

CITY OF CHARLOTTESVILLE  
OPERATING & CAPITAL IMPROVEMENT  
**BUDGET**



PROPOSED | FISCAL YEAR 2024/2025



TO BE A PLACE WHERE EVERYONE THRIVES



# Budget Work Session

FY 2025  
Capital Improvement Program

March 28, 2024



# 5-Year CIP Summary

## CITY MANAGER PROPOSED 5-YEAR PLAN

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Totals
<b>Sources of Funds:</b>						
General fund transfer	\$ 7,798,529	\$ 8,034,896	\$ 8,255,693	\$ 8,483,114	\$ 8,717,357	\$ 41,289,588
CIP Contingency	584,816	399,679	2,008,452	-	681,776	\$ 3,674,723
Bond issues	22,077,418	16,501,860	22,465,329	41,801,377	20,543,950	\$ 123,389,934
Contribution from Schools	2,400,000	2,500,000	200,000	200,000	200,000	\$ 5,500,000
Other	3,540,000	40,000	40,000	40,000	40,000	\$ 3,700,000
<b>Total sources</b>	<b>\$ 36,400,763</b>	<b>\$ 27,476,435</b>	<b>\$ 32,969,474</b>	<b>\$ 50,524,491</b>	<b>\$ 30,183,083</b>	<b>\$ 177,554,245</b>
<b>Uses of funds:</b>						
Education	\$5,787,504	\$5,757,489	\$8,900,000	\$30,900,000	\$4,900,000	\$56,244,993
Facilities Capital Projects	\$5,055,083	\$2,696,794	\$3,316,264	\$2,493,930	\$12,193,950	\$25,756,021
Public safety and justice	\$783,800	\$1,033,918	\$1,909,065	\$1,850,768	\$350,000	\$5,927,551
Transportation and access	\$9,704,376	\$5,036,234	\$5,044,645	\$5,025,293	\$4,452,133	\$29,262,681
Parks and recreation	\$5,650,000	\$1,112,000	\$1,112,000	\$1,112,000	\$1,112,000	\$10,098,000
Affordable Housing	\$8,910,000	\$11,400,000	\$12,247,500	\$8,852,500	\$6,885,000	\$48,295,000
Technology Infrastructure	\$510,000	\$440,000	\$440,000	\$290,000	\$290,000	\$1,970,000
<b>Total uses</b>	<b>\$ 36,400,763</b>	<b>\$ 27,476,435</b>	<b>\$ 32,969,474</b>	<b>\$ 50,524,491</b>	<b>\$ 30,183,083</b>	<b>\$177,554,245</b>



# Education Projects

<b>EDUCATION</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
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 Replacement	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	1,937,504	2,357,489	0	0	0	4,294,993
Charlottesville City School Reconfiguration	0	0	0	0	0	0
Walker School Pre-K Center	0	0	4,000,000	26,000,000	0	30,000,000
Clark Elementary School Windows	450,000	0	0	0	0	450,000
Burnley-Moran Roof Replacement	0	0	1,500,000	0	0	1,500,000
Jackson-Via Roof Replacement	0	0	0	1,500,000	0	1,500,000
Johnson Elementary Roof Replacement	0	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
<b>SUBTOTAL</b>	<b>\$5,787,504</b>	<b>\$5,757,489</b>	<b>\$8,900,000</b>	<b>\$30,900,000</b>	<b>\$4,900,000</b>	<b>\$56,244,993</b>

**\$5,787,504 in FY 2025, \$56.2M 5-year total**



# Facilities Projects

<b>FACILITIES CAPITAL PROJECTS</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Lump Sum to Facilities Capital Projects	1,482,083	1,119,956	1,159,155	1,193,930	1,217,809	6,172,933
City Facility HVAC Replacement	250,000	250,000	250,000	250,000	250,000	1,250,000
City and Schools Solar PV Program	75,000	75,000	0	0	0	150,000
General District Court - FFE and Hearing Room	410,000	201,838	0	0	0	611,838
RSWA Baler and Baling Facility	1,788,000	0	0	0	0	1,788,000
Climate Action Initiatives	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
HVAC Contingency Fund - City and School Facilities	50,000	50,000	50,000	50,000	50,000	250,000
Jefferson-Madison Regional Library Renovations	0	0	857,109	0	9,676,141	10,533,250
<b>SUBTOTAL</b>	<b>5,055,083</b>	<b>2,696,794</b>	<b>3,316,264</b>	<b>2,493,930</b>	<b>12,193,950</b>	<b>25,756,021</b>

**\$5,055,083 in FY 2025, \$25.8M 5-year total**



# Public Safety Projects

<b>PUBLIC SAFETY AND JUSTICE</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Replacement Fire Apparatus	0	0	1,434,065	1,500,768	0	2,934,833
Replacement EMS Apparatus	0	458,918	0	0	0	458,918
Bypass Fire Station - Add'l Funding - FFE	150,000	0	0	0	0	150,000
Bypass Fire Station (old building) Repurpose/Upfit	0	100,000	0	0	0	100,000
Police Mobile Data Terminals	75,000	75,000	75,000	75,000	75,000	375,000
Police Portable Radio Replacement	45,000	75,000	75,000	75,000	75,000	345,000
Fire Portable Radio Replacement	45,000	75,000	75,000	75,000	75,000	345,000
Sheriff Portable Radio Replacement	18,800	40,000	40,000	40,000	40,000	178,800
Fire - Self-Contained Breathing Apparatus Replacements	150,000	150,000	150,000	25,000	25,000	500,000
Fire - Protective Clothing/Turnout Gear Replacement	300,000	60,000	60,000	60,000	60,000	540,000
<b>SUBTOTAL</b>	<b>\$783,800</b>	<b>\$1,033,918</b>	<b>\$1,909,065</b>	<b>\$1,850,768</b>	<b>\$350,000</b>	<b>\$5,927,551</b>

**\$783,800 in FY 2025, \$5.9M 5-year total**



# Transportation and Access Projects

<b>TRANSPORTATION AND ACCESS</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
New Sidewalks	100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Repair	500,000	550,000	600,000	650,000	700,000	3,000,000
SIA Immediate Implementation	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	100,000	100,000	100,000	100,000	100,000	500,000
Street Milling and Paving	1,250,000	1,500,000	1,500,000	1,500,000	1,500,000	7,250,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	240,000	0	960,000
Minor Bridge Repairs	225,000	225,000	225,000	225,000	0	900,000
Citywide ADA Improvements - Sidewalks and Curbs	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Infrastructure Replacement	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Stribling Avenue Sidewalk	4,217,000	0	0	0	0	4,217,000
Fontaine Avenue Streetscape	750,000	0	0	0	0	750,000
State Bridge and Highway Inspections	100,000	100,000	100,000	100,000	100,000	500,000
CAT Transit Bus Replacement Match	187,376	236,234	169,645	150,293	77,132	820,680
Intelligent Transportation System	185,000	185,000	185,000	185,000	200,000	940,000
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	0	400,000
Bicycle Infrastructure	100,000	100,000	100,000	100,000	100,000	500,000
Right of Way Appurtenance	75,000	100,000	100,000	100,000	100,000	475,000
Traffic Sign Retro Reflective Compliance	75,000	50,000	25,000	25,000	25,000	200,000
Historic District and Entrance Corridor Design Guidelines	50,000	0	50,000	0	0	100,000
<b>SUBTOTAL</b>	<b>\$9,704,376</b>	<b>\$5,036,234</b>	<b>\$5,044,645</b>	<b>\$5,025,293</b>	<b>\$4,452,132</b>	<b>\$29,262,680</b>

**\$9,704,376 in FY 2025, \$29.3M 5-year total**



# Parks and Recreation Projects

<b>PARKS AND RECREATION</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Pen Park Bathroom ADA Renovation	80,000	0	0	0	0	80,000
Forest Hills Splash Pad	270,000	0	0	0	0	270,000
Meadowcreek Golf Course	2,000,000	0	0	0	0	2,000,000
Downtown Mall Infrastructure Repairs	728,000	100,000	100,000	100,000	100,000	1,128,000
YMCA Trail	400,000	0	0	0	0	400,000
Parks and Recreation Lump Sum Account	400,000	400,000	400,000	400,000	400,000	2,000,000
Parks and Schools Playground Renovations	112,000	112,000	112,000	112,000	112,000	560,000
Urban Tree Planting	100,000	100,000	100,000	100,000	100,000	500,000
Parkland and Trails Acquisition and Development	185,000	125,000	125,000	125,000	125,000	685,000
Hazard and Liability Ash Tree Removal	100,000	100,000	100,000	100,000	100,000	500,000
Downtown Mall Trees Active Lifecycle Management	100,000	100,000	100,000	100,000	100,000	500,000
Invasive Plant Removal	75,000	75,000	75,000	75,000	75,000	375,000
Dogwood Vietnam Memorial	600,000	0	0	0	0	600,000
Lower Meadowcreek Trail - Holmes to Locust Ave	500,000	0	0	0	0	500,000
<b>SUBTOTAL</b>	<b>\$5,650,000</b>	<b>\$1,112,000</b>	<b>\$1,112,000</b>	<b>\$1,112,000</b>	<b>\$1,112,000</b>	<b>\$10,098,000</b>

**\$5,650,000 in FY 2025, \$10.1M 5-year total**



# Affordable Housing Projects

<b>AFFORDABLE HOUSING</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Public Housing Redevelopment - (CRHA)	3,000,000	3,000,000	0	0	0	6,000,000
Westhaven Redevelopment	0	5,000,000	5,000,000	5,000,000	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	0	650,000	350,000	1,560,000	2,560,000
Friendship Court Redevelopment - Phase 2	500,000	0	0	0	0	500,000
Friendship Court Redevelopment - Phase 3	0	0	2,047,500	1,102,500	0	3,150,000
Friendship Court Redevelopment - Phase 4	0	0	0	0	2,925,000	2,925,000
PHA - MACAA Project Apartments	1,885,000	0	0	0	0	1,885,000
PHA - Park Street Apartments	1,125,000	0	0	0	0	1,125,000
PHA - 501 Cherry Avenue	0	1,000,000	2,150,000	0	0	3,150,000
<b>SUBTOTAL</b>	<b>\$8,910,000</b>	<b>\$11,400,000</b>	<b>\$12,247,500</b>	<b>\$8,852,500</b>	<b>\$6,885,000</b>	<b>\$48,295,000</b>

**\$8,910,000 in FY 2025, \$48.3M 5-year total**



# Technology and Infrastructure

<b>TECHNOLOGY INFRASTRUCTURE</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>5 Year</b>
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</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	100,000	150,000	150,000	0	0	400,000
Circuit Court Case Management System	120,000					120,000
<b>SUBTOTAL</b>	<b>\$510,000</b>	<b>\$440,000</b>	<b>\$440,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$1,970,000</b>

\$510,000 in FY 2025, \$1.9M 5-year total



# CIP Contingency Account

Ending Balance per SAP - 6/30/21 -	<b>5,758,219.97</b>
Statue Removal Appropriation July 7, 2021 Appropriation	(1,000,000.00)
FY 2021 Year-End Appropriation - January 5, 2022	6,674,971.00
Available balance - 06/30/2022	<b>11,433,190.97</b>
New Funds - FY 23 Budget	1,974,467.00
Fuel Tank Project Transfer - November 7	(700,000.00)
FY 22 YE Appropriation	6,662,547.30
FY 22 School Gainsharing Funds	1,042,414.50
CAT Radio Appropriation - February 21, 2023	(237,000.00)
Available balance - 06/30/23	<b>20,175,619.77</b>
FY 2024 CIP Allocation	(8,327,150.00)
City Hall Water Leak Appropriation - July 17	(1,500,000.00)
0 East High Appropriation - November 6	(6,000,000.00)
Virginia Supportive Housing/Premier Circle Appropriation - January 16	(750,000.00)
IT Data Center HVAC Replacement Appropriation - January 2, 2024	(88,976.00)
FY23 Year-End Appropriation	15,820,931.00
Available balance - 03/28/24	<b>19,330,424.77</b>
FY 25 CIP	(584,816.00)
FY 26 CIP	(399,679.00)
FY 27 CIP	(2,008,452.00)
FY 28 CIP	-
FY 29 CIP	(681,776.00)
<b>Remaining Unallocated Balance</b>	<b>15,655,701.77</b>



# Debt Projection – A Look Back to Last Year

## FY2025 Debt Projection\*\*

Fiscal Year	"Planning"				Ratio of Debt Service to Total General Fund Expenditures	"Consequences"			
	Bond Issue Amount <sup>(1)</sup>	Annual Debt Service <sup>(2)</sup>	General Fund Expenditure Budget <sup>(3)</sup>	General Fund Transfer <sup>(4)</sup>		\$ Increase	Additional Funds To Be Added	Debt Service Fund Balance <sup>(5)</sup>	
2016	11,125,466	9,128,798	156,391,435	9,279,578	5.84%	-		11,962,480	
2017	11,140,000	10,103,067	162,018,737	9,817,330	6.24%	537,752		11,880,013	
2018	4,610,000	10,615,335	171,657,127	10,371,750	6.18%	554,420		11,905,368	
2019	9,520,000	10,375,167	179,725,535	11,003,348	5.77%	631,598		12,830,074	
2020	-	10,743,891	188,863,920	11,049,584	5.69%	46,236		13,410,785	
2021	22,655,000	10,684,789	191,195,873	10,354,393	5.59%	(695,191)		13,225,476	
2022	18,350,000	11,542,935	192,212,843	11,215,048	6.01%	860,655		12,987,105	
2023	14,470,000	13,124,456	212,889,291	13,072,874	6.19%	1,857,826	3,894,224	16,687,786	
2024	35,000,000	13,681,939	228,433,246	13,398,856	5.99%	325,982	-	16,404,703	
2025	46,000,000	15,759,829	251,526,900	13,707,948	6.27%	309,092	-	14,820,786	
2026	30,250,000	18,473,156	259,072,707	15,004,635	7.13%	1,296,687	-	11,352,265	
2027	15,000,000	20,549,227	266,844,888	15,888,587	7.70%	883,952	-	6,691,625	
2028	15,000,000	20,731,635	274,850,235	16,831,578	7.54%	942,991	-	2,791,569	
2029	15,000,000	21,039,002	283,095,742	17,837,684	7.43%	1,006,106	-	(409,749)	
2030	15,000,000	21,152,166	291,588,614	18,911,266	7.25%	1,073,581	-	(2,650,650)	
2031	15,000,000	21,528,737	295,962,443	20,056,987	7.27%	1,145,721	-	(4,122,400)	
2032	15,000,000	21,903,326	300,401,880	21,279,837	7.29%	1,222,850	-	(4,745,889)	
2033	15,000,000	22,817,062	304,907,908	22,585,154	7.48%	1,305,317	-	(4,977,798)	
2034	15,000,000	22,890,168	309,481,527	23,978,648	7.40%	1,393,495	-	1,088,480	

Projection for New Debt	\$ 231,250,000
Bonds Previously Authorized Not Issued (ABNI)	\$ (157,659,984)
	\$ 73,590,016
FY 25-29 CIP Bonds Authorized	\$ (123,389,934)
Bonds Planned Beyond the Projection	\$ (49,799,918)

\*\*Estimates and subject to change

<sup>(4)</sup> General Fund Transfer for the payment of annual debt service, assumes 8% annual increase

<sup>(5)</sup> Funds accumulated for the payment of debt service and used to help mitigate impact on the General Fund budget



## Follow-up Items from March 21st Work Session



# Refuse Sticker and Decal Sales Information

Annual Trash Decals			Price**	Cost per Gallon
32 Gallon	2757	\$ 250,938.64	\$ 94.50	\$ 0.057
50 Gallon	735	\$ 104,418.68	\$ 147.50	\$ 0.057
64 Gallon	1017	\$ 185,132.04	\$ 189.00	\$ 0.057
96 Gallon	586	\$ 160,010.88	\$ 283.50	\$ 0.057
Quarterly Decals*	175	\$ 82,826.94	\$ 491.40	\$ 0.057
<b>Total</b>	<b>5270</b>	<b>\$ 783,327.18</b>		
*approximately 20-25 Restaurants purchase the quarterly decals				
**decals are prorated quarterly				
Individual Trash Stickers			Price	Cost per Gallon
13-gallon stickers-OTC	3297	\$ 3,461.85	\$ 1.05	\$ 0.081
32-gallon stickers-OTC	19459	\$ 40,863.90	\$ 2.10	\$ 0.066
13-gallon stickers retailers	57275	\$ 57,131.60	\$ 1.05	\$ 0.081
32-gallon stickers retailers	162279	\$ 323,745.75	\$ 2.10	\$ 0.066
<b>Total</b>	<b>242309</b>	<b>\$ 425,203.10</b>		



# Refuse Sticker and Decal Sales Information

Large Item Collections			Price
1st Collection @ \$35	1357	\$ 47,495.00	\$ 35.00
2nd Collection @ \$50	359	\$ 17,950.00	\$ 50.00
3rd Collection @ \$100	48	\$ 4,800.00	\$ 100.00
Refunds/Returns		\$ (790.00)	
<b>Total</b>	<b>1764</b>	<b>\$ 69,455.00</b>	
<b>Total Refuse Collection Revenue</b>			<b>\$ 1,277,985.28</b>
*the number of households purchasing individual trash stickers is unknown			



# Staff Recommendation on Refuse Fees

Staff Recommendation is to wait to make any changes until the FY26 budget cycle:

- Public Service is currently working on a new RFP for trash collection services
- It is very common in Virginia for localities to subsidize trash collection and most City services are subsidized as a public good or core service
- Waiting would allow for a larger discussion regarding our cost recovery target for trash service
- There are other considerations to this service such as climate, decarbonization, and sustainability goals
- Waiting would allow for system changes and communication with retail vendors
- Waiting would allow for more public input from end users of the service
- Any fee changes would require a 7 day notice and a public hearing



## Council Feedback – April 4<sup>th</sup> Work Session

- Reconciling VCF
- Revisiting Tax Rate Decisions
- Other Items?



# Important Budget Dates



**Work Sessions**



**Public Hearings\***

**Budget Adoption**

**Work Sessions**

- March 7
- March 14
- March 28
- April 4

**Public Hearings\***

- March 18 (Tax Rates)
- March 21 (Community Budget Forum)

**Budget Adoption**

- April 9



# Questions and Discussion

[www.Charlottesville.gov/budget](http://www.Charlottesville.gov/budget)

CITY OF CHARLOTTESVILLE  
OPERATING & CAPITAL IMPROVEMENT  
**BUDGET**

PROPOSED | FISCAL YEAR 2024/2025

TO BE A PLACE WHERE EVERYONE THRIVES

The graphic is a vertical banner for the City of Charlottesville budget. It features the city's logo at the top right. Below the logo, the text reads 'CITY OF CHARLOTTESVILLE OPERATING & CAPITAL IMPROVEMENT BUDGET'. A dark blue horizontal bar contains the text 'PROPOSED | FISCAL YEAR 2024/2025'. Below this bar are four small images: a street scene with a blue sculpture, a building with a mural, a street view with trees, and two people walking in front of a modern building. At the bottom, a dark blue bar contains the slogan 'TO BE A PLACE WHERE EVERYONE THRIVES'.