



# CITY OF BUENA VISTA COUNCIL AGENDA

## REGULAR COUNCIL MEETING & PUBLIC HEARING

APRIL 16, 2026 | Immediately Following the PSA Meeting  
Council Chambers – 2039 Sycamore Avenue

**ADG #1: CALL TO ORDER**

**ADG #2: APPROVAL OF THE AGENDA**

**ADG #3: APPROVAL OF MINUTES FROM THE APRIL 2, 2026, REGULAR COUNCIL MEETING & PUBLIC HEARING**

**ADG #4: RECOGNITION/COMMUNICATION FROM VISITORS**

Citizens who desire to speak to council regarding items **NOT listed** on the agenda will be recognized at this time. Please limit your statement to three (3) minutes.

**ADG #5: REPORTS:**

1. Mayor
2. City Manager
3. City Attorney
4. Council Committees/Members
5. Department Heads/Constitutional Officers/Court Clerks
6. Invited Community Organizations

**ADG #6: CONSIDER APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**

**Blue Ridge Criminal Justice Board**

The City of Buena Vista must appoint members to the BRCJB. Mr. Josh Elrod, Commonwealth's Attorney, and Mr. Wayne Handley, Interim City Manager, shall be the City's representatives. These terms will be effective immediately and will expire on June 30, 2027.

**Joint Board of Building Code Appeals**

Each participating jurisdiction must appoint a Secretary to the JBBCA. Ms. Sarah Burch shall serve as the City of Buena Vista's Secretary to the Board.

**OLD BUSINESS**

**NONE**

**NEW BUSINESS**

**ADG #7: RECOGNITION/COMMUNICATION FROM VISITORS**

Citizens who desire to speak to council regarding items **listed under New Business** on the agenda will be recognized at this time. Please limit your statement to three (3) minutes.

- NB #1:**        **DISCUSSION & APPROVAL OF AN APPROPRIATION RESOLUTION**
- NB #2:**        **DISCUSSION & APPROVAL OF A RESOLUTION FOR APPROVAL OF SETTLEMENT WITH OPIOID MANUFACTURERS**
- NB #3:**        **DISCUSSION & APPROVAL OF BRICKER SPUR LAND DONATION FROM HABITAT FOR HUMANITY**
- NB #4:**        **DISCUSSION & SELECTION OF STREAMING SERVICE VENDOR**

### **EXECUTIVE SESSION**

According to Section 2.2-3711 (A) (1) of the 1950 Code of Virginia, as amended, for the purpose of discussing a potential candidate for employment as Chief of Police.

### **REGULAR SESSION**

- ADG #8:**        **CERTIFICATION OF EXECUTIVE SESSION**

### **ADJOURNMENT**

#### **UPCOMING MEETINGS**

- April 20 | 6:00 PM – Cemetery Committee
- April 21 | 6:00 PM – Citizens Advisory Committee
- April 23 | 6:00 PM – Outdoor Spaces Committee
- April 27 | 6:00 PM – Budget & Finance Committee
  - May 7 | 6:00 PM – City Council

#### **UPCOMING EVENTS**

- April 17 | 7:00 PM – Word Bridge Write Night @ Leaf & Lore
- April 18 | 8:00 AM – Heroes Breakfast @ American Legion
  - April 25 | 9:00 AM – Artapalooza Downtown
  - April 25 | 11:00 AM – Chicken Cooking @ BVFD
- May 2-9 | All Day – Guy Carawan’s Blue Grass Jam @ GMP



# CITY OF BUENA VISTA CITY COUNCIL

## REGULAR COUNCIL MEETING & PUBLIC HEARING

April 2, 2026 | 6:00 p.m.

Council Chambers – 2039 Sycamore Avenue

The City Council for the City of Buena Vista met for a Regular Council Meeting & Public Hearing on Thursday, April 2, 2026, at 6:00 p.m.

### Members Present:

Mayor Jesse Lineberry

William Kerr

Vice-Mayor Danny Staton

Stephanie Noel-Branch

Amy Gilliam

Ronald Cash

Michelle Poluikis

### Members Absent:

None

### ADG #1: CALL TO ORDER, PLEDGE OF ALLEGIANCE, & PRAYER

Mayor Lineberry called the meeting to order at 6:00 p.m., and Councilmember Cash delivered the prayer.

### ADG #2: APPROVAL OF THE AGENDA

Vice-Mayor Staton moved to approve the agenda with Councilmember Noel-Branch seconding, and it was carried by Council.

### ADG #3: BUENA VISTA CITY COUNCIL PUBLIC HEARING

**Pursuant to Code of Virginia Section 15.2-2204 and the City of Buena Vista Land Development Regulations, the City Council received comment on the following matter:**

Zoning Text Amendment to adopt new Section 702 Accessory Dwelling Units, for the purpose of allowing and regulating detached and attached accessory dwelling units.

Mayor Lineberry opened the public hearing.

- Tom Roberts, Zoning Administrator, gave a brief summary of the proposed amendment. He explained that ADUs are small, secondary residential units located on the same property as a primary dwelling and under the same ownership. These units may be attached to the main house or located in a separate structure. He noted that the City currently does not permit detached ADUs, although some similar arrangements exist as nonconforming uses from prior development patterns. He stated that many localities have updated their zoning regulations in recent years to allow ADUs as a way to address housing needs, and that this concept was identified as a potential solution in the City's recent housing study. The proposed amendment would allow detached ADUs by right, meaning property owners would not need to obtain a conditional use permit. However, the regulations would include limitations on size, occupancy, and other factors, as well as a requirement that the property owner reside in either the primary dwelling or the ADU.

There being no further public comment, Mayor Lineberry closed the Public Hearing.

#### **ADG #4: APPROVAL OF MINUTES FROM THE MARCH 19, 2026, REGULAR COUNCIL MEETING & PUBLIC HEARING**

Motion to approve the minutes was made by Councilmember Gilliam, seconded Vice-Mayor Staton, and carried by Council.

#### **ADG #5: RECOGNITION/COMMUNICATION FROM VISITORS – NON-AGENDA ITEMS**

- Heather Madison, 1674 Cedar Avenue, spoke in opposition to the proposed rezoning of the property on the 20<sup>th</sup> block of Chestnut Avenue. She echoed concerns raised at prior Council and Planning Commission meetings, emphasizing the importance of preserving the residential character of neighborhoods. She stated that while businesses may seek to expand and maximize operations, such goals should not outweigh the rights of residents to maintain established zoning protections. She expressed concern that the request is premature, noting that the Blue Ridge Abbey has not yet demonstrated sufficient operational history or data to justify expansion requiring rezoning. She further cautioned that approving the request could set a precedent for future rezoning applications, potentially leading to increased encroachment of non-residential uses into residential areas. Mrs. Madison urged Council to deny the rezoning request in order to maintain the integrity of the neighborhood's residential zoning.
- Mason Ludgate, 2056 Chestnut Avenue, provided an update in response to prior concerns, noting that vehicles had been moved, trash removed, and the property cleaned and maintained to improve its appearance. He explained that, due to the current conditional use permit, the owners are required to reside on-site, which includes storing personal belongings at the property. He added that, if the rezoning is approved, those items would be removed. Mr. Ludgate reiterated that the request is limited to utilizing sex additional existing rooms within the current structures, with no new construction proposed. He emphasized that [the applicants] are voluntarily limiting the use of the property specifically to the Blue Ridge Abbey operation within the two existing buildings, stating that broader commercial uses would not be permitted under this proposal. He also noted that the surrounding area already includes multi-family housing, suggesting the proposal would be consistent with nearby land uses.

Councilmember Cash acknowledged the improvements and suggested the use of a dumpster on-site as a more effective and orderly waste management solution, particularly given concerns about alley conditions.

- Jerry Miller, 2215 Walnut Avenue, spoke in opposition to the proposed rezoning on Chestnut Avenue, raising concerns regarding fire and life safety compliance. He stated that, to his knowledge, no formal inspection has been conducted to verify that the structure can safely support its current or proposed use for transient lodging. Mr. Miller argued that approving a rezoning that would increase occupancy and commercial activity without documented safety verification represents a procedural deficiency. He emphasized that such approval could expose the City to risk, as the building has not undergone inspections typically required for lodging uses. He stated that the appropriate process should involve confirmation of life safety compliance prior to any rezoning consideration, and that Council does not currently have sufficient information to make a fully informed decision. Mr. Miller also referenced concerns regarding potential spot zoning and urged Council to uphold the Planning Commission's recommendation and deny the rezoning request.
- Wayne Fitzgerald, 545 East 23<sup>rd</sup> Street, also spoke in opposition to the proposed rezoning, emphasizing the importance of maintaining residential zoning protections. He expressed concern that approving the request could set a precedent for similar future requests, potentially leading to increased non-residential uses in established neighborhoods. While acknowledging the improvements made to the property, he stated that the area is zoned residential for a reason and urged Council to preserve the residential character of Buena Vista.

- Stanley Coffey, 1925 Chestnut Avenue, also expressed opposition to the proposed rezoning. While noting that the property improvements look good, he raised concerns that approving the request could set a precedent for additional rezoning in the area. He emphasized that the neighborhood is already somewhat congested, noting nearby churches, residences, and existing activity. He expressed concern that increased use could add to traffic and parking issues, citing instances of limited street parking. He stated that while he is not opposed to the business concept itself, he believes it would be more appropriate in a different location and urged Council to maintain the current residential zoning to avoid boarder impacts on the neighborhood.

## **ADG #6: REPORTS:**

### **1. Mayor**

Mayor Lineberry reported that spring activities are underway throughout the City and highlighted local youth sports. He noted his involvement in coaching and expressed enthusiasm for the upcoming season.

He also announced the upcoming Easter egg hunt at the park and reported attending the recent Coffee and Conversation event at Rockbridge Recovery. He also encouraged continued community participation and engagement.

### **2. City Manager/Interim City Manager**

Mr. Handley began with an update on the wastewater treatment plant, noting multiple meetings with DEQ and engineers, as well as one-site work with support from the Maury Service Authority and Middle River Service Authority. Immediate improvements are already underway, including equipment replacements, and although a consent order from DEQ is still expected, the city is proactively completing items ahead of required timeline. The \$2.3 million funding allocation is anticipated to support the larger upgrades moving forward.

He then addressed the city's budget, explaining that the funding gap has been reduced significantly—from approximately \$1.9 million to about \$450,000—through ongoing work with Finance Director Steve Bolster. Additional budget discussions are scheduled to continue closing that gap.

He also highlighted the major concern of delinquent personal property taxes. The city currently has around 1,920 delinquent accounts totaling approximately \$1.3 million in unpaid taxes. Mr. Handley explained that new enforcement and collection strategies are being explored, including state setoff programs, potential DMV stops, and court-related enforcement options. He emphasized that these efforts will be carefully implemented and clearly communicated to the public. New software is also being introduced to improve tracking, reporting, and overall efficiency in tax collection, though full functionality will take time to roll out properly.

Mr. Handley also announced that the Public Works and Parks & Recreation Director positions have been filled. Michael Loudermilk will be the new PW Director and Ryan Groah will be the new P&R Director. Both are expected to start at the end of the month and will work collaboratively to improve operations across departments. He emphasized the importance of teamwork and acknowledged the significant responsibilities they are stepping into.

Lastly, he noted that the job profile for recruiting the next city manager is nearly complete and will soon be shared with Council to move forward with the hiring process.

### **3. City Attorney**

None.

## **4. Council Committees/Members**

### ***Budget & Finance***

Mrs. Gilliam reported that the committee met earlier in the week and made substantial progress in reducing the city's general fund shortfall. Through careful review, the committee identified a number of cuts, including a recommendation not to fund several newly requested positions for the upcoming fiscal year. They also reviewed requests from non-profit organizations and recommended level funding for those groups, even where increases had been requested. In the case of the fire department and rescue squad, the committee proposed funding approximately 15% of the requested increase rather than the full amount. Additional meetings are planned, and further revenue opportunities are being explored.

Mrs. Poluikis emphasized the significance of the progress made, noting that the budget gap had been reduced from \$1.9 million to \$450,000 through extensive effort and difficult decisions. She highlighted that many of these reductions came at the expense of already overextended staff, including departments that had requested additional personnel but agreed to forgo those positions. She also pointed out the contract between these sacrifices and the approximately \$1.3 million in delinquent taxes, suggesting that collecting even a portion of those funds could significantly ease operational strain and improve working conditions for city employees.

### ***Glen Maury Park Committee***

Mr. Staton noted that they will be holding a meeting on Wednesday, April 8th at 6:00 p.m.

### ***Cemetery Committee***

Mr. Staton stated that they will be holding their first meeting on Monday, April 20th at 6:00 p.m.

### ***Citizens Advisory Committee***

Mrs. Noel-Branch reported on the March 17<sup>th</sup> CA Committee meeting and announced the appointment of officers: Heather Madison as Chair, Brent Styler as Vice Chair, and Sarah Burch as Secretary.

### ***Outdoor Spaces Committee***

Mrs. Noel-Branch noted that Brent Styler has been appointed as Chair, Chad Coffey as Vice Chair, and April Murphy as Secretary, with Mrs. Noel-Branch acting as backup secretary. Discussion centered on several key themes, including safety and infrastructure concerns related to aging fencing, lighting, bleachers, press boxes, and dugouts, particularly at Camden Field and Laurel Park. Field conditions were also discussed, with heavy usage, drainage issues, and legacy site conditions contributing to uneven surfaces and general wear. Financial stability was another focus, as tournament and event revenues do not consistently offset maintenance costs; the committee discussed standardizing fee structures while maintaining waiver options for charitable events.

The committee identified both near-term and long-term improvement opportunities. Near-term priorities include court restoration or conversion, reactivation of practice fields, and installation of small shelters. Long-term opportunities include expansion through partnerships, including with Rockbridge County and potential land acquisition. Specific facilities discussed included 10th Street Soccer Field, Secrist Field, Camden Field, and Laurel Park, as well as the potential conversion of tennis courts to pickleball courts. The committee also discussed the possibility of utilizing the middle school field for multi-sport practice with minimal investment and expressed interest in constructing a shelter at the basketball court.

The committee is researching grant and funding opportunities, including state, legislative, and tourism-related sources, to support project implementation. Action items include developing a prioritized improvement plan with cost estimates, continuing grant research, and engaging Melvin Henson as a consultant to the committee.

The next meeting is scheduled for April 23<sup>rd</sup> at 6:00 p.m.

Mrs. Poluikis also expressed appreciation for city staff, particularly public works employees, for their ongoing assistance with cleanup and hauling efforts related to school facility transitions, noting their consistent hard work and support.

## 5. Department Heads/Constitutional Officers/Court Clerks

None.

## 6. Invited Community Organizations

### *Jen Carpenter – Main Street Buena Vista*

Mrs. Carpenter reported receiving a \$5,000 grant from the Community Health Foundation, noting that grant funds must be used for designated project purposes, and emphasized the importance of such incremental funding successes.

She stated that MSBV plans to apply for a tourism marketing grant and is working to better coordinate with community partners to enhance visitor experiences. As an example, she highlighted an upcoming visit from a group of Norton motorcycle riders scheduled for June 22-26, with plans for downtown entertainment and a potential movie event in Magnolia Square.

She also shared that she will attend Main Street America training in Oklahoma and intends to bring back ideas to share with the City. She noted several upcoming local events, including bingo at the fire department, the kickoff of the downtown farmers market, and weekly Friday night events at Straws. She also promoted their monthly newsletter as a tool to improve communication and highlight ongoing activities and events throughout the City.

## **ADG #7: CONSIDER APPOINTMENTS TO BOARDS, COMMISSIONS, & COMMITTEES**

### **Public Recreational Facilities Authority**

Mr. Jason Tyree has resigned from the PRFA. This term will be effective immediately and will expire on June 30, 2026.

*Applicant: Joanna Clark*

Councilmember Noel-Branch made a motion to appoint Mrs. Joanna Clark to the PRFA. Councilmember Cash seconded the motion, and it was carried by Council.

## **OLD BUSINESS**

### **NB #1: SECOND READING OF AN ORDINANCE TO REZONE 2056/2068 CHESTNUT AVENUE FROM R3 RESIDENTIAL TO MU MIXED USE**

This being the second reading, Councilmember Cash made a motion to read the ordinance by title only, with Vice-Mayor Staton seconding, and it was carried by Council.

Councilmember Cash moved to approve the ordinance with Councilmember Poluikis seconding. Ms. Burch completed a roll call vote of Council as follows:

Member	Present	Absent	Yes	No	Abstain
Mrs. Poluikis	X		X		
Mrs. Gilliam	X			X	
Mr. Kerr	X			X	
Mrs. Noel-Branch	X		X		

Mr. Cash	X		X		
Vice-Mayor Staton	X			X	
Mayor Lineberry	X			X	

By a vote of 4-3 the request to rezone 2056 & 2068 Chestnut Avenue was **denied**.

**NEW BUSINESS**

**ADG #8: RECOGNITION/COMMUNICATION FROM VISITORS – NEW BUSINESS ITEMS**

None.

**NB #1: FIRST READING OF AN ORDINANCE TO ADOPT NEW SECTION 702 ACCESSORY DWELLING UNITS**

Ms. Burch presented the following ordinance:

**Zoning Text Amendment**

**Section 702 Accessory Dwelling Units**

AN ORDINANCE to amend Section 302 and adopt new Section 702 of the Land Development Regulations of the Code of the City of Buena Vista, as amended, for the purpose of regulating Accessory Dwelling Units.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly called public hearing, in accordance with the general welfare of the citizens of Buena Vista and in accordance with good zoning practices, Section 302 is hereby amended, and Section 702 is hereby adopted as shown in the attached “Exhibit A”.

Prior to adjournment, Councilmember Cash expressed disappointment that the rezoning request for the Blue Ridge Abbey did not move forward, emphasizing the importance of economic growth and warning that failure to embrace change and development could lead to long-term decline similar to neighboring localities such as Clifton Forge. He encouraged openness to new opportunities and investment in the City.

Councilmember Gilliams objected to Mr. Cash’s characterization of opposition as closed-minded, stating that her vote reflected her commitments to represent the citizens. She noted that multiple residents spoke against the rezoning during prior meetings and emphasized the importance of respecting those concerns.

Councilmember Noel-Branch acknowledged public opposition but stated that the business owners are also members of the community with a right to be heard and to pursue expansion. She emphasized the need to consider all perspectives and not favor one group over another.

Councilmember Poluikis stated that she voted in favor of the rezoning, citing concerns that the business may have been unfairly targeted. She noted that the area already includes non-residential uses and stated that the arguments presented against the rezoning did not line up in her opinion.

Mayor Lineberry explained that his vote against the rezoning was influenced by procedural considerations, noting that the revised request did not return to the Planning Commission for further review. He also cited the volume of public opposition compared to limited expressed support and encouraged future applicants to demonstrate broader backing and alignment with recommendations from boards and commissions.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:57 p.m.

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Sarah M. Burch, Clerk of Council

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Jesse D. Lineberry, Mayor





- Item:** Consideration of FY 2026 Appropriation Resolution: Law Enforcement Grant Awards to combat drunk driving and speeding and enforce occupant protection (seat belts).
- Overview:** The BVPD is the recipient of the following grant awards:
1. The Virginia DMV 402 Grant for safety program aimed to reduce traffic fatalities and injuries.
  2. The Local Law Enforcement (LOLE) Grant is a formula-based program administered by the Virginia Department of Criminal Justice Services (DCJS). The program is designed to support localities in reducing crime and improving public safety.
  3. DCJS Equipment Grant focuses on enhancing law enforcement services and public safety through sourcing the purchase of essential equipment.
- Recommendation:** Receive staff report. Pose any questions you may have and discuss as desired. If in agreement, vote to approve the attached appropriation resolution.
- Attachment:** FY 2026 Appropriation Resolution dated April 16, 2026.



## APPROPRIATION RESOLUTION

April 16, 2026

**BE IT RESOLVED** by the City Council of Buena Vista, Virginia, that the following appropriations are, and the same is hereby made, for the period ending **June 30, 2026**, from the UNAPPROPRIATED SURPLUS of the **GENERAL FUND** and expended as follows:

### **FY 2026 Funding Request (Law Enforcement Grant Awards)**

10.3101.51400	DMV 402 OT	\$14,280.00
10.3101.60110	Local Law Enforcement Grant	\$1,656.00
10.3101.60253	DCJS Equipment Grant	\$1,539.00
10.3101.60350	DMV 402 Grant	<u>\$13,299.00</u>
<b>Sub-total 1</b>		<b>\$30,774.00</b>
<b>Total General Fund Appropriation</b>		<b>\$30,774.00</b>

**Approved:** This 16<sup>th</sup> day of April 2026.

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Jesse Lineberry, Mayor

Attest:

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Sarah M. Burch, Clerk of Council

RESOLUTION

A RESOLUTION OF THE BUENA VISTA CITY COUNCIL APPROVING OF THE CITY'S PARTICIPATION IN THE PROPOSED COMBINED SETTLEMENT AGREEMENT RESOLVING OPIOID-RELATED CLAIMS AGAINST ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES); J M SMITH CORPORATION; LOUISIANA WHOLESALE DRUG COMPANY, INC; MORRIS AND DICKSON CO.; NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC.; and UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) (COLLECTIVELY REFERRED TO AS THE SIX REMNANT DEFENDANTS), AND DIRECTING THE CITY ATTORNEY AND/OR THE CITY'S OUTSIDE OPIOID LITIGATION COUNSEL TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE CITY'S PARTICIPATION IN THE SETTLEMENT

There is one settlement agreement covering the combined settlement with the Six Remnant Defendants.

WHEREAS, the opioid epidemic that has cost thousands of human lives across the country also impacts Buena Vista by adversely impacting the delivery of emergency medical, law enforcement, criminal justice, mental health and substance abuse services, and other services by Buena Vista's various departments and agencies; and

WHEREAS, Buena Vista has been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy and time to address the damage the opioid epidemic has caused and continues to cause the citizens of Buena Vista; and

WHEREAS, a settlement proposal has been negotiated that will cause six opioids defendants, Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) ("Six Remnant Defendants") to pay approximately \$97,625,000 nationwide to resolve opioid-related claims by state subdivisions against it; and

WHEREAS, Buena Vista will be entitled to a portion of the settlement proceeds despite not having filed suit against any of the Six Remnant Defendants; and

WHEREAS, the City seeks recovery of the public funds previously expended and to be expended in the future to abate the consequences and harms of the opioid epidemic; and

WHEREAS, the City's outside opioid litigation counsel has recommended that the City participate in the Six Remnant Defendants settlement in order to recover its share of the funds that the settlement would provide; and

NOW THEREFORE BE IT RESOLVED that the Buena Vista City Council, this 16<sup>th</sup> day of April, 2026, approves of the City's participation in the proposed settlement of opioid-related claims against the Six Remnant Defendants and their related corporate entities, and directs the City

Attorney and/or the City's outside opioid litigation counsel to execute the documents necessary to effectuate the City's participation in the settlement, including the required release of claims against the Six Remnant Defendants.

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Jessie Lineberry, Mayor

Attest:

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Clerk of Council

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Date of Adoption



## STAFF REPORT

TYPE: Resolution to accept property

PROJECT: Bricker Spur from Habitat for Humanity

DATE: 3/30/2026

### SYNOPSIS

Habitat for Humanity requests the City accept as a donation the title to a former railroad right of way.

#### Summary

- Decades ago, Habitat was gifted real estate interest in a former railroad spur
- Some portions of the linear parcel have unclear title; City ownership helps to avoid future complications
- Portions of this could be used in the future as an alley for utilities, stream maintenance, etc.
- Helps a local nonprofit by getting liability off its books

### ANALYSIS

#### Background

Long ago, a rail spur branched off the main Norfolk Southern where Hardees stands today going eastward. It crossed what is now 29<sup>th</sup> Street at the intersection, followed Chalk Mine Run for about a thousand feet, then followed what is now 30<sup>th</sup> Street all the way to the manufacturing facility at 527 E 29<sup>th</sup> Street. At the time, this facility was the Dickinson Fire Brick Company, a brick factory (hence the robust smoke stack) and the railroad was used to transport product. This spur was abandoned sometime in the early 20<sup>th</sup> century, although ample evidence of it remains.

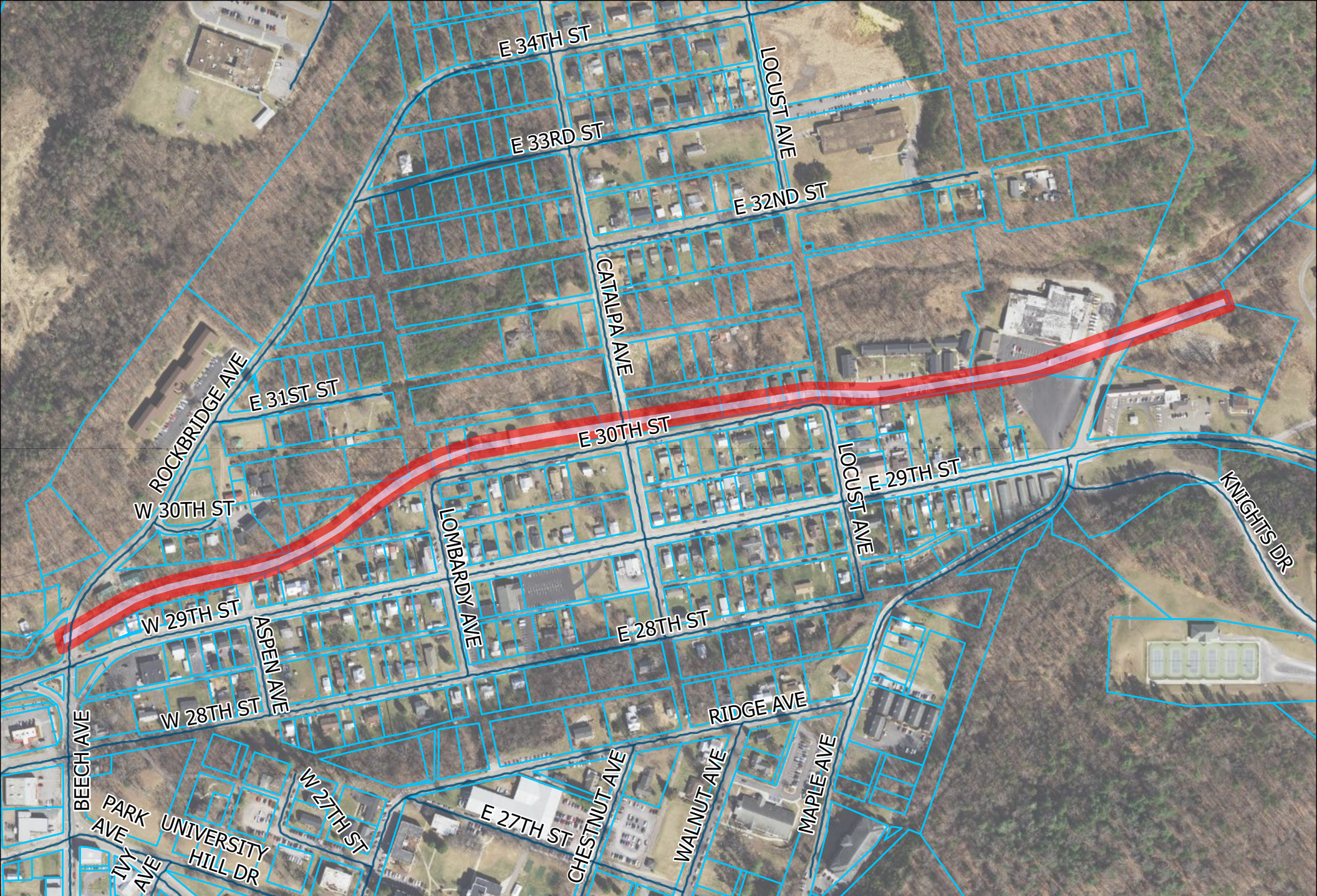
The spur was laid on a fee-simple linear parcel of land 50' wide stretching several thousand feet from end to end. It seems that after the rail was abandoned, adjacent property owners and the City forgot or ignored the ownership of the rail spur parcel, which in some cases was built on top of—for example the Carriage Apartments and the former Food Lion (now Tractor Supply). In the early 2000's, the remaining legal interest in the linear parcel was donated to Habitat for Humanity along with multiple other parcels from the same donor. Habitat has held this and paid tax on it since then, but seeks to clean up its books and dispose of unbuildable property.

#### Analysis

Habitat began discussing this parcel with the City some years back. Initially staff were resistant to accepting it because there was no evident use for the parcel. However, after more careful mapping and site inspection, staff believe this parcel could provide benefits to the City, specifically:

- The easternmost two blocks (between Rockbridge Ave and Lombardy Ave) runs along Chalk Mine Run and provides a route that could function like an alleyway. Even if it is not used for trash pickup, underground utilities could be run here, and it could be used to access and maintain the Chalk Mine Run.
- The City could execute quitclaim or other types of deeds to quiet any title issues with other properties along the route, potentially improving property values.
- The parcel does not represent buildable land, so private ownership is of little value.

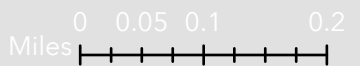
The parcel is currently assessed at \$800 because it is not buildable and has questionable title. The annual tax is \$7.84, so the fiscal impact of City ownership will be negligible. Staff request that Council accept this donation. Council can accept the donation by a voice resolution to authorize the City Manager to execute documents necessary to accept it.



# Bricker Spur - Overall



9/23/2025



*NB #4*

<b>CITY COUNCIL MEETING MANAGEMENT SOFTWARE + LIVE STREAMING</b>					
<b>VENDOR</b>	<b>COST</b>	<b>USERS</b>	<b>STORAGE</b>	<b>HARDWARE</b>	<b>IMPLEMENTATION</b>
<b>eScribe</b>	<b>Essential + YouTube Integration:</b> \$11050 year 1 then \$8500/year <b>Premium w/ YouTube Integration included:</b> \$13000 year 1 then \$10000/year	Unlimited	<b>Essential:</b> 5GB; \$500 for additional 10GB <b>Premium:</b> 25GB; \$500 for additional 10GB	No	4 months
<b>Civic Plus</b>	\$17344.50 year 1 then \$13106/year	Unlimited	Unlimited	No	3 months
<b>Diligent Community</b>	<b>Basic + link to YouTube Channel:</b> \$6000/year <b>Basic + YouTube Integration:</b> \$10750 year 1 then \$9550/year	Unlimited	Unlimited	No	8-12 weeks

*Note that cost estimates do not include any necessary hardware expenses required for implementation. No streaming service vendors provide hardware, so it would have to be purchased through another vendor/company.*