 6 households will benefit from the proposed activity with a total budget of \$65,000.

- Renewing Homes of Greater Augusta Critical Housing Rehabilitation Project starts with staff assessments to establish critical home repairs and rehabilitation needs for low-income homeowners. Local contractors provide pro bono consultation services on homes with complex issues. HUD funds are used for repairs that are too complex for volunteers and require the expertise, licensure, and insurance of a professional contractor. At least, four low-income families will be served with a budget of \$45,000.
- Staunton-Augusta-Waynesboro Habitat for Humanity Housing Rehabilitation Project will provide materials and labor to support the rehabilitation work of Renewing Homes of Greater Augusta. At least, four low-income families will be served with a budget of \$30,000.
- CDBG Program Administration funding will be used to support the general administration and planning activities for the Community Development Block Grant Program. The maximum budget for administration is \$64,660.

As required by HUD, public hearings were held on May 13, 2026 and June 10, 2026 to solicit feedback on the draft FY2026 AAP. Both public hearings were properly advertised in the News Leader and on the City's website and copies of the plan were made available to anyone who desired to review it.

Attachments:

Attachment 1 - FY2026 Annual Action Plan

Attachment 2 - Resolution Authorizing Adoption of FY2026 Annual Action Plan

City Manager's Recommendation: Recommend City Council approve of the attached resolution authorizing the adoption of the FY2026 Annual Action Plan and provide authorization for the City Manager to sign sub-recipient agreements and other associated documents with agencies recommended to receive HUD CDBG funds.

Suggested Motion: I move that City Council approve the attached resolution authorizing the adoption of the FY2026 Annual Action Plan and authorizing the City Manager to execute the sub-recipient agreements and associated documents with agencies recommended to receive HUD CDBG funds.

City Manager: Leslie M. Beauregard

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Staunton is a federal entitlement community under the U.S. Department of Housing and Urban Development (HUD). As a HUD entitlement community, the City is required to prepare an Annual Action Plan related to the most recent Five-Year Consolidated Plan (CP) in order to implement any federal programs that fund housing, community development, and economic development within the community. The Staunton Annual Action Plan covers the period from FY 2026 (October 1, 2026 through September 30, 2027) and has a CDBG allocation of \$323,304.00.

This Annual Action Plan (AAP) outlines the planning and project requirements for CDBG funds. The primary objective of the CDBG Program is to develop viable urban and rural communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels.

2. Summarize the objectives and outcomes identified in the Plan

Objectives. The Consolidated Plan three overarching objectives guiding proposed activities:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Goals. All future activities funding in the next four years of the Consolidated Plan will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:

- Improve Access To and Quality Of Housing
- Provide Public Services
- Improve Public Facilities and Infrastructure
- Slum and Blight Removal

Anticipated Outcomes. Outcomes or accomplishments show how programs and activities benefit low- and moderate- income areas of a community or the people served. The three outcomes anticipated are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

3. Evaluation of past performance

The following evaluation of past performance is from the Program Year 2024 (October 1, 2024 – September 30, 2025) Consolidated Annual Performance and Evaluation (CAPER) report.

During FY2024 the City of Staunton completed the following activities that were considered high priority:

- Persons benefiting from public services: 267 persons served, of those were:
 - 10 low-income residents facing critical civil legal issues benefited from free legal service designed to prevent eviction and keep the housed
 - Approximately 54 youth were assisted with advocacy service
 - 72 homeless or formerly homeless individuals were assisted through the funding of the Tenant Sustainability Coordinator
 - position at Valley Supportive Housing. This position provides case management and stabilization services.
 - 122 Seniors provided transportation services or meal delivery through Vallet Program for Aging Services
 - 9 people exiting shelters were assisted through Valley Mission initial housing support
 - The Staunton Redevelopment and Housing Authority completed HVAC replacements on SRHA-owned Elizabeth Miller Gardens and Farrier Court
 - 27 Housing Units were identified for or completed rehabilitation
 - Construction on West Beverly St. Sidewalks was completed, providing a safer pedestrian pathway between Grubert Ave. and Morris Mill Road with access to business and residential neighborhoods, benefitting 4,133 Staunton residents.

In 2024, the City of Staunton allocated remaining CARES act CDBG-CV funding to the HVAC replacement project for SHRA buildings. Improved ventilation is proven to mitigate the spread of viruses. Staunton continues to identify blighted properties suitable for demolition. In addition, the public facility project proposed for funding in 2024 (West Beverley St Sidewalk) came in under budget. The funds allocated to this project will be redirected via amendment at a later date.

4. Summary of Citizen Participation Process and consultation process

The first public hearing was conducted on May 13th, 2025 at 5:30 p.m. in the City Council Chambers. The public hearing was advertised on the City's website and in the local newspaper. No one attended the hearing from the public. Two City staff members were present.

The second hearing was held on June 10th at 12:00 p.m. in the City Council Chambers. The public hearing was advertised on the City's website and in the local newspaper. No one attended the hearing from the public. Two City staff members was present.

5. Summary of public comments

No comments were received either through attendance at a public hearing, ~~or in written form during the 30-day time period the draft Annual Action Plan was available for public review~~ (to be completed after public comment period is closed in July – any comments will be added).

6. Summary of comments or views not accepted and the reasons for not accepting them
(to be completed after public comment period is closed in July – any comments will be added)

7. Summary

During FY2026, The City of Staunton is looking to continue to serve members of the Community with low-to-moderate incomes through its CDBG program.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	STAUNTON	Department of Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City, designated a HUD entitlement grantee in 2019, is required by HUD to prepare an Annual Action Plan that meets the Consolidated Plan regulations in order to receive grant program funds. The lead agency responsible for overseeing the development of these plans and reports is the City's Community Development Department.

Consolidated Plan Public Contact Information

Rodney S. Rhodes
Director, Community Development Department
116 W Beverley St
540-332-3862
rhodesrs@ci.staunton.va.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

As a local government, stakeholder and community member engagement is an integral part of any planning process the City of Staunton undertakes.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

As an Entitlement grantee, the City encouraged a high level of public communication and agency consultation when developing the 2024-2028 Consolidated Plan to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders was developed for the purpose of developing the Plan, and included affordable housing providers, public agencies, and private nonprofit organizations whose missions include the provision of affordable housing and human services to LMI households and persons. In line with the process during the Consolidated Plan, stakeholders were invited to participate in scheduled public meetings held to develop the 2026 Annual Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City participates in the Virginia Balance of State Continuum of Care (BoS CoC) and is a member of one of twelve local planning groups. This local planning group is known as the Valley Homeless Connection (VHC) and encompasses the Cities of Buena Vista, Lexington, Staunton, and Waynesboro, and the Counties of Augusta, Highland, and Rockbridge. Members of the CoC were consulted during the development of the Con Plan to understand how to best address the needs of homeless persons and persons at risk of homelessness. Through its cooperation with the CoC, the City will seek to identify ways to enhance coordination among the assisted housing providers and governmental health, mental health, and service agencies. The City anticipates continuing its coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community. The City continues to fund non-profit organizations that provide services to persons experiencing homelessness and assist with housing stability.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City does not receive ESG funds.

City staff will continue to work with the local planning group of the BoS CoC to undertake the establishment of performance measurements for homeless programs. Members of the CoC provided valuable input during public outreach, plan drafting, and project selection process of the Con Plan. The

CoC administers the local HMIS. The VHC completed a strategic planning process last year. The City's CDBG program administrator participated in the strategic planning retreats.

The City's Citizen Participation Plan allows for citizens, community agencies, and the local CoC to provide input on the use of all funding. Notifications of the public hearings are published in Staunton's newspaper of largest distribution, the News Leader. Information is also made available at the City's office of Community Development and is displayed on the City's website.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	Staunton Redevelopment & Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholders' conversations and a public meeting process.
2	Agency/Group/Organization	City of Staunton Public Works Engineering Office
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This municipal department was consulted through a one-on one meeting.
3	Agency/Group/Organization	City of Staunton Community and Economic Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This municipal department was consulted through a stakeholder meeting.
4	Agency/Group/Organization	Valley Program for Aging Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholders' conversations and a public meeting process.
5	Agency/Group/Organization	Community Foundation of Central Blue Ridge
	Agency/Group/Organization Type	Regional organization Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholders' conversations and a public meeting process.
6	Agency/Group/Organization	Valley Supportive Housing
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholders' conversations and a public meeting process.
7	Agency/Group/Organization	Blue Ridge CASA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholders' conversations and a public meeting process.
8	Agency/Group/Organization	Blue Ridge Legal Services, Inc.
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholders' conversations and a public meeting process.
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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All entities were considered for consultation. Broadband providers and Hazard Mitigation entities were consulted during the five-year consolidated plan process and did not participate in consultation for this annual plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	BoS CoC	The CoC Strategic Plan was reviewed.
Capital Improvement Plan	City of Staunton	The City's Capital Improvement Plan, updated in 2025, informed the Strategic Plan sections aimed at public infrastructure improvements.
ALICE Report - United Way	United Way of the Central Shenandoah Valley	The goals of the Strategic Plan are aligned with the goals of ALICE, to improve access to opportunity for Staunton residents.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In April 2020, the City updated the Citizen Participation Plan to include information on how the City will conduct citizen participation in the event of an emergency. For this Annual Action Plan, meetings were held in-person.

Public Hearings—A public hearing was held on May 13th, 2026 at 5:30 p.m. to solicit community needs feedback on the Annual Action Plan development. This hearing was to solicit input from the public on the needs and priorities for the City. Several city staff but no members of the public were in attendance.

A second public hearing was held on June 10th at 12:00 p.m. This hearing presented the draft Annual Action Plan for public comment. City staff but no members of the public were in attendance. Both hearings were advertised in the *News Leader* and on the City's website in accordance with the City's Citizen Participation Plan.

The City underwent extensive citizen participation in the development of its 2024-2028 Consolidated Plan, which included stakeholder meetings, public hearings and an online survey. Results from this process outlined the five-year strategic goals for the City of Staunton. The creation of the 2026 Annual Action Plan included a smaller engagement process including discussions with CDBG applicants, City department directors, attendance at CoC meetings, and two public hearings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public meeting was advertised in the local newspaper and on the City's website. No one from the public attended.			
2	Public Meeting	Non-targeted/broad community	Public meeting was advertised in the local newspaper and on the City's website. No one from the public attended.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Administration Economic Development Housing Public Improvements Public Services	323,304.00	0.00	0.00	323,304.00	646,608.00	
Table 5 - Expected Resources – Priority Table								

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Over the next three years, Staunton will attempt to leverage its CDBG allocations with federal and other public resources, as well as private sector funding sources, to address the City's housing and community development needs. The City will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in providing the housing and supportive services needs of the community.

The City annually provides general fund dollars to organizations that provide housing and/or supportive services to area residents, including LMI households. The City will continue this practice to maximize its CDBG investments.

The non-profit organizations funded through the CDBG program have additional financial capacity through foundations, fundraising campaigns, and other grants. The City's allocation of federal funds provides these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

During FY2026, the City will be assessing potential blighted properties that might that may also include derelict structures that could be rehabbed and potentially used for housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Access to and Quality of Housing	2024	2028	Affordable Housing Public Housing		Increase Access to Affordable Housing	CDBG: \$140,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Provide Public Services	2024	2028	Homeless Non-Homeless Special Needs		Housing and Services to Decrease Homelessness Provide Public Services	CDBG: \$48,492.00	Public service activities other than Low/Moderate Income Housing Benefit: 105 Persons Assisted
3	Slum and Blight Removal	2024	2028	Non-Housing Community Development		Slum and Blight Removal	CDBG: \$70,152.00	Buildings Demolished: 2 Buildings
4	Planning and Administration	2024	2028	Non-Housing Community Development		Planning and administration	CDBG: \$64,660.00	Other: 1

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Access to and Quality of Housing
	Goal Description	
2	Goal Name	Provide Public Services
	Goal Description	
3	Goal Name	Slum and Blight Removal
	Goal Description	
4	Goal Name	Planning and Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2026 provides a comprehensive overview of CDBG activities.

Projects

#	Project Name
1	Blue Ridge Legal Services
2	VPAS - Meals on Wheels
3	VPAS - Senior Transportation Program
4	Blue Ridge CASA
5	Valley Mission
6	Valley Supportive Housing
7	Renewing Homes of Greater Augusta (RHGA)
8	Staunton-Augusta-Waynesboro Habitat for Humanity (SAW HFH)
9	Staunton Redevelopment Housing Authority (SRHA) Buildings and Facility Improvements Project
10	Blight Removal - Spot Basis
11	Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	Blue Ridge Legal Services
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,082.00
	Description	Provide free legal assistance to low-income residents of Staunton in various types of civil legal matters. The project will focus on providing assistance to low-income residents facing eviction, foreclosure, and other critical housing matters. BRLS will also provide assistance on legal issues such as domestic violence and other family disputes, access to affordable health care, eligibility for various governmental assistance programs for the poor, and other issues impacting the elderly poor and those with special needs.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We estimate that these funds will cover the costs of providing free civil legal assistance to approximately 10 additional residents (and members of their households, up to 30 or more) of Staunton facing critical legal issues. The individuals that will benefit from these services are residents of Staunton with significant socioeconomic need who cannot afford the services of a private attorney.
	Location Description	Citywide
2	Planned Activities	BRLS will provide free legal assistance to the low-income residents of Staunton dealing with critical legal matters, such as eviction, foreclosure, and other housing-related matters. The project will improve access to housing for low-income residents of the City and help to alleviate the threat of homelessness in Staunton. Additionally, our staff attorneys will also provide free legal assistance to low-income residents in cases such as unemployment claims, debt and consumer-related issues, domestic violence, and more. The services provided over the project year will range from legal advice and performing a brief service, to direct representation and extensive services. Our legal assistance will result in improved housing and living conditions, and/or direct financial benefit, for the majority of the clients we represent with the funding.
	Project Name	VPAS - Meals on Wheels
	Target Area	

	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,082.00
	Description	This program provides a nutritious hot meal delivery to frail, older Staunton residents who are at nutritional risk. Individualized plans of care are developed following comprehensive in-home assessments. Additionally, clients receive disease prevention, health promotion, and public information education and support.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in this program year = 35 low-income seniors
	Location Description	Citywide
	Planned Activities	This program provides a nutritious hot meal delivery to frail, older Staunton residents who are at nutritional risk. Individualized plans of care are developed following comprehensive in-home assessments. Additionally, clients receive disease prevention, health promotion, and public information education and support.
3	Project Name	VPAS - Senior Transportation Program
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,082.00
	Description	VPAS Senior Transportation Program (STP) provides transportation services to Staunton residents 60 years and older and those under 60 with a disability to medical and other life necessary destinations when there is no other reliable or affordable transportation option available to them. Almost all VPAS riders are unable to use public transportation for a variety of reasons including needing general mobility assistance or having cognitive impairments that prevent them from successfully navigating public transportation on their own.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in this program year = 30 low-income seniors.

	Location Description	Citywide
	Planned Activities	Transportation vouchers or services will be provided to seniors with disabilities to help them get to medical appointments and other destinations.
4	Project Name	Blue Ridge CASA
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,082.00
	Description	Abused and neglected children served by a CASA volunteer are 50% more likely than other abused children to stay at the home where they are placed at the end of the Court process. The stability and quality of their housing conditions increase significantly because of their CASA Advocates work. Blue Ridge CASA is the only private independent organization that has eyes on abused and neglected children and their housing conditions. Legally, we are the only non-profit able to access the child's records, talk to the people in their lives, and develop a relationship with the child, then report crucial information to the Judge, the sole institutional decision-maker regarding an abused or neglected child's final destination. One core goal of CASA's advocacy is to obtain a stable home. Our Children are not in control of where they live. They depend on their parents, caretakers, and public institutions to make those choices. They are removed by DSS and the Court from inadequate (unsafe, unhealthy) housing into temporary housing (foster care). CASA's work on their cases is focused on the goal of a permanent placement which is the technical phrase we use for stable housing. CASA Advocates investigate the circumstances and quality of their original home and any potential new home for these children. With a CASA, children are significantly more likely to end up in a safe, stable home and 50% less likely to re-enter the child welfare system.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will directly benefit at least 25 low-income children living in unstable and inadequate housing conditions who have been victims of abuse or neglect. The proposed activities will also directly benefit up to 12 trained volunteer Advocates assigned to these cases.
	Location Description	Citywide
	Planned Activities	To assist children experiencing abuse and neglect through increased child advocacy services that will maintain the Staunton Advocate Manager position who trains and supervises the volunteer advocates. (Abused children are a presumed group by HUD to have low incomes.)

5	Project Name	Valley Mission
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,082.00
	Description	Formally homeless individuals who move into housing within Staunton City limits after exiting Valley Mission will be assisted with approximately initial housing support or other funds necessary to facilitate moving into safe, affordable, permanent, and appropriate housing.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Depending on the needs of each person and the cost of the housing at the time, at least 4 individual families/clients can be assisted with these funds. All clients would be immediately formerly homeless and meet low-income requirements as set forth by the Federal Poverty Level guidelines.
	Location Description	Citywide
6	Planned Activities	To assist Valley Mission clients transition to permanent housing with rental support, utilities support, deposit, housing applications, and document fees. (Homeless persons are a presumed group by HUD to have low incomes.)
	Project Name	Valley Supportive Housing
	Target Area	
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,082.00
	Description	Valley Supportive Housing provides permanent supportive housing to homeless individuals or those at risk of homelessness.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	68 tenants are to be served through the Tenant Sustainability Coordinator
	Location Description	Citywide

	Planned Activities	To help support the position of Tenant Sustainability Counselor. This position serves as the interface between the 68 tenants of VSH and their VCSB case manager and the community, as well as providing emotional support when needed. The Tenant Sustainability Counselor's role is to assist tenants in developing skills to care for themselves and their homes and integrate into the community. (Homeless persons are a presumed group by HUD to have low incomes.) CDBG funding will pay for a partial amount of the Tenant Sustainability Counselor's position.
7	Project Name	Renewing Homes of Greater Augusta (RHGA)
	Target Area	
	Goals Supported	Improve Access to and Quality of Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$45,000.00
	Description	The scope of this project would include roof replacement and other critical home repair for low-income homeowners (primarily seniors and/or persons with disabilities).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	4 households will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	RHGA has received allocations in past years and done much needed home repairs, roof replacements, and accessibility modifications to homes owned by the elderly and people with disabilities with low-to-moderate incomes who are unable to afford to make these repairs themselves. The benefits of these projects are that they help preserve the City's housing stock and keep people in their homes. RHGA has asked for additional funding because of the tremendous need for their services. The work they do is vital to the City. They have administered previous projects properly and been good stewards of the funding.
8	Project Name	Staunton-Augusta-Waynesboro Habitat for Humanity
	Target Area	
	Goals Supported	Improve Access to and Quality of Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$30,000.00

	Description	The scope of this project would include roof replacement and other critical home repair for low-income homeowners (primarily seniors and/or persons with disabilities). The work would be done in partnership with Renewing Homes of Greater Augusta.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	4 households will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	Much needed home repairs, roof replacements, and accessibility modifications to homes owned by the elderly and people with disabilities with low-to-moderate incomes who are unable to afford to make these repairs themselves are the core recipients of SAW HFH services. The benefits of these projects are that they help preserve the City's housing stock and keep people in their homes. The work SAW HFH does is vital to the City.
9	Project Name	Staunton Redevelopment Housing Authority (SRHA) Dunsmore Senior Apartments Renovation and Rehabilitation Project
	Target Area	
	Goals Supported	Improve Access to and Quality of Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$65,000.00
	Description	Funding will be used to renovate and rehabilitate a vacant former business college building into apartments for people with low-to-moderate incomes who are seniors and may also be persons with disabilities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 households will benefit from the proposed activity.
	Location Description	Former Dunsmore Business College Building, 912 West Beverley Street, Staunton, VA
	Planned Activities	Renovation and rehabilitation activities of a vacant former business college building into apartments for people with low-to-moderate incomes who are seniors and may also be persons with disabilities.

10	Project Name	Blight Removal - Spot Basis
	Target Area	
	Goals Supported	Slum and Blight Removal
	Needs Addressed	Slum and Blight Removal
	Funding	CDBG: \$70,152.00
	Description	This spot removal of blighted properties will remove any public health hazards caused by homes that are in violation of City building ordinances and potentially dangerous to inhabitants. It will also provide space for any future housing development or otherwise productive use.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The funding will allow for 2 demolitions.
	Location Description	Citywide
	Planned Activities	This funding will provide for the demolition of 2 blighted properties.
11	Project Name	Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and administration
	Funding	CDBG: \$63,559.00
	Description	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	184
Special-Needs	0
Total	188

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4
The Production of New Units	0
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	20

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City is served by the Staunton Redevelopment Housing Authority.

Actions planned during the next year to address the needs to public housing

As of 2016, Staunton Redevelopment and Housing Authority (SRHA) converted all of its public housing units into project-based Section 8 units under the Rental Assistance Demonstration Program. SRHA currently owns and manages a total of 150 residential units including 50 units for elderly and disabled. The units range from one bedroom to five-bedroom townhouses. Rent is based on income and utilities are included.

In FY2026, SRHA will renovate the building that previously housed the Dunsmore Business College into 10 low-income housing units for seniors. While this is not considered public housing, it will be housing senior and elderly persons with low-to-moderate incomes.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

SRHA converted all of its public housing units into Section 8 units under the Rental Assistance Demonstration Program. As of 2025, SRHA is part of the HUD “Moving To Work” Demonstration Program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

SRHA is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As a participant in the Virginia Balance of State Continuum of Care (BoS CoC), the City is a partner in addressing homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The BoS CoC has an established Coordinated Entry System, which offers a central point of entry for households experiencing homelessness or at-risk of homelessness. During an initial phone call, a housing counselor asks questions that will help determine eligibility for services with local agencies. The BoS CoC uses two assessment tools for prioritization of services. Prevention assessment: The BoS created a prevention prioritization tool that includes both homeless vulnerability and housing barriers. Once a household's housing crisis is triaged and it is determined that the household is at imminent risk of homeless (14 days or less), then the coordinated entry staff will conduct the prevention prioritization assessment. Based on eligibility and assessment score prevention providers are guided on service needs of households. The BoS CoC uses the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) as the common standardized assessment tool for those who are literally homeless. This assessment is conducted no more than 3 to 5 days after the household has been referred to shelter or once an outreach worker is able to establish rapport with an unsheltered or un-engaged household.

Each January, the CoC conducts a Point-in-Time (PIT) count of the City's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs. Staunton's continued participation in the PIT study will give the City the ability to collect information to be used in setting priorities, written standards, and performance measures for the area.

Addressing the emergency shelter and transitional housing needs of homeless persons

In the 2024-2028 program years, the City will continue to support Valley Mission, which offers emergency shelter and services for homeless individuals and families. In 2026, Valley Mission will receive \$8,082.00 to provide subsistence payments to assist 4 homeless individuals more into safe housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City will continue to use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in Staunton.

Valley Mission uses CDBG funds to assist formally homeless households' transition into safe, permanent housing. Blue Ridge Legal Services will also receive funding to assist households with free legal services to reduce the threat of homelessness in the City by using the courts to prevent evictions or foreclosures and keep City residents in their homes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City will continue to use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in Staunton.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Staunton has prepared an Analysis of Impediments to Fair Housing Choice to satisfy requirements of the Housing and Community Development Act of 1974, as amended, in 2020. This act requires that any community receiving Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds affirmatively further fair housing.

A summary of the impediments to fair housing choice that emerged from the data analysis, public engagement initiatives, and policy review were identified. They are the results of primary and secondary research that define the underlying conditions, trends, and context for fair housing planning in Staunton. The impediments were assigned three priority levels based on the amount and strength of the supporting evidence that initially identified the factor:

- High – factors that limit or deny fair housing choice or access to opportunity, as well as other factors that are urgent or establish a foundation for future actions
- Medium – moderately urgent or building on prior actions
- Low – limited impact on fair housing issue

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

Impediment: Location and type of affordable housing

The City and other local organizations should address the diverse housing needs for the City's various subpopulations, including low-and moderate-income households, persons with disabilities, and large families. They will do so by continuing to invest in housing in a wide geographic area throughout the City. This will be measured by the number of affordable units created/rehabilitated by location and unit type. The City should expand affordable housing in areas of higher opportunities.

The City is in the process of implementing a Housing Strategy to guide its role in housing services in the community.

Impediment: Lack of policies and procedures related to fair housing.

During FY2020, the City created an Anti-Displacement and Relocation Plan in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325.

The City plans to update its Analysis of Impediments to Fair Housing during the 2024-2028 Consolidated Plan period.

AP-85 Other Actions – 91.220(k)

Introduction:

The following information illustrates other actions that Staunton will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the City's ability to meet underserved needs is the limited amount of funding to address identified priorities. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

Programs funded through the CDBG program will assist the elderly and children living in unstable and inadequate housing conditions, who have been victims of abuse or neglect.

Actions planned to foster and maintain affordable housing

The City will continue to support its goals of maintaining and expanding affordable housing. As of FY 2025, the City has 5 low-income housing apartment complexes within its boundaries. These apartments are funded from a variety of sources including HUD, Section 8, VA Housing Authority, local public housing, non-profit senior and family low-income apartments, as well as apartments funded through Low Income Housing Tax Credit programs.

The City will utilize CDBG funds to Renewing Homes of Greater Augusta, which provides assistance to low-income and vulnerable homeowners to complete expensive critical repairs that would ensure the safety of their homes.

Actions planned to reduce lead-based paint hazards

The City will work with other parties to achieve cost effective methods for controlling these hazards through the following:

- As part of its code enforcement efforts, Staunton's building code department will continue to educate City residents about lead paint hazards.
- Properties will be made lead safe during renovation of older residential units.
- The City will continue to monitor Virginia Department of Health reports regarding Staunton children with elevated blood lead levels.

Actions planned to reduce the number of poverty-level families

The City will collaborate with human service, social service, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to low-income residents to help them improve their incomes.

The Community Action Partnership of Staunton, Augusta, and Waynesboro (CAPSAW) is the community action agency designated in July 2009 by Virginia's governor to serve the citizens of Augusta County, the City of Staunton, and the City of Waynesboro. CAPSAW administers funds made available annually to designated community action agencies through the Federal Community Services Block Grant, the State

Community Services Block Grant, and Federal Temporary Assistance to Needy Families (TANF) funds, along with required match funds provided by each of three localities.

Actions planned to develop institutional structure

Although the City feels that the existing institutional structure is sufficient for carrying out activities to address identified community development needs, the City's Housing Planner and Grants Coordinator who administers the CDBG program plans to continue to strengthen its working relationships with local social service agencies. public and non-profit agencies that are critical to the institutional structure must work cooperatively, and agency staff have the ability and expertise to deliver services efficiently and effectively, often with years of expertise in their respective fields.

Actions planned to enhance coordination between public and private housing and social service agencies

The City plans to improve coordination among its partners to promote a broadly shared understanding of community needs, collaborative, and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City anticipates coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community. The City will also continue to coordinate its housing efforts with SRHA.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
AUTHORIZING THE ADOPTION OF THE FY2026 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM OF THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE
CITY OF STAUNTON AS A HUD ENTITLEMENT COMMUNITY**

Recitals

A. Under Title I of the Housing and Community Development Act of 1974, as Amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the elimination or prevention of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs;

B. On February 26, 2019, the City of Staunton (City) received official confirmation from the U.S. Department of Housing and Urban Development (HUD) that it had been designated as a new entitlement community, and under this designation the City receives annual allocations from HUD, starting with the federal fiscal year 2019;

C. HUD has advised the City that the FY2026 Entitlement amount for CDBG funds will be \$323,304; and

D. This is the City's eighth year of such designation and in accordance with the federal regulations at 24 CFR Part 91, an Annual Action Plan must be prepared and adopted by City Council;

E. The City of Staunton has prepared an Annual Action Plan for the FY2026 funding year, which assesses the housing and community development needs in Staunton;

F. The draft FY2026 Annual Action Plan was on public display and the City held two public hearings on CDBG eligible activities and the draft plan. Various agencies, groups, and citizens were provided the opportunity to comment and provide input in the preparation of the draft documents. This matter has been properly advertised, heard, and considered.

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Staunton, Virginia that:

1. The FY2026 Annual Action Plan for the Community Development Block Grant Program of the U.S. Department of Housing and Urban Development for the City of Staunton as a HUD Entitlement Community is hereby **APPROVED** and **ADOPTED**.

47 2. City Council **AUTHORIZES** and **DIRECTS** the City Manager to
48 execute any sub-recipient agreements and associated documents with agencies
49 recommended to receive HUD Community Development Block Grant Program funds.
50

51 Adopted this 23rd day of July, 2026.
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54

Michele D. Edwards, Mayor

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57
58 Attest: _____
59 John C. Blair, II, Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	Jason Ball Fire Chief
Item #:	E	
Department:	Fire and Rescue	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence; Integrity; Engagement; Inclusion & Equity Strategic Area: An Informed and Engaged Community; A Healthy Community	
Subject:	Consideration of Approval of the 2026 Central Shenandoah Hazard Mitigation Plan	

Background: The Central Shenandoah Hazard Mitigation Plan (CSHMP) serves as the region's long-range plan for reducing the impact from natural and human-caused hazards. The Plan identifies vulnerabilities in communities across the region and establishes strategies to protect lives, property, infrastructure, and critical services.

On May 20, 2026, the Virginia Department of Emergency Management (VDEM) and the Federal Emergency Management Agency (FEMA) formally approved the plan, enabling participating jurisdictions to remain eligible for FEMA Hazard Mitigation Assistance grant programs upon local adoption.

The full CSHMP can be viewed online: <https://connect.cspdc.org/hazard-mitigation-plan>.

Originally adopted in 2005, the 2026 Plan marks the third comprehensive update and reflects the region's continued commitment to proactive hazard mitigation. The Central Shenandoah Planning District Commission (CSPDC) developed the plan over the course of two years in collaboration with 21 jurisdictions, 4 special districts, and more than 30 regional organizations. It serves as coordinated guidance for building safer communities while maintaining eligibility for federal mitigation funding. The process included:

- Comprehensive risk assessments for 8 natural hazards and 4 human-caused threats
- Evaluation of local and regional capabilities for 5 cities, 5 counties, 11 towns, and 4 special

districts

- Development of regional goals and jurisdiction-specific mitigation actions
- Extensive public and stakeholder engagement, including 458 public survey responses, 4 steering committee meetings, and individual consultations with all participating entities

Notably, the region's mountainous terrain, extensive river systems, rural development patterns, karst geology, and communication restrictions under the National Radio Quiet Zone create unique resilience challenges that require coordinated regional planning. Through the planning process, flooding, wildfires, and severe winter weather emerged as the region's highest-risk hazards. Other significant threats include hazardous materials incidents, drought, sinkholes, tropical storms, and infrastructure failure.

Attachments:

Attachment 1—Proposed resolution

Attachment 2—Regional priorities

Attachment 3—Local priorities

City Manager's Recommendation: City Council adopt the 2026 Central Shenandoah Hazard Mitigation Plan.

Suggested Motion: I move that City Council adopt the 2026 Central Shenandoah Hazard Mitigation Plan.

City Manager: Leslie Beauregard

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3 **RESOLUTION NUMBER 26-____**
4 **A RESOLUTION OF THE STAUNTON CITY COUNCIL**
5 **ADOPTING THE 2026 CENTRAL SHENANDOAH HAZARD MITIGATION PLAN**

6 **WHEREAS**, the Staunton City Council recognizes the threat that natural and human-caused hazards pose
7 to people and property within the City of Staunton, Virginia; and
8

9 **WHEREAS**, the City of Staunton, Virginia has participated in the preparation a multi-hazard mitigation
10 plan, hereby known as the 2026 Central Shenandoah Hazard Mitigation Plan, in accordance with federal
11 laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the
12 National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended,
13 and the Disaster Mitigation Act, as amended; and
14

15 **WHEREAS**, the 2026 Central Shenandoah Hazard Mitigation Plan identifies mitigation goals and actions
16 to reduce or eliminate long-term risk to people and property in the City of Staunton, Virginia from the
17 impacts of future hazards and disasters; and
18

19 **WHEREAS**, adoption by the Staunton City Council demonstrates its commitment to hazard mitigation
20 and achieving the goals outlined in the 2026 Central Shenandoah Hazard Mitigation Plan.
21

22 **NOW THEREFORE, BE IT RESOLVED BY THE STAUNTON CITY COUNCIL THAT:**

23 In accordance with the Code of Virginia § 15.2-1427, the Staunton City Council adopts the 2026 Central
24 Shenandoah Hazard Mitigation Plan. While content related to the City of Staunton, Virginia may require
25 revisions to meet the plan approval requirements, changes occurring after adoption will not require the
26 City of Staunton, Virginia to re-adopt any further iterations of the plan. Subsequent plan updates following
27 the approval period for this plan will require separate adoption resolutions.
28

29
30 ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this 23rd day of July,
31 2026.
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Michele D. Edwards, Mayor

ATTEST:

John C. Blair, II
Clerk of Council

REGIONAL MITIGATION PRIORITIES

To guide implementation, the Plan establishes six overarching regional goals supported by regional strategies and locality-specific mitigation actions. Actions include infrastructure improvements, flood mitigation projects, emergency preparedness initiatives, land use planning tools, and public education efforts. Together, these actions seek to reduce future losses and improve long-term community resilience.

1	Economic Resilience and Protection: Bolster the regional economy by reducing hazard impacts on economic sectors and critical business infrastructure.
2	Housing and Neighborhood Protection: Protect residential properties and prioritize vulnerable neighborhoods and housing populations.
3	Environmental Stewardship and Natural Hazard Mitigation: Restore and enhance natural systems' hazard mitigation functions while protecting environmental resources.
4	Resilient Public Infrastructure: Ensure high-quality, resilient infrastructure that maintains essential services before, during, and after hazard events.
5	Public Health and Safety Enhancement: Promote public health and safety by reducing hazard-related risks and ensuring effective emergency response.
6	Collaboration and Innovation: Collaborate across jurisdictions and sectors to improve resilience through innovative approaches.

LOCAL ACTION ITEMS

In accordance with FEMA's planning requirements, participating localities and special districts developed prioritized mitigation actions and projects for each of the 12 hazards and threats based on local needs, capacity, timeline, and available funding. Implementation of these actions may occur through future capital projects, policy initiatives, infrastructure investments, and state or federal grant opportunities. A list of actions specific to the City of Staunton is included in this summary.

PLAN ADOPTION & IMPLEMENTATION

Adoption of the CSHMP is required for participating jurisdictions and special districts to remain eligible for FEMA's grant programs, including funding opportunities that support flood mitigation, infrastructure hardening, emergency power systems, property protection, and other resilience projects. Upon local adoption, the CSPDC will continue to monitor the Plan annually and update it every five years in accordance with FEMA requirements. Through coordinated regional implementation, the CSHMP provides a framework for building safer and stronger communities across the Central Shenandoah region.

CITY OF STAUNTON LOCAL ACTIONS

The following table summarizes the mitigation actions developed for the City of Staunton to address the hazards identified through the planning process. A more detailed version of the table is included in the full CSHMP and provides additional information regarding implementation timeframe, potential funding sources, and local priority rankings (i.e., High, Medium, Low).

<i>Hazard</i>	<i>Regional Goal</i>	<i>Action</i>
Multi-Hazard	#5	ST-1. Increase expenditures for state-of-the-art equipment, communication systems, and heavy equipment to respond to natural disasters in an effective and efficient manner.
	#5	ST-2. Coordinate with the Staunton-Augusta-Waynesboro Community Emergency Response Team (S-A-W CERT) and Augusta Health to encourage and improve the disaster readiness of volunteers and the citizenry.
	#6	ST-3. Update and maintain the S-A-W Emergency Operations Plan (EOP) with the City of Waynesboro and Augusta County to more effectively and efficiently utilize the resources of the three localities.
	#5	ST-4. Improve community awareness of hazardous events by promoting the Community Connect flood awareness system and encouraging increased use of the Staunton Alert Message system.
	#1	ST-5. Maintain an animal supply trailer and all the supplies needed to stock the mandated animal shelter located at Augusta Expo.
	#2	ST-6. Create an educational campaign on individual household disaster preparedness and mitigation measures, particularly for affordable housing or Low-to-Moderate Income neighborhoods.
Flooding	#3	ST-7. Maintain compliance with the National Flood Insurance Program (NFIP) by engaging in various activities included in the three basic components of the NFIP: 1) Floodplain identification and mapping risk, 2) Responsible floodplain management, 3) Flood insurance.
	#3	ST-8. Consider flood mitigation actions in the City focused on natural systems protection.
	#1	ST-9. Seek funding to complete hydrologic and hydraulic studies of the areas within the downtown and Historic district with chronic and repetitive flooding problems. After the study is completed, implement recommended mitigation strategies.

Flooding	#3	ST-10. Conduct a feasibility study to daylight a stream in the City's downtown Wharf Area.
	#3	ST-11. Complete and maintain the stream restoration project in Gypsy Hill Park. Improve stormwater monitoring in Gypsy Hill Park by installing an Opti sensor on Lake Tams.
	#4	ST-12. Develop a DCR-approved Flood Resilience Plan to identify and prioritize flood mitigation and stormwater improvement projects eligible for the Community Flood Preparedness Fund (CFPF).
	#4	ST-13. Enhance the City's Community Connect flood awareness system by assessing future locations for sensors. Document the condition of existing sensors and create a timetable for upgrading and/or replacing sensors.
	#3	ST-14. As an MS4 locality, continue to identify, develop, and implement stream restoration and BMP retrofitting projects to improve water quality.
	#4	ST-15. Establish a regional rain and stream gauge monitoring network with the City of Staunton and Augusta County to replace the discontinued IFLOWS system and improve flood warning capabilities.
High Winds	#4	ST-16. Coordinate with utility providers, such as Dominion Energy, on opportunities to harden infrastructure and to maintain tree management programs to remove dead or hazardous trees near power lines.
Wildfire	#3	ST-17. Encourage the lessening of potential wildfires in the community by: 1) Education and outreach to residents, especially those living in woodland areas and the Wildland-Urban Interface (WUI). 2) Reduction of hazardous fuels throughout the community. 3) Creation of defensible space around structures through vegetation management 4) Reduction of structural ignitability to limit injury, loss of life, and property damage. 5) Having trained first responders with proper tools and equipment that will serve as a frontline defense against wildfire.
Drought	#6	ST-18. Assist the CSPDC with the update and adoption of the Shenandoah River Water Supply Plan as mandated by DEQ.
	#1	ST-19. Complete construction of the Virginia Business Ready Sites Program (VBRSP)-funded water infrastructure improvements at Staunton Crossing, including a million-gallon water tank to improve water storage, fire flow, and resiliency in the eastern part of Staunton.

Extreme Temperatures	#2	ST-20. Direct low-income households to DSS's Energy Assistance Program (EAP), which includes Fuel Assistance, Crisis Assistance, Cooling Assistance and Weatherization Assistance.
Winter Weather	#4	ST-21. Continue to implement the City's procedures for road weatherization and maintenance during winter weather events.
Infectious Disease Outbreak	#5	ST-22. Continue to partner with the Central Shenandoah Health District of the Virginia Department of Health (VDH) to monitor disease outbreaks and keep residents informed.
Hazardous Materials Release	#6	ST-23. Update and maintain the S-A-W Hazardous Materials Emergency Response Plan with the City of Waynesboro and Augusta County to ensure the city is prepared to manage the emergency response operations necessary to preserve life and protect property from further destruction in the event of an emergency involving hazardous materials.
Utility or Infrastructure Failure	#6	ST-24. Continue to support the Valley Amateur Radio Association (VARA), which provides expanded radio communication during emergency events, preparedness drills, and public events.
	#5	ST-25. Ensure critical facilities and emergency shelters are equipped with alternative power sources.
Active Assailant	#5	ST-26. Encourage all City Hall employees to periodically undergo an active assailant training exercise.

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	July 23, 2026	City Council Leslie Beauregard City Manager Jessie Moyers Chief Finance Officer
Item #	F	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Excellence; Inclusion & Equity Strategic Areas: A Healthy Community; An Informed and Engaged Community	
Subject:	Consideration of Resolution Authorizing a Referendum on November 3, 2026 for an Additional 1% Sales Tax for School Construction and/or Renovation Projects	

Background: On June 29, 2026, the General Assembly agreed to all of Governor Spanberger's proposed amendments to the 2026-2028 Budget (hereinafter "the Budget") for the Commonwealth of Virginia. The Budget was made effective on July 1, 2026. The Budget enacted amendments to Virginia Code Section 58.1-605.1 which permits localities to enact an additional sales tax not to exceed one percent solely for capital projects for the construction or renovation of schools.

In order to enact the additional sales tax, the Council must adopt a resolution asking the Staunton Circuit Court to order a referendum election. If a majority of the voters casting ballots on the referendum question authorize the Staunton City Council to enact the additional sales tax, the Council must enact an ordinance following the referendum. The sales tax will become effective on the first day of the month closest to one hundred and twenty days after the ordinance is enacted.

The Council has the ability to authorize the sales tax for up to twenty years. The "shot clock" on the applicable timeframe for the sales tax starts on the date of the adoption of the resolution asking the Circuit Court to place the referendum on the ballot.

The current sales tax rate for most products is 5.3%. It consists of the state base rate of 3.3%, the state education rate of 1%, and the mandatory local rate of 1%. Currently, the City receives over \$6 million from its share of the tax each year. It is worth noting that the 1% sales tax the City currently receives includes food purchased for human consumption and essential personal

hygiene products, as defined in Virginia Code Section 58.1-611.1. The new levy would not include such items. Historical data is not available to calculate the amount of sales tax collected on grocery and essential hygiene items. City staff worked with the Commissioner of Revenue's office to approximate how much of the current 1% sales tax is derived from those sources. An estimate of 15% to 20% is being used, which equates to additional annual revenue from the 1% sales tax for school construction and renovation between \$5.1 million and \$5.4 million.

Attachments:

Attachment 1—Proposed resolution

Attachment 2—Staff presentation

City Manager's Recommendation: See **Motions for Consideration**

Motions for Consideration:

Approval of Resolution: I move to adopt the resolution as presented and authorize the City Attorney to take all necessary actions to request that the Staunton Circuit Court place the referendum question on the November 3, 2026 ballot.

Denial of Resolution: I move to not adopt the resolution as presented.

City Manager: Leslie M. Beauregard

1
2
3 **A RESOLUTION OF THE STAUNTON CITY COUNCIL INITIATING A**
4 **REFERENDUM PURSUANT TO SECTION 58.1-605.1 OF THE CODE OF VIRGINIA**
5 **AS AMENDED BY THE 2026 BIENNIAL BUDGET OF THE COMMONWEALTH OF**
6 **VIRGINIA TO AUTHORIZE IMPOSITION OF A LOCAL GENERAL RETAIL SALES**
7 **TAX NOT TO EXCEED 1%, THE PROCEEDS OF WHICH TAX WOULD BE TO**
8 **PROVIDE REVENUE SOLELY FOR CAPITAL PROJECTS FOR CONSTRUCTION**
9 **OR MAJOR RENOVATION OF SCHOOLS IN THE CITY OF STAUNTON, VIRGINIA**
10

11 **WHEREAS**, effective July 1, 2026, the Virginia General Assembly has enacted its
12 biennial budget and appropriation legislation (“Budget Bill”) for the biennium commencing July
13 1, 2026 and ending June 30, 2028; and
14

15 **WHEREAS**, the Budget Bill enacts amendments to Section 58.1-605.1 of the Code of
16 Virginia authorizing all Virginia cities and counties to levy a general retail sales tax at a rate not
17 to exceed 1% to provide revenue solely for new construction and major renovation of schools; and
18

19 **WHEREAS**, said tax may only be levied if it is approved in a referendum within the City
20 of Staunton, said referendum to be initiated by this Resolution; and
21

22 **WHEREAS**, any such tax approved by referendum and imposed by the City of Staunton
23 shall expire (i) upon repayment of bonds or loans issued for school construction or major
24 renovation projects or (ii) if the school construction or renovation projects are not to be financed
25 by bonds or loans, on or before July 23, 2046; and
26

27 **WHEREAS**, the Staunton City Council desires to initiate a referendum for the purposes
28 herein set forth.
29

30 **NOW, THEREFORE, BE IT RESOLVED** by the Staunton City Council as follows:
31

- 32 1. That the Staunton City Council hereby requests that the Circuit Court of the City of
33 Staunton, Virginia order a referendum pursuant to Virginia Code Sections 24.2-682,
34 24.2-684, and 58.1-605.1, as amended by the Budget Bill, on the issue of whether the
35 City may levy a general retail sales tax at a rate not to exceed 1% to provide revenue
36 solely for capital projects for the construction or major renovation of public schools in
37 the City of Staunton, Virginia.
- 38 2. For any such capital projects for the construction or major renovation of schools in the
39 City of Staunton, the tax levied pursuant to this Resolution, if approved by referendum,
40 shall expire on July 23, 2046.
- 41 3. An attested copy of this Resolution shall be forwarded by the City Clerk to the Clerk
42 of the Circuit Court for consideration and approval by the Court, if deemed to be in
43 order, and for processing and publication in accordance with state code requirements.
- 44 4. The language to appear on the ballot on the referendum is proposed by the Board of
45 Supervisors to be as follows: Shall the City of Staunton, Virginia be allowed to enact a
46 local retail sales tax of up to one percent (1%) to provide funds that can only be used

47 for construction or major renovation of public schools in the City of Staunton, Virginia
48 and that the sales tax shall expire on July 23, 2046?
49 5. An attested copy of this Resolution shall be forwarded by the City Clerk to the Registrar
50 and the Electoral Board of the City of Staunton, Virginia.
51

52 Adopted this 23rd. day of July 2026 by the following recorded vote in which an Aye designation
53 is a vote in favor of the Resolution and a Nay designation is a vote in opposition to the Resolution:
54

55
56 Mayor Michele Edwards
57 Vice-Mayor Brad Arrowood
58 Councilor Adam Campbell
59 Councilor Jeff Overholtzer
60 Councilor Corrie Park
61 Councilor Blake Shepherd
62 Councilor Alice Woods
63

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66
67
68 A COPY ATTEST
69

70
71
72 _____
73 John C. Blair, II
74 Staunton City Clerk
75
76



Resolution Authorizing a Referendum on a 1% Local Sales and Use Tax for School Capital Projects



Council Action

A decorative horizontal bar consisting of eleven rectangular segments in various colors: purple, olive green, blue-grey, grey, yellow, dark red, dark blue, tan, teal, and dark green.

The Staunton City Council to consider a resolution authorizing a referendum to allow qualified city voters to determine whether to impose up to a 1% local sales and use tax dedicated to school capital projects, as authorized by state law.

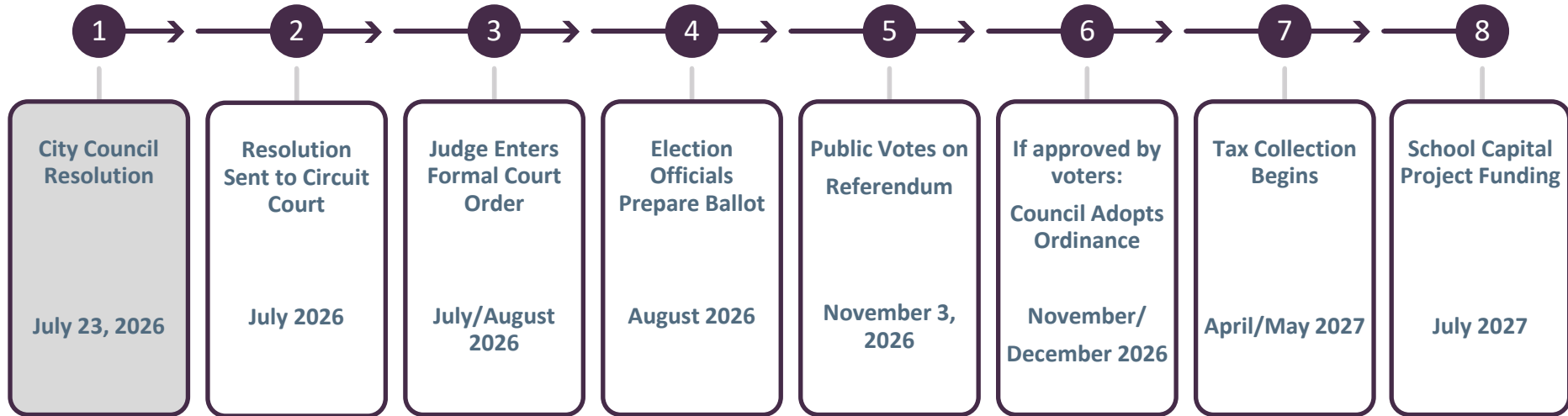


Legislative Authority



- The **2026 Virginia Biennial Budget Act (SB 30)** expanded the authority statewide to allow any county or city to hold a referendum for up to 1% school construction sales tax.
- The budget act changed the statute, and the amended language is now codified in **Code of Virginia 58.1-605.1**.
- **Rate:** Up to 1% local sales tax. Excludes food purchased for human consumption (groceries) or essential personal hygiene products.
- **Approval Required:** Must be approved by local voters in a referendum.
- **Term:** Renewable up to 20 years
- **Restricted Use:**
 - Revenue may only be used for school capital projects, including new construction and major renovation.
 - Funds are required to be placed in a separate city fund.
 - Funds may be used for bond and loan financing costs related to school construction and renovation.
 - Funds cannot be used for existing debt service.

Referendum Process



Sales Tax Rate

- **5.3% Current Staunton Sales Tax Rate**

- 3.3% State Base Rate
- 1.0% State Education Rate
- 1.0% Local Rate



- **6.3% Potential New Tax Rate**

- 3.3% State Base Rate
- 1.0% State Education Rate
- 1.0% Local Rate
- 1.0% Local Rate for School Construction/Renovation only

- **1.0% Current Staunton Sales Tax Rate for Groceries and Essential Hygiene Items**

- 1.0% Local Rate



- **Remains at 1.0% Sales Tax Rate for Groceries and Essential Hygiene Items**

- Rate for groceries and essential hygiene items will not change under the proposed school construction/renovation tax.

Financial Overview

- **Current City of Staunton 1% Sales Tax Revenue**

- FY2023 - \$5,962,604
- FY2024 - \$6,023,555
- FY2025 - \$6,128,465
- FY2026 est – \$6,400,000
- FY2027 state est - \$6,450,000



The 1% additional sales tax for school capital **will not** produce the same revenues the city receives for their 1%.



The 1% for school capital is **not imposed** on food purchased for human consumption (groceries) and essential personal hygiene products.

Estimate Revenues

- **Data is not available** to know how much of the current sales tax collected is for groceries or essential hygiene items.
- **Estimates** need to be used.
- Finance and the Commissioner of the Revenue estimate that between **15% and 20% of sales tax collected** is for groceries or essential hygiene items.
 - 15% Estimate \$960,000
 - 20% Estimate \$1,280,000
- **Estimated Revenue** from Additional 1%
 - 15% Estimate $\$6,400,000 - 960,000 = \$5,440,000$
 - 20% Estimate $\$6,400,000 - 1,280,000 = \$5,120,000$

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Discussion and Questions