

## City Council Budget Worksession – Infrastructure and CIP

September 12, 2019 – CitySpace

The Charlottesville City Council met on September 12, 2019, at CitySpace, 100 5<sup>th</sup> Street NE, Charlottesville, Virginia, in a work session to hear a presentation and discuss the Infrastructure and Capital Improvement Program (CIP) components of the City budget.

Dr. Richardson began the meeting at 6:00 p.m. and gave an overview of the reasons for the meeting. He advised that it would be important to review priorities to which funding has not been attached. He emphasized planning so as not to overburden future City Councils, and the need to review cost reductions Citywide. He previewed the fiscal year (FY) 2021 – 2025 CIP process, gave an overview of current assets, and an overview and highlights of the adopted FY 2020 – 2024 CIP.

Ms. Krisy Hammill of the Office of Budget and Performance Management, provided information regarding the budget request submission process from internal staff and neighborhoods, and the timeline. She advised that the preliminary CIP development discussion with Council would be held on November 14.

Mr. Marty Silman, Interim Public Works Director, reviewed Capital Asset Statistics. He shared an overview of pavement infrastructure and the ratings as related to street condition. Streets are repaired in order from lowest Pavement Condition Index (PCI) to highest. The total amount required to repair streets to good condition would be just over \$17 Million, and would take approximately ten years to complete. Mr. Silman reviewed traffic signal infrastructure. To replace all signals that have exceeded the 30+ year lifespan would require \$8,250,000. The two intersections proposed for this budget cycle are Rugby and Barracks; Emmett and Massie.

Mr. Paul Oberdorfer, Deputy City Manager, gave an overview of the proposed project to construct a new City Center complex, given the poor condition of current facilities which have far exceeded their useful life. He noted that several factors such as functionality, safety and security, consolidation of services, and maintenance costs continue to be analyzed for cost-benefit.

Mr. Signer arrived at 6:24 p.m.

Mayor Walker called the City Council meeting to order at 6:24 p.m., with the following members present: Mayor Nikuyah Walker, Vice Mayor Heather Hill, and Mr. Mike Signer. She advised that Dr. Bellamy and Ms. Galvin would not be in attendance.

Mr. Signer asked about the City Center building location. Dr. Richardson advised that the goal is to not interrupt current projects that are currently funded and to avoid use of debt service by making use of current assets.

Ms. Walker asked about this project happening in conjunction with the current proposed projects of the City Schools and affordable housing. She also voiced concern about gentrification and potentially making use of City-owned property versus selling. Dr. Richardson advised that the goal is to not negatively impact current projects, and that staff will continue to analyze data.

Ms. Hamill reviewed FY20-24 sources of CIP projects and expenses such as affordable housing and schools projects.

The priorities set were:

- Evaluation of Existing CIP projects
- Public Housing Redevelopment
- City Schools Reconfiguration
- Aging Infrastructure
- City/County Joint Road Projects

Some of the larger projects already funded are:

- Affordable housing \$32.8 million
- General District Court \$6.4 million
- Parking Structure \$10.0 million
- West Main \$12.0 million
- School Projects \$21.8 million

Ms. Hammill reviewed details on funding previously authorized but not issued. She shared the issue of timing in that bonds are not sold until a project is within 24 months of completion. The intention would be to minimize the impact on the general fund. Ms. Hammill reviewed debt capacity of the City, the financial impact of bonds, and ways to consider paying for increased debt service or re-prioritizing.

Mr. Kevin Rotty, financial consultant to the City, summarized the overall bonding process, comparing Charlottesville to peer localities.

Ms. Hammill advised that the most current budget information would be accessible at: [www.charlottesville.org/budget](http://www.charlottesville.org/budget).

Ms. Hill asked for consideration of Budget worksession scheduling, keeping newly elected officials informed, and potentially consolidating meetings. Mr. Davidson advised that all information shared with Councilors will be shared with Councilors-elect after the November elections.

Ms. Hill asked about the process for non-profit requests. Mr. Davidson shared that the application process was opened within the last two weeks. He advised that the application is a combination of City and County questions.

Ms. Walker opened the floor to members of the public. With no one coming forward to speak, Ms. Walker adjourned the meeting at 6:58 p.m.