



City FY 2026 Budget Work Session

**April 17, 2025
City Council Work Session**

The following items do not affect the FY2026 Budget:

❖ **Staunton Crossing Sales \$1,174,250**

- \$30,000 Arcadia Contribution
- \$35,000 Economic Development Website
- Remaining for Infrastructure needs for repair work for tunnels
- Could be on the last budget amendment for FY2025 or carried over into FY2026

❖ **Adaptive Traffic Controls \$720,000**

- Reserve funded 2020-2025
- Purchase made using VDOT reimbursable funds
- No additional purchases planned in the near future
- Could repurpose funds to another capital project, requires one Council meeting

❖ **City Council Contingency \$50,000**

- Potential uses: fund new outside agency requests that remain unfunded in the FY2026 budget
- Timing of decision does not affect FY2026 budget



General Fund Transfer for CIP

The following reserves are funded with a General Fund transfer:

❖ **West End Revitalization \$287,261**

- Started in FY2024
- Current balance is \$574,522
- Reserve will fund future improvements in the West End area per The West End Revitalization Strategies Plan adopted by City Council in December 2024
- No spending to date

❖ **Uniontown Improvements \$287,261**

- Started in FY2024
- Current balance is \$452,222
- Reserve will fund items in the Uniontown Neighborhood Action Plan, including a grant match for the RAISE grant if received
- \$122,300 spent or encumbered to date for surveys and grant application assistance

❖ **Library Improvements Reserve \$287,261**

- Started in FY2024
- Current balance is \$574,522
- Reserve will fund future improvements to the Staunton Public Library
- No spending to date
- A proposal is expected soon from Wiley|Wilson for a structural analysis of the building
- Space needs study will be done following the structural analysis

Real Estate Tax Rate

- ❖ Proposed Real Estate Tax Rate = \$.91 cents
- ❖ 2 cents dedicated to Infrastructure repairs and improvements

\$.91 cents
\$657,030 Annual Reserve
for Infrastructure

\$.90 cents
\$328,515 Annual Reserve
for Infrastructure

\$.89 cents
\$0 Annual Reserve for
Infrastructure

Flexibility for Unfunded Items

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- A horizontal decorative bar composed of several colored segments: purple, olive green, blue-grey, grey, yellow, dark red, dark blue, tan, teal, and olive green.
- ❖ \$35,080 Website funded with Crossing Sale
 - ❖ \$50,000 Increase Business License Revenue*
 - ❖ \$140,500 Increase Personal Property Tax Revenue*
 - ❖ \$225,580 Available for current unfunded expenditures

**These two revenue lines were discussed with the Commissioner of Revenue and the team feels comfortable with these increases based on spring receipts and projections. Staff does not recommend any additional increases beyond these two lines.*

FY 2026 Budget at www.ci.staunton.va.us/budget

Hardcopies of the budget can be viewed in the City Manager's Office and the Library

Contact City Council at CityCouncil@ci.staunton.va.us or 540.332.3810

Budget Work Session (Tentative)

April 24

Scheduled Budget Adoption

April 24



www.ci.staunton.va.us/budget



CityCouncil@ci.staunton.va.us

Virginia City Comparison

Virginia City	Real Estate Tax Rate
Manassas Park	\$ 1.41
Alexandria	\$ 1.35
Petersburg	\$ 1.27
Newport News	\$ 1.24
Norfolk	\$ 1.23
Portsmouth	\$ 1.23
Roanoke City	\$ 1.22
Colonial Heights	\$ 1.20
Richmond	\$ 1.20
Salem	\$ 1.20
Bristol	\$ 1.17
Hopewell	\$ 1.17
Hampton	\$ 1.15
Poquoson	\$ 1.14
Falls Church	\$ 1.12
Harrisonburg	\$ 1.10
Manassas	\$ 1.07
Suffolk	\$ 1.07
Chesapeake	\$ 1.03
Fairfax	\$ 1.03
Franklin	\$ 1.03
Martinsville	\$ 0.99
Charlottesville	\$ 0.98
Virginia Beach	\$ 0.97
Emporia	\$ 0.92
Galax	\$ 0.92
Lexington	\$ 0.92
Buena Vista	\$ 0.91
Norton	\$ 0.90
Lynchburg	\$ 0.89
Staunton	\$ 0.89
Covington	\$ 0.85
Danville	\$ 0.83
Winchester	\$ 0.83
Fredericksburg	\$ 0.77
Waynesboro*	\$ 0.77
Radford**	\$ 0.69
Williamsburg	\$ 0.62

*FY2026 Proposed rate is \$.89

**FY2026 Proposed rate is \$.82

Mean	\$ 1.03
Median	\$ 1.03

Source: UVA Weldon Cooper Center for Public Service December 2024 (missing rates obtained from municipal websites)

Virginia City	Personal Property Tax Rate
Buena Vista	\$ 5.85
Emporia	\$ 5.00
Falls Church	\$ 5.00
Portsmouth	\$ 5.00
Petersburg	\$ 4.90
Winchester	\$ 4.80
Alexandria	\$ 4.75
Franklin	\$ 4.50
Hampton	\$ 4.50
Newport News	\$ 4.50
Charlottesville	\$ 4.40
Norfolk	\$ 4.33
Lexington	\$ 4.25
Suffolk	\$ 4.25
Poquoson	\$ 4.15
Fairfax	\$ 4.13
Chesapeake	\$ 4.08
Virginia Beach	\$ 4.00
Lynchburg	\$ 3.80
Richmond	\$ 3.70
Danville	\$ 3.60
Manassas	\$ 3.60
Colonial Heights	\$ 3.50
Hopewell	\$ 3.50
Manassas Park	\$ 3.50
Williamsburg	\$ 3.50
Harrisonburg	\$ 3.45
Roanoke City	\$ 3.45
Fredericksburg	\$ 3.40
Salem	\$ 3.40
Waynesboro	\$ 3.25
Covington	\$ 3.08
Staunton	\$ 2.90
Bristol	\$ 2.60
Radford	\$ 2.44
Martinsville	\$ 2.30
Galax*	\$ 2.25
Norton	\$ 2.05

*Also has a Vehicle License Fee

Mean	\$ 3.83
Median	\$ 3.75

Source: UVA Weldon Cooper Center for Public Service December 2024 (missing rates obtained from municipal websites)

Virginia City	Median Household Income
Falls Church	\$ 154,734
Fairfax	\$ 132,774
Poquoson	\$ 120,919
Manassas	\$ 117,919
Alexandria	\$ 113,638
Manassas Park	\$ 100,668
Chesapeake	\$ 94,189
Virginia Beach	\$ 90,685
Suffolk	\$ 90,089
Lexington	\$ 89,598
Fredericksburg	\$ 85,368
Colonial Heights	\$ 76,250
Williamsburg	\$ 70,206
Charlottesville	\$ 69,829
Hampton	\$ 67,758
Newport News	\$ 66,718
Salem	\$ 66,716
Franklin	\$ 65,125
Winchester	\$ 64,648
Norfolk	\$ 64,017
Richmond	\$ 62,671
Staunton	\$ 62,586
Lynchburg	\$ 59,808
Harrisonburg	\$ 59,752
Portsmouth	\$ 58,972
Waynesboro	\$ 56,364
Buena Vista	\$ 54,458
Radford	\$ 52,791
Roanoke City	\$ 52,671
Petersburg	\$ 50,741
Emporia	\$ 49,375
Hopewell	\$ 48,681
Bristol	\$ 44,706
Danville	\$ 42,778
Covington	\$ 42,724
Martinsville	\$ 42,434
Galax	\$ 41,438
Norton	\$ 38,497

Mean	\$ 71,666
Median	\$ 64,333

Source: census.gov Median Household Income 2019-2023 (in 2023 dollars)

Virginia City	Per Capita Income
Falls Church	\$ 85,077
Alexandria	\$ 77,935
Fairfax	\$ 62,800
Poquoson	\$ 49,935
Charlottesville	\$ 48,395
Virginia Beach	\$ 47,372
Fredericksburg	\$ 45,603
Suffolk	\$ 45,135
Manassas	\$ 44,939
Richmond	\$ 44,249
Chesapeake	\$ 43,819
Manassas Park	\$ 43,662
Colonial Heights	\$ 38,272
Salem	\$ 38,127
Newport News	\$ 37,475
Norfolk	\$ 37,433
Hampton	\$ 36,787
Winchester	\$ 36,073
Staunton	\$ 35,941
Williamsburg	\$ 35,732
Roanoke City	\$ 34,792
Buena Vista	\$ 33,175
Portsmouth	\$ 32,915
Waynesboro	\$ 32,036
Franklin	\$ 31,838
Galax	\$ 31,429
Lexington	\$ 30,839
Lynchburg	\$ 30,004
Bristol	\$ 29,646
Petersburg	\$ 29,590
Martinsville	\$ 28,834
Harrisonburg	\$ 27,957
Danville	\$ 27,537
Norton	\$ 27,033
Hopewell	\$ 26,626
Emporia	\$ 25,570
Radford	\$ 25,220
Covington	\$ 24,067

Mean	\$ 38,523
Median	\$ 35,837

Source: census.gov Per capita income in past 12 months 2019-2023 (in 2023 dollars)



Overview of Combined Local City Expenditures

Estimated Annual Costs based on current rates

Assumptions 4/9/2025:

Typical Family of 4 (9,000 gal of water per 2 month cycle)

Home Value \$251,240 Median Home Value in Staunton

Personal Property Values \$30,000 (combined for two cars)

Staunton overall is one of the most affordable cities in our area based on combined real estate, personal property, and annual utilities.

	Real Estate	Personal Property	Annual Water, Sewer & Trash	Total Combined Costs
Charlottesville	\$ 2,462	\$ 1,320	\$ 1,683.00	\$ 5,465.15
Lexington	\$ 2,311	\$ 1,275	\$ 1,674.75	\$ 5,261.16
Winchester	\$ 2,085	\$ 1,440	\$ 1,383.24	\$ 4,908.53
Harrisonburg	\$ 2,538	\$ 1,035	\$ 859.32	\$ 4,431.84
Waynesboro	\$ 1,935	\$ 975	\$ 1,422.06	\$ 4,331.61
Staunton	\$ 2,236	\$ 870	\$ 985.26	\$ 4,091.30