

Follow-up Planning Commission Work Session on November 26th

1. I don't see any funds in here for the sort of "Urgent Transportation Improvements" done in the wake of Mamawa Simai's death, and which BPAC is now identifying additional locations for. I understand some amount will be appropriated from surplus funds for that program. Do we know the amount of that, is that sufficient to fund all planned activities to make roads safer in FY26, and is there an identified source of funds in future years?

This is not a CIP item, and the City Manager will advise the Council of his recommendation at the January 6th Council meeting for funding an identified list of projects.

2. I see we're still adding funds to the Solar PV program, which has yet to have a single panel placed to my knowledge. Is there any progress on planning for in-house solar deployments or a Power Purchase Agreement that would allow us to place solar panels at no cost to the city, like many other localities including [Albemarle](#) are now doing?

We are pleased to share that we are moving forward with solar on both school and City buildings.

As we have shared before, we have been working to establish a cadence of deploying solar projects on new roofs (eliminating the need to remove those systems when roof replacement projects happen).

Now, we have the following in process:

By-Pass Fire Station (currently under construction): solar system funded by the CitySolar program; anticipating installation in Spring 2025

CATEC (roof replacement completed in 2022): solar system planned for installation in Summer 2025 (structural analysis being completed). To be funded by CitySolar and the Climate Action Initiative Fund.

NOTE: CATEC solar was part of an unsuccessful 2024 federal grant application

CHS and Charlottesville (Buford) Middle School: Both schools will have new roofs completed in the next year; We will continue to explore the Power Purchase Agreement option for the possibility of funding solar additions to these schools: summer 2026 (CHS) and summer 2027 (CMS).

NOTE: CHS solar was part of an unsuccessful 2023 federal grant application.

NOTE: Charlottesville (Buford) Middle School solar is part of a recently submitted federal grant application. If successful, this would be the strategy to fund the project.

3. What is the status of the Traffic Signal Replacement Program? We were told it was extraordinarily urgent when funds were first allocated, but it looks like only \$818k has been expended, and \$4.6m remains in that account prior to the proposed \$250k allocation (with large amounts in future years)?

We have 21 intersections currently prioritized for replacement and upgrade, which are broken up into 4 phases. We recently received 30% plans for our Phase 1 intersections, identified in the table below. A procurement package for the upright and mast arm material is being worked on currently with Procurement and should be posted for bid by the New Year. Estimated costs for the Phase 1 pole material is approximately \$500,000. When designs are finalized for Phase 1, we

will issue a bid package for installation and construction, with current estimates putting the total construction costs at approximately \$ 2 million. Once we get bid results back from our Phase 1 intersections, we will have a much better idea about real costs moving forward throughout the remaining programmed work, as well as getting a cadence of what's realistic to complete in a year.

Intersection	Phase
Water/2nd SE	1
Ridge/Main	1
Cherry/9th	1
Rugby/Preston	1
Rugby/Rugby	1
Rugby/Barracks	1
Route 250/Fire Station	1
Market/7th	2
Market/10th	2
Market/4th	2
Preston/10th	2
Grady/10th	2
JPA/Lee	3
JPA/Brandon	3
Emmet/JPA	3
JPA/Maury	3
Preston/Rose Hill	3
Ridge/Harris Rd	4
Route 250/High	4
Rugby/Grady	4
Monticello/Carlton	4

4. I don't see anything here for the proposed zero-emission bus pilots, either for EV infrastructure or a hydrogen plant. Are those on pause, or will funds come from other sources?

The City recently received grant funds to pilot 2 EV School Buses. The buses have been ordered and we are beginning work to install the necessary charging infrastructure. These expenses are being captured in the Grants Fund and therefore are not part of the CIP. Additionally, CAT/Transit has secured \$2.2 million in federal funding to begin the infrastructure planning and design process. CAT/Transit is scheduled to begin the infrastructure planning phase in January 2025.

5. Have any more details been provided on Friendship Court Phase 4? I don't understand why we're allocating specific amounts to future projects that don't even have a conceptual design yet, let alone pro forma.

Friendship Court Phase 4 is conceptual only and the remaining funding included in the CIP to illustrate the City's original commitment to funding the total cost of this redevelopment project.

6. Is 501 Cherry funding contingent on them receiving LIHTC funding, which they were not awarded this year?

The council placed no contingencies on the allocation of these funds. A fully funded project plan and development agreement is required before these funds are released.

7. I believe the Stribling CIP item is about \$500k short relative to the last "Alternative 1" cost estimate I've seen. Has that been value engineered into budget, or will that overrun be filled with a CIP modification?

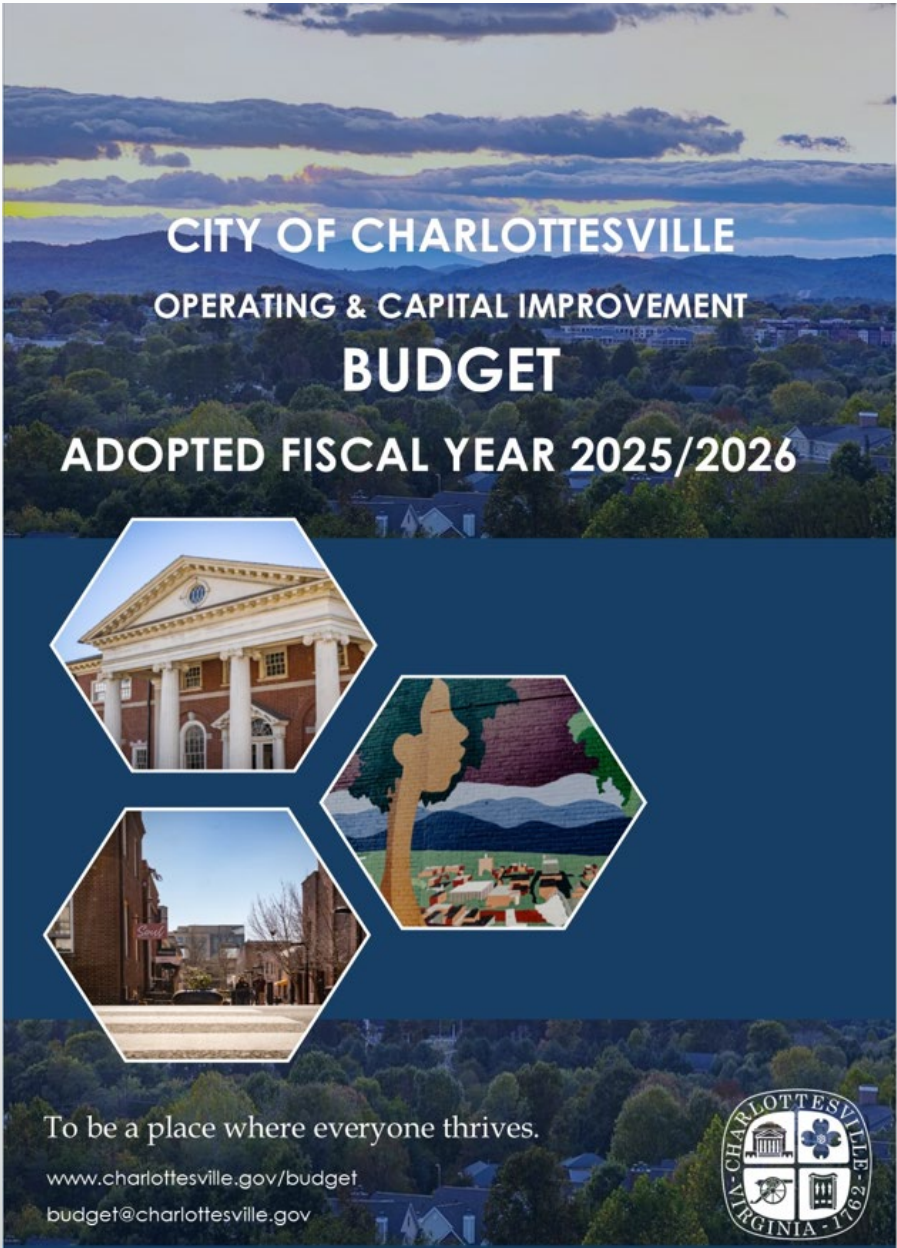
Staff are currently finalizing the total project costs and there is some anticipation that additional funding may be required. Subject to approval, the project budget may be adjusted as part of the City Manager's Proposed Budget.

8. We have put a lot of our debt capacity into schools improvements recently so our bondable debt capacity is relatively low in this plan. At what time does it get larger again?

Based on current debt projections, the City's debt capacity remains very strong. As we have been discussing with Council, the bigger issue is the affordability of the annual debt service.

9. I see we have nothing for housing that is bondable for FY30. Is the thought that we will put everything into non-bondable projects for that year? I like splitting up our housing spend when we can.

Currently, no affordable housing projects that would qualify as bondable have been planned for FY 29 or FY 30.



Planning Commission Public Hearing

FY 2026 – 2030 Capital Improvement Plan

December 10, 2024



Overview

- Overview of a Capital Improvement Program (CIP)
- Responses to Planning Commission Feedback from September
- What's Next?
- Resources for More Information



Summary

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Totals
Sources of Funds:						
General fund transfer	\$ 9,367,096	\$ 9,526,059	\$ 9,714,791	\$ 9,909,184	\$ 12,109,410	\$ 50,626,539
CIP Contingency	-	1,964,486	-	716,750	-	\$ 2,681,236
Bond issues	21,805,539	26,341,329	46,395,396	25,758,755	10,962,713	\$ 131,263,732
Contribution from Schools	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000
Other	40,000	40,000	40,000	40,000	40,000	\$ 200,000
Total sources	\$ 31,412,635	\$ 38,071,874	\$ 56,350,187	\$ 36,624,689	\$ 23,312,123	\$ 185,771,507
Uses of funds:						
Education	\$5,757,489	\$8,900,000	\$30,900,000	\$4,900,000	\$3,400,000	\$53,857,489
Facilities Capital Projects	\$2,946,794	\$3,566,264	\$2,743,930	\$12,443,950	\$1,792,165	\$23,493,102
Public safety and justice	\$1,040,918	\$1,817,065	\$841,864	\$1,832,806	\$1,108,958	\$6,641,611
Transportation and access	\$6,830,234	\$8,670,645	\$10,368,293	\$7,996,133	\$7,706,000	\$41,571,305
Parks and recreation	\$1,665,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,465,000
Affordable Housing	\$12,732,200	\$13,477,900	\$10,006,100	\$7,961,800	\$7,815,000	\$51,993,000
Technology Infrastructure	\$440,000	\$440,000	\$290,000	\$290,000	\$290,000	\$1,750,000
Total uses	\$ 31,412,635	\$ 38,071,874	\$ 56,350,187	\$ 36,624,689	\$ 23,312,123	\$185,771,507
Funding Gap	\$0	\$0	\$0	\$0	\$0	\$0

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2025.



Funding the CIP - Revenues

	<u>Proposed FY26</u>	<u>Projected FY27</u>	<u>Projected FY28</u>	<u>Projected FY29</u>	<u>Projected FY30</u>	<u>5 Year Total</u>
<u>Revenues</u>						
Transfer from General Fund	8,692,096	8,851,059	9,039,791	9,234,184	11,434,410	47,251,540
Transfer from General Fund - Mall Vendor Fees	100,000	100,000	100,000	100,000	100,000	500,000
Transfer from General Fund - VCF Allocation	575,000	575,000	575,000	575,000	575,000	2,875,000
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	1,000,000
CIP Contingency (from prior year surplus)	0	1,964,486	0	716,749		2,681,235
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	200,000
CY 2026 Bond Issue	21,805,539	0	0			21,805,539
CY 2027 Bond Issue	0	26,341,329	0			26,341,329
CY 2028 Bond Issue	0	0	46,395,396			46,395,396
CY 2029 Bond Issue				25,758,755		25,758,755
CY 2030 Bond Issue					10,962,713	10,962,713
TOTAL AVAILABLE REVENUES	\$31,412,635	\$38,071,874	\$56,350,187	\$36,624,688	\$23,312,123	\$185,771,507

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Budget must be Balanced: Planned Revenues must equal Planned Expenses



Education

\$5,757,489 in FY 2026, \$53.9M 5-year Total

EDUCATION	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project						
Lump Sum to Schools (City Contribution)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
City Schools HVAC Repair	750,000	750,000	750,000	750,000	750,000	3,750,000
City Schools Priority Improvement Projects	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Charlottesville High School Roof Replacement	2,357,489	0	0	0		2,357,489
Charlottesville City School Reconfiguration	0	0	0	0		0
Charlottesville Walker School Pre-K Center	0	4,000,000	26,000,000	0		30,000,000
Clark Elementary School Windows Replacement	0	0	0	0		0
Burnley-Moran Elementary School Roof Replacement	0	1,500,000	0	0		1,500,000
Jackson-Via Elementary School Roof Replacement	0	0	1,500,000	0		1,500,000
Johnson Elementary School Roof Replacement	0	0	0	1,500,000		1,500,000
School Small Capital Improvements Program	200,000	200,000	200,000	200,000	200,000	1,000,000
SUBTOTAL	\$5,757,489	\$8,900,000	\$30,900,000	\$4,900,000	\$3,400,000	\$53,857,489

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Facilities Capital Projects

\$2,946,794 in FY 2026, \$23.5M 5-year Total

FACILITIES CAPITAL PROJECTS	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>Total</u>
Lump Sum to Facilities Capital Projects	1,119,956	1,159,155	1,193,930	1,217,809	1,242,165	5,933,014
City Facility HVAC Replacement	500,000	500,000	500,000	500,000	500,000	2,500,000
City and Schools Solar PV Program	75,000	0	0	0	0	75,000
General District Court - FFE and Hearing Room	201,838	0	0	0	0	201,838
Climate Action Initiatives	1,000,000	1,000,000	1,000,000	1,000,000	0	4,000,000
Jefferson-Madison Regional Library Renovations	0	857,109	0	9,676,141	0	10,533,250
HVAC Contingency Fund - City and School Facilities	50,000	50,000	50,000	50,000	50,000	250,000
SUBTOTAL	2,946,794	3,566,264	2,743,930	12,443,950	1,792,165	23,493,102

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Public Safety and Justice

\$1,040,918 in FY 2026, \$6.6M 5-year Total

PUBLIC SAFETY AND JUSTICE

<u>Project</u>	<u>Proposed FY26</u>	<u>Projected FY27</u>	<u>Projected FY28</u>	<u>Projected FY29</u>	<u>Projected FY30</u>	<u>5 Year Total</u>
Replacement Fire Apparatus	0	1,334,065	0	1,470,806	0	2,804,871
Replacement EMS Apparatus	458,918	0	481,864	0	505,958	1,446,740
Bypass Fire Station (old building) Repurpose/Upfit	100,000	0	0	0	0	100,000
Police Mobile Data Terminals	82,000	83,000	85,000	87,000	88,000	425,000
Police Portable Radio Replacement	75,000	75,000	75,000	75,000	75,000	375,000
Fire Portable Radio Replacement	75,000	75,000	75,000	75,000	75,000	375,000
Sheriff Portable Radio Replacement	40,000	40,000	40,000	40,000	40,000	200,000
Fire - Self-Contained Breathing Apparatus Replacements	150,000	150,000	25,000	25,000	25,000	375,000
Fire - Protective Clothing/Turnout Gear Replacement	60,000	60,000	60,000	60,000	300,000	540,000
SUBTOTAL	\$1,040,918	\$1,817,065	\$841,864	\$1,832,806	\$1,108,958	\$6,641,611

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Transportation and Access

\$6,830,234 in FY 2026, \$41.6M 5-year Total

TRANSPORTATION AND ACCESS	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project						
New Sidewalks	910,000	776,000	1,193,000	1,194,000	631,000	4,704,000
Sidewalk Repair	500,000	500,000	650,000	700,000	700,000	3,050,000
SIA Immediate Implementation	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	150,000	150,000	150,000	150,000	150,000	750,000
Street Milling and Paving	1,250,000	1,500,000	1,700,000	1,750,000	2,000,000	8,200,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	0	0	720,000
Minor Bridge Repairs	225,000	225,000	225,000	0	0	675,000
Citywide ADA Improvements - Sidewalks and Curbs	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Infrastructure Replacement	250,000	2,000,000	3,000,000	1,000,000	1,000,000	7,250,000
ADA Transition Plan	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
State Bridge and Highway Inspections	100,000	100,000	100,000	100,000	100,000	500,000
CAT Transit Bus Replacement Match	245,234	169,645	150,293	77,133	150,000	792,305
Intelligent Transportation System	185,000	185,000	185,000	200,000	200,000	955,000
City Wide Traffic Engineering Improvements	150,000	150,000	150,000	150,000	150,000	750,000
Neighborhood Transportation Improvements	100,000	100,000	100,000	100,000	100,000	500,000
Bicycle Infrastructure	100,000	100,000	100,000	100,000	100,000	500,000
Right of Way Appurtenance	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Sign Retro Reflective Compliance	25,000	25,000	25,000	25,000	25,000	125,000
Historic District and Entrance Corridor Design Guidelines	0	50,000	0	50,000	0	100,000
SUBTOTAL	\$6,830,234	\$8,670,645	\$10,368,293	\$7,996,133	\$7,706,000	\$41,571,305

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Parks and Recreation

\$1,665,000 in FY 2026, \$6.5M 5-year Total

PARKS AND RECREATION	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>Total</u>
Downtown Mall Infrastructure Repairs	100,000	100,000	100,000	100,000	100,000	500,000
Parks and Recreation Lump Sum Account	400,000	400,000	400,000	400,000	400,000	2,000,000
Parks and Schools Playground Renovations	200,000	200,000	200,000	200,000	200,000	1,000,000
Urban Tree Planting	125,000	125,000	125,000	125,000	125,000	625,000
Parkland and Trails Acquisition and Development	125,000	125,000	125,000	125,000	125,000	625,000
Oakwood Cemetery Drainage and Road Issues	150,000	0	0	0	0	150,000
Hazard and Liability Ash Tree Removal	0	0	0	0	0	0
Downtown Mall Trees Active Lifecycle Management	100,000	100,000	100,000	100,000	100,000	500,000
Invasive Plant Removal	150,000	150,000	150,000	150,000	150,000	750,000
Downtown Mall Tree Management Plan	315,000	0	0	0	0	315,000
SUBTOTAL	\$1,665,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,465,000

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Technology Infrastructure

\$1,665,000 in FY 2026, \$6.5M 5-year Total

TECHNOLOGY INFRASTRUCTURE	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>Total</u>
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	200,000
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	1,250,000
Voting Equipment Replacement	150,000	150,000	0	0	0	300,000
SUBTOTAL	\$440,000	\$440,000	\$290,000	\$290,000	\$290,000	\$1,750,000

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Affordable Housing

\$12,732,200 in FY 2026, \$52M 5-year Total

AFFORDABLE HOUSING	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>Total</u>
Public Housing Redevelopment - (CRHA)	3,000,000	0	0	0	0	3,000,000
Westhaven Redevelopment	5,000,000	5,000,000	5,000,000	0	0	15,000,000
Charlottesville Affordable Housing Fund (CAHF)	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Supplemental Rental Assistance (CSRAP)	900,000	900,000	900,000	900,000	900,000	4,500,000
Friendship Court Infrastructure Improvements	0	650,000	350,000	1,560,000	840,000	3,400,000
Friendship Court Redevelopment - Phase 3	0	2,047,500	1,102,500	0	0	3,150,000
Friendship Court Redevelopment - Phase 4	0	0	0	2,925,000	1,575,000	4,500,000
PHA - 501 Cherry Avenue	1,000,000	2,150,000	0	0	0	3,150,000
Carlton Mobile Home Park	1,332,200	1,230,400	1,153,600	1,076,800	3,000,000	7,793,000
SUBTOTAL	\$12,732,200	\$13,477,900	\$10,006,100	\$7,961,800	\$7,815,000	\$51,993,000

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Planning Commission Review

Following the FY26 Budget Kick off at the Council meeting on Monday September 16, 2024, the Planning Commission held a discussion at their September 24, 2024 work session to kick off review of the Capital Improvement Program (CIP) section. Commissioners had been asked to think about potential priorities following review of last year's materials.

The following feedback was provided for consideration:

- Provide additional funding for multimodal transportation (walking, biking, transit etc.) o Sidewalk funding needs to be restored and increased.
- Funding for community infrastructure to allow for implementation of the Comprehensive Plan. This includes utilities and transportation.
- Adequate funding to complete the Smart Scale projects currently funded.
- Provide for the human capital needed to accomplish funded projects.
- Fund the Downtown Mall initiatives (tree study, infrastructure, etc.)
- Continue commitment to affordable housing and support homelessness needs.



PC Feedback Item # 1: Multimodal Transportation

Provide additional funding for multimodal transportation (walking, biking, transit etc.). Sidewalk funding needs to be restored and increased.

- For the FY 26-30 CIP an additional \$4.2M has been added for the construction of new sidewalks as detailed on the priority list
- \$2M/yr for a total of \$10M has been added to help remediate ADA barriers
- For FY25, the City continued its commitment to CAT by increasing its investment by \$1.8M (from the General Fund) and by participating in discussions regarding a regional system



PC Feedback Item #2: Community Infrastructure

Funding for community infrastructure to allow for implementation of the Comprehensive Plan. This includes utilities and transportation.

- Each project in the 5-year plan has been linked to the relevant chapters and goals of the strategic plan.
- For FY26, the current draft includes \$6.8M in projects related to transportation and access through out the City.
- Projects related to the City owed utilities (Gas, Water and Wastewater) are funded in the utility funds which are shown and funded separately from this CIP plan.



PC Feedback Item #3: Smart Scale Projects

Adequate funding to complete the Smart Scale projects currently funded.

- The City Manager confirmed with the VDOT District Engineer a series of changes to the current locally administered program to include canceling two projects, revising the scopes of two projects, and redistributing previously awarded funds to the series of projects in the current portfolio that are stalled due to significant budget gaps.
- Council will consider this action at its December 2nd meeting.
- The Commonwealth Transportation Board will consider the request at its meeting in January, making it possible for all previously funded grant awards to Charlottesville to remain for use within its current portfolio, ensuring no additional project loss.
- Council will consider the reallocation of funds resulting from the CTB's action in January/February.



PC Feedback Item #4: Human Capital for Projects

Provide for the human capital needed to accomplish funded projects.

- Assessment of staffing needs done in 2024 which resulted in 4 additional project manager positions which have all been filled.
- The City completed a reorganization within the Public Works Department
 - Included the addition of a Deputy Director
 - Addition of Project Manager specializing in right of way acquisition
 - Merged ALL project manager teams into a single Facilities Development Team which provides PM specialization for all construction projects regardless of department and built by the city.



PC Feedback Item #5: Downtown Mall Initiatives

Fund the Downtown Mall initiatives (tree study, infrastructure, etc.)

The CIP includes 3 projects related to the Downtown Mall:

- Infrastructure account which is funded by café permit fees and is funded by \$100k/yr
- Downtown Mall Active Lifecycle Tree Management account which is funded at \$100k/yr to help take care of pruning and general maintenance of the trees on the mall
- Downtown Mall Tree Management Plan (new in FY26) \$315k is funded for the development of the plan. Information from the plan will inform the funding in the future years for managing larger scale overall tree plan for the mall.



PC Feedback Item# 6: Affordable Housing and Homelessness Needs

Continue commitment to affordable housing and support homelessness needs.

- FY26 includes \$12.7M in funding for Affordable Housing projects and just under \$52M is included for the 5-year plan.
- The City Manager has been leading discussions with Council on Community Interventions which include homelessness and some potential uses of ARP funding.



What's Next?





CIP Resources

[Budget Explorer Tool](#)

- Current CIP Funding by Project

[Online CIP Budget Book](#)

- Story pages for each project included in 5-year plan

[City Comprehensive Plan](#)

- <https://charlottesville.gov/1111/Comprehensive-Plan>

[City of Charlottesville Budget Webpage](#)

- <https://charlottesville.gov/budget>



Important Budget Dates

Work Sessions

March 6

March 13

March 27

April 10

Public Hearings

March 17
(Tax Rates)

April 7
(Budget)

Community Budget Forum

March 20

Budget Adoption

April 14



Questions and Discussion

www.Charlottesville.gov/budget

