



CITY OF BUENA VISTA COUNCIL AGENDA

REGULAR COUNCIL MEETING & PUBLIC HEARING

MAY 21, 2026 | 6:00 PM

Council Chambers – 2039 Sycamore Avenue

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

ADG #2: APPROVAL OF THE AGENDA

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 will hear public comment on the following matter:

Conditional Use Permit for the construction and operation of a campground with up to twenty (20) campsites at the Rockbridge Creative Institute, 801 Meridian Parkway, Tax Map 8-1---1.

ADG #4: APPROVAL OF MINUTES FROM THE MAY 7, 2026, REGULAR COUNCIL MEETING & PUBLIC HEARINGS

ADG #5: 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 #6: 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 #7: CONSIDER APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Planning Commission

Mr. Harold Kidd has resigned from the Planning Commission. This appointment will begin immediately and will expire on June 30, 2026.

Applicant: Lynette Johnson

OLD BUSINESS

OB #1: SECOND READING OF AN ORDINANCE FOR ALLEYWAY ABANDONMENT BETWEEN EAST 31ST STREET & EAST 32ND STREET

OB #2: SECOND READING OF AN ORDINANCE ESTABLISHING THE TAX RATES FOR FISCAL YEAR 2027

OB #3: SECOND READING OF AN ORDINANCE APPROVING THE FISCAL YEAR 2027 MUNICIPAL BUDGET

OB #4: SECOND READING OF AN ORDINANCE APPROPRIATING FUNDS FOR THE OPERATION OF THE CITY OF BUENA VISTA FOR FISCAL YEAR 2027

NEW BUSINESS

ADG #8: 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: FIRST READING OF AN ORDINANCE TO GRANT A CONDITIONAL USE PERMIT FOR A CAMPGROUND AT 801 MERIDIAN PARKWAY

NB #2: DISCUSSION & APPROVAL OF AN APPROPRIATION RESOLUTION

NB #3: APPROVAL OF A PROCLAMATION FOR NATIONAL POLICE WEEK & PEACE OFFICERS MEMORIAL DAY

NB #4: DISCUSSION & APPROVAL OF A RESOLUTION TO RENEW CONDITIONAL USE PERMIT FOR EVENTS AT BLUE RIDGE ABBEY

ADJOURNMENT

UPCOMING MEETINGS

- May 28 | 6:00 PM – Outdoor Spaces Committee
 - June 4 | 6:00 PM – City Council

UPCOMING EVENTS

- Every Monday | 6:30 PM – Line Dancing @ The American Legion
- Every Friday | 3:00 PM – Farmers Market @ Magnolia Square
 - Every Friday | 6:00 PM – Friday Events @ Straws
- May 22 | 5:30 PM – Mental Health Walk @ Jordans Point Park
 - May 22 | 6:30 PM – Fridays in the Park feat. Rewind
 - May 23 | 11:00 AM – GMP Pool Opens
 - May 25, 27-30 | 6:00 PM – BVFD Carnival @ Camden Field
 - May 29 | 11:00 – Chicken Cooking @ BVFD
- June 2 | 7:00 PM – Word Bridge Wright Night @ Leaf & Lore

ALL CITY OFFICES WILL BE CLOSED ON MONDAY, MAY 25TH IN OBSERVANCE OF MEMORIAL DAY



Draft

CITY OF BUENA VISTA CITY COUNCIL

REGULAR COUNCIL MEETING & PUBLIC HEARINGS

May 7, 2026 | Immediately Following the PSA Meeting
Council Chambers – 2039 Sycamore Avenue

The Buena Vista City Council met for a Regular Council Meeting and Public Hearings on Thursday, May 7, 2026, immediately following a meeting of the Buena Vista Public Service Authority.

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

Mayor Lineberry called the meeting to order at 6:05 p.m.

ADG #2: APPROVAL OF THE AGENDA

Vice-Mayor Staton moved to approve the agenda, Councilmember Poluikis seconded, and the motion carried.

ADG #3: BUENA VISTA CITY COUNCIL PUBLIC HEARINGS

Public Hearing #1

Abandonment of 200 feet of alleyway in the 100 block between East 31st Street and East 32nd Street for the purpose of establishing a private street to serve a proposed residential development. This abandonment was approved in 2024 but expired.

- Calvin Smith, 171 East 31st Street, said he understood the alley closure approval had expired and expressed concern about the process and how the matter was communicated. He said the developer had originally indicated there were no plans to use the alley beside his property and questioned why other access options were not considered. Mr. Smith said converting the alley to a right-of-way for the development could harm his property value and quality of life. He also raised concerns about increased traffic, parking congestion, and possible impacts on emergency access. He stated that he does not oppose the development, but he does oppose the proposed changes to the alley.
- Joe Whetstone, 2224 Maple Avenue, said the original request was approved in late 2024 and that he submitted the required paperwork and payment at that time. He explained that the project was delayed after it was discovered that part of the property was owned by VDOT rather than the City, creating legal and access issues that required additional review and coordination. Mr. Whetstone said the plan calls for a private street to replace the existing alley and provide access to the proposed townhomes and the neighboring property. He said the delay was caused by resolving ownership and access issues, not by any lack of intent to move forward. He also stated that he requested an extension before the original approval expired and is now seeking reapproval under City requirements.

There being no further public comment, Mayor Lineberry adjourned Public Hearing #1.

Public Hearing #2

The proposed Fiscal Year 2027 Municipal Budget as presented in the April 29 & May 6 Public Hearing Notices published in The News-Gazette.

- Connie Humphries, 2759 Maple Avenue, addressed Council about the proposed increase in camping rates at Glen Maury Park. She opposed the increase, saying campground attendance has declined and some long-term campers have moved to other campgrounds, such as Stoney Creek, that offer lower rates and more amenities. She questioned what additional value campers would receive in return for the increase and said some residents and visitors feel they are paying more while getting less. Mrs. Humphries noted that the Glen Maury Park Committee has been discussing added events, activities, and other ways to boost attendance and revenue. She suggested a joint meeting of Council, the GMP Committee, and the Budget & Finance Committee to explore other strategies for improving the campground and attracting more visitors. She encouraged Council to focus on park improvements, family-friendly events, maintenance, and community activities to increase revenue and make Glen Maury Park a more attractive destination.

Councilmember Noel-Branch reported on her review of campground rates and policies at nearby facilities, including Stoney Creek, KOA, Jellystone, and Walnut Hills. She noted that many comparable campgrounds charge extra for electricity, visitors, and amenities, and some require background checks or management approval for long-term stays. She said Glen Maury Park's rates remain competitive with similar campgrounds in the area.

Councilmember Poluikis addressed the broader budget impact, stating that increasing user fees is preferable to raising taxes to support amenities such as the campground and pool. She thanked City staff for managing budget challenges without a tax increase and encouraged patience as potential improvements to Glen Maury Park continue to be considered.

There being no further public comment, Mayor Lineberry adjourned Public Hearing #2.

ADG #4: APPROVAL OF MINUTES FROM THE APRIL 16, 2026, REGULAR COUNCIL MEETING & EXECUTIVE SESSION

Vice-Mayor Staton moved to approve the minutes, Councilmember Gilliam seconded, and the motion carried.

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

None.

ADG #6: REPORTS:

1. Mayor

Mayor Lineberry highlighted several upcoming community events, including American Legion Family Game Day and a PMHS Band fundraiser, and encouraged residents to support local organizations and school activities.

2. Interim City Manager

Mr. Handley reported that staff has begun exploring long-term funding and financing options for the eventual replacement of the City's wastewater treatment plant. He said replacement of the facility is necessary and can no longer be postponed. While previously discussed congressionally directed funding will help address current needs and upgrades, he noted that a full replacement will still be required. He said staff is researching multiple funding sources, including the Virginia Department of Environmental Quality, Water Quality Improvement Funds, USDA programs, and other governmental opportunities. He added that the project will be complex and will likely require a combination of

funding sources over several fiscal years. Mr. Handley said the goal is to develop a long-term solution that will serve the community for generations.

3. City Attorney

Mr. Kearney was not present at the meeting.

4. Council Committees/Members

Citizens Advisory Committee

Mrs. Noel-Branch reported that the Committee is planning a Town Hall event for the summer.

Events Committee

Mr. Cash reported that the Committee will hold its first meeting on Monday, May 11, at 6:00 p.m. One of its first major efforts will be planning for the upcoming July 4th celebrations and the 250th anniversary observance. He also noted that the time capsule placed at the base of the flagpole during the 1976 Bicentennial is scheduled to be opened this summer and replaced with a new one. Mr. Cash invited residents who took part in or remember the 1976 celebration to share their memories and ideas to help with planning. He added that citizens will eventually be needed to serve on the Committee, but the group will first meet to discuss goals, timelines, and priorities before expanding public involvement.

5. Department Heads/Constitutional Officers/Court Clerks

None.

6. Invited Community Organizations

Jen Carpenter – Main Street Buena Vista

Mrs. Carpenter recognized May as Business Appreciation Month and emphasized the importance of small businesses to the City's tax base and local economy. She noted that businesses contribute through real estate, business license, sales, meals, lodging, and property taxes, as well as through local spending that supports the community. She encouraged residents to support and thank local businesses throughout the month.

She also reported on attending the Main Street America Conference, where she participated in training and networking focused on downtown revitalization, collaboration, strategic planning, and economic development policy. She said a major theme of the conference was the need for coordination and "radical collaboration" among organizations and community partners.

Mrs. Carpenter also reported that two grant applications were recently submitted, including one to expand Mountain Day activities and another through a downtown investment grant program. In addition, she discussed recent meetings with representatives from Virginia Housing, the Virginia Department of Housing and Community Development, and Virginia Main Street about potential upper-story housing opportunities in downtown Buena Vista.

She added that local businesses recently participated in safety training led by Officer Josh Guttman on active shooter response and event safety planning. She also announced upcoming community initiatives and events, including marketing support for Rockbridge Outdoors Fest, a rubber duck race fundraiser, and participation in upcoming business support training through Virginia Main Street.

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

Planning Commission

Mr. Harold Kidd has resigned from the Planning Commission. The appointment will begin immediately and expire on June 30, 2026.

Applicant: Lynette Johnson

With no motion to appoint, Mayor Lineberry closed the discussion.

OLD BUSINESS

NONE

NEW BUSINESS

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

None.

NB #1: CONFIRMATION OF NEW CHIEF OF POLICE

Mr. Handley explained that, under the City Charter, the City Manager appoints department heads subject to Council confirmation. He said one of his priorities as Interim City Manager was to provide stability and continuity in City leadership by filling permanent department head positions before the new fiscal year. He recommended Interim Chief David Clements for appointment as Chief of Police, citing his experience, leadership, and service with the Buena Vista Police Department since 2010. He added that Mr. Clements is well qualified to continue the department's progress and community-focused initiatives.

Interim Chief Clements thanked Council for the opportunity to serve the City. He said Buena Vista is the only community where he wants to serve [as Chief of Police] and spoke about his longstanding personal and professional ties to the City. He also credited Mr. Handley's leadership and vision with helping guide the department in recent years and said he intends to build on that progress.

Councilmember Poluikis thanked Mr. Handley for his mentorship and leadership and expressed support for Interim Chief Clements, commending his work in the role.

Vice-Mayor Staton moved to confirm David Clements as Buena Vista's next Chief of Police, Councilmember Cash seconded, and the motion carried.

NB #2: APPROVAL OF A PROCLAMATION FOR BUSINESS APPRECIATION MONTH

Kristina Ramsey addressed Council in recognition of May as Business Appreciation Month and noted that the current week is Small Business Appreciation Week. She emphasized the importance of local businesses to the City's economy and identity, stating that they create jobs, support families, sponsor local events and youth activities, invest in properties, and attract visitors. Miss Ramsey also highlighted the role of small businesses in downtown revitalization and the City's overall momentum, noting recent growth in new business openings and entrepreneurial investment. She acknowledged the challenges small businesses face, especially in their early years and in the current economy and said many require several years to become profitable.

Miss Ramsey encouraged residents to support and thank local businesses throughout the month and beyond by shopping locally and engaging with them directly. She noted that the proclamation is presented annually and said additional efforts to recognize local businesses are being planned, with Council participation to be requested in the near future.

Ms. Burch presented the following Proclamation:

CITY OF BUENA VISTA PROCLAMATION
Business Appreciation Month

WHEREAS the businesses of Buena Vista serve as the backbone of our community, fueling economic vitality, inspiring innovation, and enriching the distinct character of our City; and

WHEREAS the strength of Buena Vista’s economy is rooted in the dedication, ingenuity, and perseverance of our local business owners, who consistently strive to meet the needs of residents and visitors alike; and

WHEREAS these businesses create meaningful employment opportunities, provide essential goods and services, and contribute to the overall well-being of our community while extending their impact throughout the region; and

WHEREAS Buena Vista is proud to be home to 287 business license holders, each contributing in meaningful ways to the City’s growth, stability and future success; and

WHEREAS many of these establishments are small, locally owned businesses led by committed entrepreneurs whose passion and hard work help preserve the unique identity of our community; and

WHEREAS the City of Buena Vista remains dedicated to supporting and strengthening its business community, recognizing that their continued success is essential to a vibrant and prosperous City; and

WHEREAS we express our sincere appreciation to all Buena Vista business owners for their hard work, resilience, and continued investment in our community.

NOW, THEREFORE, BE IT PROCLAIMED by the City Council of the City of Buena Vista that May is hereby recognized as **BUSINESS APPRECIATION MONTH** in Buena Vista, and we encourage all residents to show their support by shopping local, spreading the word, and celebrating the businesses that make our City a wonderful place to live, work, and visit.

Jesse D. Lineberry, Mayor

Attest:

Sarah M. Burch, Clerk of Council

Date of Adoption

Councilmember Noel-Branch moved to approve the proclamation, Councilmember Poluikis seconded, and the motion carried.

NB #3: DISCUSSION & APPROVAL OF AN EXTENSION OF PERSONAL PROPERTY & REAL ESTATE TAX PAYMENTS

Ashton Beverley explained that the City is about six weeks into implementation of the new RDA software system and that errors were identified in the personal property tax book, requiring corrections to about 1,200 entries before accurate tax bills can be generated and mailed. As a result, her office requested an extension of the payment deadline to June 30 to allow time to correct the data and complete billing.

Amy Hudson further explained that the software implementation has caused delays in both the Commissioner's Office and the Treasurer's Office. She noted that Virginia Code sets specific timelines for mailing tax bills, including minimum notice periods and public notice requirements. She said about 5,000 tax bills must be printed, processed, and mailed, and that the delay in finalizing data affects her office's ability to meet those deadlines.

Vice-Mayor Staton moved to approve the tax payment due date extension, Councilmember Noel-Branch seconded, and the motion carried.

NB #4: FIRST READING OF AN ORDINANCE FOR ALLEYWAY ABANDONMENT BETWEEN EAST 31ST STREET & EAST 32ND STREET

Ms. Burch presented the following Ordinance:

Abandonment of Public Right of Way Portion of Alley in Block 21, Section 6

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that in accordance with Section 15.2-2006 through 2008 of the Code of Virginia, as amended, that the public right of way described in "Exhibit A" and "Exhibit B" attached hereto (the "Property"), shall be vacated and abandoned upon receipt of the consideration noted in "Exhibit A".

As this requested vacation of an alleyway is to accommodate the development of a new multifamily housing development in the City, in accordance with Section 15.2-2006 of the 1950 Code of Virginia, as amended, the City Council places the following conditions on the vacation of the alleyway:

1. The project will be developed substantially in accordance with the site plan dated August 29, 2024 and approved by the Planning Commission for the City on September 10, 2024.
2. The developer shall convey, prior to recordation of the abandonment, a right-of-way over the full width of the twenty-four (24) foot wide travel way of the new private street as shown on the site plan to all parcels which have frontage on the alley within this block, specifically the parcels identified as 18-1-6-21-1 and 19-1-6-21-19 and any future child parcels with frontage on this alley that may result from subdivision.
3. The developer shall maintain, from recordation of the abandonment and during all construction activity, a means of access for residents and guests of the property at 171 East 31st Street at least twelve (12) feet free of obstructions and in a condition equivalent to, or better than, the existing alley.
4. The developer shall install a fire hydrant within the public right-of-way during construction.
5. The developer and his successors shall be responsible in perpetuity for maintenance of the private street shown on the aforementioned site plan in a condition equal or better than the existing alley.
6. The City retains a perpetual easement over, under, and across the Property for the installation, maintenance, repair or replacement of all utilities, including, but not limited to, water and sewer lines; electric; cable; telephone; gas lines; and garbage pick-up. This easement may be used by adjacent property owners for private utilities with City approval.
7. If the developer fails to comply with the conditions contained in 1 through 3 prior to December 31, 2031, then this vacation of the alleyway shall be void and the alleyway shall again revert to and be owned by the City.

The City agrees to sign off on a recordable document acknowledging the completion of the conditions outlined in 1 through 4 above, once the developer has completed the conditions to the City's satisfaction and presents such a statement to the City for acknowledgment at its cost.

Nothing in this agreement shall prevent the developer or his successors from dedicating the private street to the City in the future with approval of City staff and City Council. Acceptance of the street as a public street or alley shall extinguish all conditions listed above.

BE IT FURTHER ORDAINED that this ordinance shall be recorded in the Clerk's Office of the Circuit Court for the City of Buena Vista, Virginia, and indexed under the names listed in "Exhibit A".

This ordinance shall be effective 30 days after adoption.

Tom Roberts explained the history and rationale for the proposal, noting that the original approval included an expiration clause and that delays resulted from stormwater infrastructure ownership issues, discussions with VDOT, and intermittent communication during the development process. He said the proposed private street concept was determined to be the most cost-effective option compared with maintaining a public street, particularly because of grading, surfacing, and utility considerations. Mr. Roberts added that if the alley is not abandoned, the development could potentially proceed as a public street, but doing so would create additional complications, including higher construction and maintenance standards, utility coordination challenges involving private sewer lines, and unclear responsibility for maintenance between public and private infrastructure.

Councilmembers raised questions about property access, emergency access, parking enforcement, and protections for adjacent property owners. Mr. Roberts said access easements would be in place to ensure continued legal access for affected property owners, including Mr. Smith, and that signage and possible towing enforcement would be used to address parking or obstruction issues. He added that any disputes would generally be handled as civil matters.

Councilmember Cash asked whether alternative access using existing City-owned street layouts, including an extension of 32nd Street, had been fully considered. Mr. Roberts responded that topography, grading needs, and site design made the proposed alley alignment more practical from an engineering standpoint, although alternative configurations were possible but less efficient. Councilmember Cash said he would like further evaluation of whether the project could proceed without abandoning the alley and requested more information on alternative design requirements and implications. Mayor Lineberry directed Mr. Handley and Mr. Roberts to determine what would be required to complete the project without abandoning the alleyway before Council takes a final vote.

NB #5: FIRST READING OF AN ORDINANCE ESTABLISHING THE TAX RATES FOR FISCAL YEAR 2027

Mr. Handley summarized the FY2027 budget process, noting that the City initially faced an estimated \$1.9 million shortfall driven primarily by mandated spending increases. He highlighted several major cost drivers, including a required increase of about \$265,000 in the local composite index contribution to the public schools, a 14.6% increase in employee health insurance premiums of about \$150,000, and rising regional cost-sharing obligations such as the 911 Center and regional jail. He also noted a \$17,000 increase in workers' compensation insurance premiums due to changes in the City's experience modification rate.

Mr. Handley explained that staff, along with the Budget & Finance Committee, prioritized balancing the budget without increasing tax rates. He described the City's "penny rate," or the revenue generated by a one-cent increase in the real estate tax rate, as about \$42,860, emphasizing the limited ability to generate revenue through tax increases alone. He said staff evaluated multiple revenue options, including fee and service rate adjustments, while seeking to minimize impacts on key community amenities such as schools, parks, and recreation facilities. He also noted that nine public budget meetings were held to gather input and discuss options with Council and the public.

He further explained that delays in state budget information and fluctuations in regional costs added complexity to the budget development process. Despite those challenges, staff and Council developed a balanced budget without increasing tax rates. Mr. Handley concluded that, although the process was difficult and required difficult decisions, the proposed budget represents the most responsible path forward given current fiscal conditions and uncertainty at the state level.

Mr. Handley presented the following Ordinance:

**Ordinance Establishing the Tax Rates for
The City of Buena Vista for Fiscal Year 2026-2027**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that in accordance with Section 26-1 of the Code of the City of Buena Vista, there is hereby levied upon taxable real estate an effective tax rate of Ninety-Eight Cents (\$0.98) per One Hundred Dollars (\$100.00) assessed valuation for the Fiscal Year 2026-2027, said levy to be based upon the value of such property as of July 1, 2026.

BE IT FURTHER ORDAINED, that there is hereby levied upon personal property a tax rate of Five Dollars and Eighty-Five Cents (\$5.85) per One Hundred Dollars (\$100.00) assessed valuation for the Calendar Year 2026, said levy to be based upon the value of such property as of January 1, 2026.

BE IT FURTHER ORDAINED, that there is hereby levied upon all public service corporation real estate the sum of Ninety-Eight Cents (\$0.98) per One Hundred Dollars (\$100.00) assessed valuation for the Fiscal Year 2026-2027, said levy to be based upon the value of such property as of July 1, 2026.

BE IT STILL FURTHER ORDAINED, that all other tax rates not expressly defined above shall remain the same until further action by Council.

NB #6: FIRST READING OF AN ORDINANCE APPROVING THE FISCAL YEAR 2027 MUNICIPAL BUDGET

Mr. Handley presented the following Ordinance:

**Ordinance Approving the
Fiscal Year 2026-2027 Municipal Budget**

WHEREAS the City Council, on May 7, 2026, held a public hearing on the proposed budget for the Fiscal Year 2026-2027; and

WHEREAS the City Council, through a series of publicly held Budget & Finance Committee meetings, has developed a balanced budget for Fiscal Year 2026-2027.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BUENA VISTA, that the following budget be and the same is hereby adopted for fiscal planning purposes.

**CITY OF BUENA VISTA, VIRGINIA
FY 2026-2027 PROPOSED MUNICIPAL BUDGET**

GENERAL FUND (FUND 10) REVENUES

<u>Description</u>	<u>Proposed</u>
General Property Tax	\$7,905,281
Other Local Taxes	\$2,358,545
Permits, Privilege Fees	\$68,920
Fines and Forfeitures	\$50,850
Earnings from Investments	\$3,000
Charge for Services	\$891,427

Miscellaneous Revenue	\$155,960
Non-Categorical Aid from Virginia	\$672,319
Shared Expenses	\$1,382,185
Categorical Aid - Virginia	\$3,846,350
Categorical Aid - Federal	\$308,685
Non-Revenue Receipts	\$23,800
Transfers - Other Funds	\$71,336
Total General Fund Revenues	\$17,738,659

GENERAL FUND (FUND 10) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
City Council	\$53,775
City Manager	\$157,583
Information Technology	\$220,920
City Attorney	\$74,000
Human Resources	\$35,353
Finance Department	\$215,241
Commissioner of the Revenue	\$263,169
Reassessment	\$44,050
City Treasurer	\$191,281
Insurance	\$86,226
Electoral Board	\$230,052
Circuit Court	\$5,855
General District Court	\$4,580
Juvenile & Domestic Relations Court	\$4,580
Clerk of the Circuit Court	\$312,971
City Sheriff	\$532,684
Commonwealth's Attorney	\$442,402
Criminal Justice Services	\$85,274
Police Department	\$2,232,851
BVPD SRO No. 2	\$0
BVPD SRO 402 Grant	\$127,788
BVPD SRO No. 1	\$89,443
BVPD SRO 275 Grant	\$87,490
BVPD V-STOP Grant	\$107,424
BVPD Community Resource Program	\$124,031
Fire Services	\$244,633
Rescue Services	\$195,694
Probation Office	\$900
Magistrate Office	\$190
Regional Jail	\$780,236
Juvenile Detention Center	\$15,000
Public Safety Communication Center	\$724,794
Inspections	\$109,625

Medical Examiner	\$90
Administration & Engineering	\$112,287
Street Maintenance	\$1,023,589
Streetlights	\$71,000
Refuse Collection Department	\$844,939
Building & Grounds	\$465,456
Green Hill Cemetery	\$42,365
Fleet Services	\$221,083
General Tax Relief	\$114,055
Social Services	\$2,443,830
Economic Development	\$235,256
Community Development	\$159,743
Transfer to School Fund	\$2,559,791
Transfers to Other Funds	\$544,530
Debt Service	\$230,222
Non-Profit Agencies	\$824,874
Retiree Medical Plan	\$43,655
Miscellaneous Expenditures	\$1,800
Total General Fund Expenditures	\$17,738,659

PARKS & RECREATION FUND (FUND 12) REVENUES

<u>Description</u>	<u>Proposed</u>
Charge for Services	\$534,605
Miscellaneous Revenues	\$5,025
Gift Shop Sales	\$3,250
Transfer from General Fund	\$489,606
Total Park & Rec Fund Revenues	\$1,032,486

PARKS & RECREATION FUND (FUND 12) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Administration	\$359,716
Recreation	\$18,900
Parks and Campgrounds	\$443,862
Activities	\$49,250
Swimming Pool	\$160,758
Total Parks & Rec Fund Expenditures	\$1,032,486

WATER FUND (FUND 13) REVENUES

<u>Description</u>	<u>Proposed</u>
Charge for Services	\$1,370,975
Total Water Fund Revenues	\$1,370,975

WATER FUND (FUND 13) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Water Administration	\$358,646
Water Maintenance	\$312,757
Water Production	\$475,663
Debt Service	\$223,908
Total Water Fund Expenditures	\$1,370,975

SEWER FUND (FUND 33) REVENUES

Charge for Services	\$1,434,515
Total Sewer Fund Revenues	\$1,434,515

SEWER FUND (FUND 33) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Sewer Administration	\$324,738
Sewer Maintenance	\$266,143
Wastewater Treatment Plant	\$843,634
Total Sewer Fund Expenditures	\$1,434,515

SCHOOL FUND (FUND 19) REVENUES

<u>Description</u>	<u>Proposed</u>
Local Funds	\$18,500
State Funds	\$11,500,452
Federal Funds	\$606,474
Transfer from General Fund	\$2,559,791
Total School Fund Revenues	\$14,685,217

SCHOOL FUND (FUND 19) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
School Expenses	\$14,685,217
Total School Fund Expenditures	\$14,685,217

SCHOOL CONSTRUCTION FUND (FUND 25) REVENUES

<u>Description</u>	<u>Proposed</u>
Interest Recovery	\$18,467
Transfer from General Fund	\$24,297
Total School Construction Fund Revenues	\$42,764

SCHOOL CONSTRUCTION FUND (FUND 25) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Bond Payment - Principal	\$23,181

Bond Payment - Interest	\$19,583
Total School Construction Fund Expenditures	\$42,764

SCHOOL NUTRITION FUND (FUND 26) REVENUES

<u>Description</u>	<u>Proposed</u>
Charges for Services	\$71,326
Categorical Aid - State	\$28,667
Categorical Aid - Federal	\$761,631
Total School Nutrition Fund Revenues	\$861,624

SCHOOL NUTRITION FUND (FUND 26) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Nutrition Expenses	\$861,624
Total School Nutrition Fund Expenditures	\$861,624

SENIOR CENTER FUND (FUND 27) REVENUES

<u>Description</u>	<u>Proposed</u>
VPAS	\$8,500
Total Senior Center Fund Revenues	\$8,500

SENIOR CENTER FUND (FUND 27) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Utilities	\$8,500
Total Senior Center Fund Expenditures	\$8,500

NB #7: FIRST READING OF AN ORDINANCE APPROPRIATING FUNDS FOR THE OPERATION OF THE CITY OF BUENA VISTA FOR FISCAL YEAR 2027

Mr. Handley presented the following Ordinance:

**Ordinance Appropriating Funds for the Operation of
The City of Buena Vista for Fiscal Year 2026-2027**

BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF BUENA VISTA, VIRGINIA, that in accordance with Section 4-1, Budgets and Appropriations, of the Charter of Buena Vista, funds to support the operations of the City for the Fiscal Year 2026-2027 are hereby appropriated effective July 1, 2026 in the amount of \$37,174,739 and in accordance with the following provisions:

General Fund	\$17,738,658
Parks & Recreation Fund	\$1,032,486
Water Fund	\$1,370,975
Sewer Fund	\$1,434,515

School Fund	\$14,685,217
School Construction Fund	\$42,764
School Nutrition Fund	\$861,624
Senior Center Fund	\$8,500
TOTAL FY 2026-2027 BUDGET	\$37,174,739

ADJOURNMENT

With no further business, the meeting adjourned at 7:51 p.m.

Sarah M. Burch, Clerk of Council

Jesse D. Lineberry, Mayor

City of Buena Vista, Virginia

Department of Public Works

Vision, Mission, and Values Policy

Policy Purpose

This policy establishes the Vision, Mission, and Core Values of the City of Buena Vista Department of Public Works. These statements provide clear guidance for departmental decision-making, strategic planning, service delivery, and stewardship of public resources. This policy is intended for internal guidance and public transparency.

Vision

The Buena Vista Department of Public Works aspires to be a trusted steward of the City's infrastructure, supporting a safe, resilient, and well-maintained community for current and future generations.

Mission

The mission of the Buena Vista Department of Public Works is to plan, operate, maintain, and improve the City's public infrastructure and essential services in a safe, efficient, and responsible manner, while protecting public health, complying with all applicable laws and regulations, and responsibly stewarding public resources.

Core Values

Stewardship

We responsibly manage and maintain the City's infrastructure, financial resources, and natural assets with a long-term perspective, recognizing our obligation to current residents and future generations.

Safety and Reliability

We prioritize the protection of public health and safety by maintaining reliable infrastructure and following established standards, procedures, and regulations in all aspects of our work.

Accountability and Professionalism

We conduct our work with integrity, professionalism, and accountability, maintaining transparency, regulatory compliance, and respectful service to the public and city leadership.

Application

These Vision, Mission, and Core Values statements shall guide:

- Departmental planning and operational decision-making
 - Development of policies, procedures, and standards
 - Budget preparation and capital improvement planning
 - Employee expectations and professional conduct
 - Communication with City leadership and the public
-

Policy Statement

This policy is declarative in nature and is not intended to create contractual obligations, personnel rights, or performance guarantees. The City of Buena Vista reserves the right to revise or amend this policy as organizational needs or governing priorities evolve.

Adoption

Adopted by the Public Works Department on: 5-21-2026

Approved by: Michael Loudermilk

Title: Public Works Director



Planning Commission
CITY OF BUENA VISTA
CITY COUNCIL APPOINTED BODIES
APPLICATION FOR APPOINTMENT

Thank you for expressing your interest in serving on a City Council-appointed authority, board, commission, or committee. All appointments shall be at the discretion of the Buena Vista City Council. To ensure your application will receive full consideration, please answer all questions completely. You will be notified upon appointment. If not selected, your application will remain on file in the City Clerk's office for one year for consideration of future vacancies.

Upon completion, please forward your application to Sarah Burch, City Clerk, in person or by mail at City Hall, 2039 Sycamore Avenue, Buena Vista, VA 24416; or by email to sarah.burch@bvcity.org.

APPLICANT INFORMATION

Name: _____

Home Address: _____

Telephone Number: _____ Email Address: _____

Employer/Occupation: _____

Business Address: _____

Business Telephone Number: _____ Dates of Employment: _____

Education: _____

ELIGIBILITY

Do you live inside the Buena Vista City Limits: _____

Are you over the age of 18: _____ Are you a registered voter: _____

Can you attend at least 75% of the meetings of the board to which you are applying: _____

Are you presently more than 30 days delinquent on any City of Buena Vista taxes: _____

INTEREST

Authority, Board, Commission, or Committee you are applying for: _____

Are you currently a member of a Council-appointed Authority, Board, Commission, or Committee: _____

If yes, please specify: _____

Current or previous Civic, Service Organization, or Volunteer experience: _____

Why are you interested in serving as a member of this Authority, Board, Commission, or Committee:

List any additional information which may qualify you for this appointment: _____

ETHICS & CRIMINAL HISTORY

- Do you or any member of your immediate family residing in your household hold a position (paid or unpaid) with any person or entity, or have a contract with or any obligation to any person or entity, which might constitute a conflict of interest with the position for which you are applying? For purposes of this question, "entity" specifically includes, but is not limited to, the City of Buena Vista and any entity which receives funds from the City: _____

If yes, please explain: _____

- Have you been convicted of a law violation, including moving traffic violations (i.e., speeding), since your 18th birthday: _____

If yes, please explain: _____

- Have you been convicted of a misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating) since your 18th birthday: _____

If yes, please explain: _____

- Have you ever been convicted of a felony: _____

If yes, please explain: _____

By submitting this application to the City of Buena Vista, I hereby certify that all information contained herein is true and complete and I consent to the dissemination of this document to the general public.

Applicant Signature

Date of Submission

Notes:

- **City Council requires a minimum of 75% attendance at all meetings of the board to which you are appointed. Absences may be excused per circumstance. Three consecutive unexcused absences will result in loss of membership.**
- **Members of the Planning Commission, Economic Development Authority, and Board of Zoning Appeals are required to file an annual Statement of Economic Interests and/or Real Estate Holdings Disclosure.**



ORDINANCE

Abandonment of Public Right of Way Portion of Alley in Block 21, Section 6 4/30/2026

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that in accordance with Section 15.2-2006 through 2008 of the Code of Virginia, as amended, that the public right of way described in "Exhibit A" and "Exhibit B" attached hereto ("the Property"), shall be vacated and abandoned upon receipt of the consideration noted in "Exhibit A".

As this requested vacation of an alleyway is to accommodate the development of a new multifamily housing development in the City, in accordance with 15.2-2006 of the 1950 Code of Virginia, as amended, the City Council places the following conditions on the vacation of the alleyway:

1. The project will be developed substantially in accordance with the site plan dated August 29th 2024 and approved by the Planning Commission for the City on September 10th 2024.
2. The developer shall convey, prior to recordation of the abandonment, a right of way over the full width of the twenty-four (24) foot wide travel way of the new private street as shown on the site plan to all parcels which have frontage on the alley within this block, specifically the parcels identified as 18-1-6-21-1 and 19-1-6-21-19 and any future child parcels with frontage on this alley that may result from subdivision.
3. The developer shall maintain, from recordation of the abandonment and during all construction activity, a means of access for residents and guests of the property at 171 E 31st Street at least twelve (12) feet free of obstructions and in a condition equivalent to, or better than, the existing alley.
4. The developer shall install a fire hydrant within the public right-of-way during construction.
5. The developer and his successors shall be responsible in perpetuity for maintenance of the private street shown on the aforementioned site plan in a condition equal or better than the existing alley.
6. The City retains a perpetual easement over, under and across the Property for the installation, maintenance, repair or replacement of all utilities, including, but not limited to, water and sewer lines; electric; cable; telephone; gas lines; and garbage pick-up. This easement may be used by adjacent property owners for private utilities with City approval.
7. If the developer fails to comply with the conditions contained in 1 through 3 prior to December 31st 2031, then this vacation of the alleyway shall be void and the alleyway shall again revert to and be owned by the City.

The City agrees to sign off on a recordable document acknowledging the completion of the conditions outlined in 1 through 4 above, once the developer has completed the conditions to

the City's satisfaction and presents such a statement to the City for acknowledgement at its cost.

Nothing in this agreement shall prevent the developer or his successors from dedicating the private street to the City in the future with approval of City staff and City Council. Acceptance of the street as a public street or alley shall extinguish all conditions listed above.

BE IT FURTHER ORDAINED that this ordinance shall be recorded in the Clerk's Office of the Circuit Court for the City of Buena Vista, Virginia, and indexed under the names listed in Exhibit A.

This ordinance shall be effective 30 days after adoption.

Jesse Lineberry, Mayor

ATTEST:

Sarah Burch, Clerk of Council

Date



STAFF REPORT

TYPE: ROW Abandonment
PROJECT: 100 Block E 31st Street
DATE: 5/14/2026

SYNOPSIS

Abandon 200' of alley for creation of a private street to serve 15 new townhomes.

Summary

- Street frontage is necessary for development of the townhomes.
- Access easement for owners served by existing alley has already been recorded.
- Abandonment was previously approved in 2024 but expired due to timeline that was condition of ordinance.

ANALYSIS

Overview

The developer, Joe Whetstone, presented this project of 15 townhomes for approval in 2024. Although the underlying land is zoned R4 Medium Density Residential and allows townhouses by right, the project is complex because of the street frontage requirement, alley abandonment, stormwater management pond, and sanitary sewer.

The attached site plan shows the proposed private street, which has a 50-foot wide right of way; the existing alley; and the stormwater management pond lot. It was the City's intent to abandon the alley and sell the necessary portion of the stormwater management (SWM) pond lot to the developer so that the street could be completed.

Reason for abandonment and use

New development requires developed street frontage on either a public or private street. These townhouses will front on a new private street located where the alley currently is. Development as a private street was chosen instead of a public street for several reasons:

- The water and sanitary sewer design requires multiple private lines crossing the street, primarily because there will be a private sewer pump station. Private sewer lines in the public ROW are strongly discouraged because they lead to liability and maintenance concerns.
- Private streets can be constructed more cost effectively than public streets. Private streets can be gravel. However, the owner is responsible for all maintenance of gravel—not the City.
- Although future connection with West 31st Street is possible, it is not likely in the near future due to land assembly and infrastructure costs. Therefore this new street will primarily serve the new townhouse development.

Protections for adjacent properties and City

One of the chief concerns of the project was protecting the accessibility of the existing adjacent homeowner at 171 E 31st St, who use this alley as their driveway. Especially because this dead-end alley serves only one property, there have been challenges maintaining the surface and collecting trash here over the years. For this reason, the abandonment ordinance provides specific requirements for maintaining access for this homeowner (and other adjacent undeveloped properties) in as good a condition as the current alley or better. The developer has

already recorded an access easement for the adjacent property owners which protects this right in perpetuity. Like all ROW abandonment ordinances, this includes language to retain a perpetual utility easement for the City's use, but also language to ensure adjacent property owners can use this utility easement for private utilities as well.

The original abandonment ordinance approved in 2024 included a tight timeline for construction of the new private street. This was intended to protect both the City and the adjacent owner in the event that the abandonment was finalized but the development not completed. We wanted to be certain that the access for 171 E 31st was not in limbo—not a public alley, and not a properly developed private street. The revised abandonment ordinance modifies the language and gives until 2031 for the development to be completed.

Reason re-authorization needed

The 2024 abandonment required that the street construction begin by March 2025 and be completed by December 2025. In early 2025, it was discovered that the SWM pond lot is owned by the Commonwealth of Virginia not the City. This was due to poor recordkeeping and staff assumptions, and not the developer. Although the developer wished to move forward the City could not allow construction until ownership or use of the SWM pond lot was resolved.

After delays communicating with VDOT, staff determined that the City controlled use of this land because it is classified as right of way. Therefore, the City can allow use and construction on it by a private party. The developer signed a Memorandum of Understanding with the City governing use of this ROW until the City can acquire it and sell to the developer. The City has initiated the process of transferring the property from VDOT to the City. The property transfer requires significant documentation and will include all the land and ROW acquired as part of this particular VDOT road improvement project from the 1990's. This should come to Council as a resolution in the next few months.

Price

At the standard price of \$0.75/sf, the price of the ROW to be abandoned is \$1968.75. This amount was paid last year and the abandonment was recorded, although due to the expiration it is void.

Alternatives to Abandonment

At the May 7th Council meeting, there was discussion of whether the applicant and staff had adequately considered alternatives to abandonment of the alley and creation of a private street. In 2024 when originally working with the applicant, staff did extensive analysis of different possibilities (use of 32nd Street, opening a public street, leaving alley public, different entrance location, etc.) and determined that the final design approved in 2024 was the most efficient and sustainable layout and legal status.

Overarching Goals

For development projects that involve extending or improving road or utility infrastructure like this, staff seek the following goals:

- Limiting City liability for future maintenance responsibilities
- When public infrastructure is built, ensuring it is robust and meets applicable standards
- Facilitating potential future growth of the transportation network as well as utilities
- Sustainability in terms of service delivery, maintenance, and the environment

- Cost-effectiveness to the developer

This often means looking for creative solutions such as changing existing platted lot lines or ROW alignments and creating private streets. The original City “gridiron” plat has many advantages and has served the City well, but it was done irrespective to topography other than the largest ridges and hills. Most of the topographically “easy” sites have been developed, leaving sites that are more complicated or where the layout of lots and streets does not facilitate development.

Factors in Final Design

The developer sought this site because it was already zoned R4 Medium Density Residential, was the most level of the land in the general vicinity, and was close to an existing street.

Why use existing alley as primary entrance and street?

- Least amount of clearing and grading, and most logical location for access road in topography
- Uses existing established entrance which has good visibility north/south of vehicles on Catalpa Ave
- Least disruptive means of maintaining sole access to Smith property

Why not develop 32nd Street as entrance?

- Significantly more grading required due to slope up from level of alley to level of 32nd St
- Smith property still must have access, so the alley must remain in place regardless
- With alley remaining in place – it either remains public, and thus is cuts through the middle of the development; or it is abandoned, which is essentially what is proposed already

Why a new private street, instead of public alley or public street?

- Private street makes maintenance responsibility crystal clear (entirely on property owner, not on City)
- If it remained a public alley surrounded by private parking lot, City would remain involved in perpetuity in maintaining an alley that receives far more traffic than it currently does
- Public street would have higher cost as it must be paved
- If public alley or street, complicated maintenance relationship for private utilities crossing it – would need to have an MOU that outlines responsibilities, developer would need to coordinate utility repairs as well as resurfacing with City – additional work in perpetuity

Staff Recommendation

This project represents a major positive step in construction of new housing. The developer has patiently worked with the City on the many complexities of this project, including the site design, utilities with a private sewer pump station, private street and access easements, SWM pond lot use and ownership. Planning Commission and City Council reviewed and approved the many aspects of this project in 2024, and staff strongly recommend re-approval of this alley abandonment.

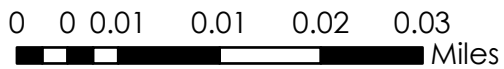


EXHIBIT B
100 Block E 31st St
Alley Abandonment

10/11/2024



CONNECT TO EX S&WR MH, CORE FOR 2" FORCE MAIN. COORDINATE W/ CITY OF BUENA VISTA PUBLIC WORKS

2" GATE VALVE & BOX BEHIND CURB

APPROXIMATE DIRECTION

STRM GRATE TOP=942.72 INV=940.75

STRM GRATE TOP=943.52 INV=937.67

STRM INLET TOP=944.19 IN=940.09 IO=938.99

TRACER CAP

STRM INLET TOP=943.73 IN=936.98 IO=936.88

STRM INLET TOP=941.29 IN(A)=936.59 IN(B)=936.09 IO=936.09

2" S&WR FORCE MAIN STONE BEDDED W/ 30" MIN. COVER

CATALPA AVENUE 60' R/W

RELOCATED POWER POLE

2" WATER METER

CONNECT TO EX WTR LINE COORDINATE W/ CITY OF BUENA VISTA PUBLIC WORKS

APPROXIMATE DIRECTION

STRM INLET TOP=930.70 IN(A)=925.70 IN(B)=925.60 IO=924.40

STRM INLET TOP=930.48 IN=926.13 IO=926.08

32ND STREET 60' R/W (NOT DEVELOPED)

100.00' N 78°50'41" E

100.00' N 78°50'41" E

IRON ROD SET

IRON ROD FOUND

IRON ROD FOUND

TOWNHOME #3 TWO-STORY 1,912 G6F 1ST FLOOR FF = 931.50 HEIGHT = 28'

TOWNHOME #1 TWO-STORY 1,912 G6F 1ST FLOOR FF = 933.50 HEIGHT = 28'

TOWNHOME #4 TWO-STORY 1,434 G6F 1ST FLOOR FF = 928.60 HEIGHT = 28'

TOWNHOME #2 TWO-STORY 1,912 G6F 1ST FLOOR FF = 931.00 HEIGHT = 28'

STORMWATER MANAGEMENT FACILITY #1 SEE SHEET C205

S&WR PUMP STATION SEE PUMP PLAN SHEET C204

NOTE: 4" SLOTTED PVC PIPE @ PUMP STATION IS NOT PERMITTED TO DAYLIGHT IN THE STORMWATER MANAGEMENT FACILITY

31ST STREET 60' R/W (NOT DEVELOPED)

ALLEY 15' R/W

DI-3B W/ 4" THROAT IO=923.20 IN=923.30

4" CAP W/ RESTRAIN JOINTS

4" C900 WL

6" HDPE OR SDR35 PVC

10" NYLOPLAST W/ STD GRATE INV=923.50

6" SDR35 PVC GRAVITY SEWER

10" NYLOPLAST W/ STD GRATE INV=924.06

IRON ROD FOUND

IRON ROD FOUND

IRON ROD FOUND

IRON ROD FOUND

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

<

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and entered into between the **City of Buena Vista, Virginia** (“City”) and **Horizon Properties and Development, LLC** (“Horizon”)

WHEREAS, Horizon is the owner of Lots 9, 10, 11, 12, 21, 22 and 23 of Block 21, Section 6, in the City of Buena Vista and the former alleyway adjacent to these lots; and

WHEREAS, Horizon is developing a townhouse project on its aforesaid property and needs access to its property over a portion of Lot 24, Block 21, Section 6; and

WHEREAS, Lot 24 contains a retention pond that Horizon is to use and a portion of the lot adjacent to the former alley, which is to be used by Horizon as a part of its entrance roadway into the project; and

WHEREAS, Lot 24 is controlled by the City, but is owned by the Virginia Department of Transportation; and

WHEREAS, The City is in the process of obtaining Fee Simple Title to Lot 24, but until then, will allow Horizon access to the lot for the drainage pond and roadway in accordance with the terms hereof.

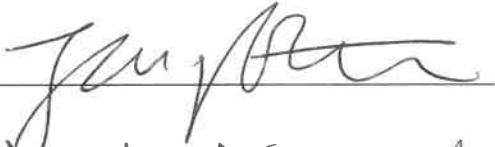
NOW THEREFORE and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Lot 24 has been under the control and direction of the City, and therefore to the extent it can, the City hereby allows Horizon to access Lot 24 to use and expand the drainage pond thereon and to construct its entrance road to the townhouse project over a portion of this lot adjacent to the old alleyway.
2. Horizon acknowledges that the City does not have Fee Simple Title to Lot 24, and that the access given to them on and over Lot 24, and to the use and expansion of the drainage pond is based solely upon the City’s prior control over this Lot.
3. Horizon agrees that any loss or damages it incurs as a result of this Memorandum of Understanding or the use of Lot 24 shall be its expense only and it will not attempt to hold the City liable for any such loss.
4. Horizon will hold the City harmless for any amount or costs that it may incur as a result of this Memorandum of Understanding.

5. The City will continue to work with Virginia Department of Transportation to acquire Lot 24 but cannot guarantee that this will occur.
6. This Memorandum of Understanding shall be applied and interpreted in accordance with the laws of the Commonwealth of Virginia and any court action associated with this Memorandum of Understanding shall occur in the Circuit Court for the City of Buena Vista, Virginia.

Witness the following signatures:

CITY OF BUENA VISTA

By: 

Its: Director of Community Development

4/3/2026

HORIZON PROPERTIES AND
DEVELOPMENT, LLC

By: 

Its: Owner Manager

Prepared By:
Heslep & Kearney, P.C.
P.O. Box 905
Lexington, VA 24450
Brian J. Kearney, VSB #26363

Prepared without benefit of title examination

Tax Map # 18-1-6-21-9, 19-1-6-21-11 and 19-1-6-21-21

THIS DEED OF EASEMENT is made and entered into this 8th day of January 2025, by and between **HORIZON PROPERTIES AND DEVELOPMENT, LLC** (“Horizon”), (“GRANTOR”), and **MELISSA K. SMITH** , (“Smith”) and **P. JERRY COLEMAN and WILFORD P. RAMSEY, JR.** (“Coleman”) (“GRANTEES”).

WITNESSETH:

WHEREAS, by ordinance adopted on October 17th 2024 (“Ordinance”) and recorded immediately prior to this Deed of Easement, the City of Buena Vista, Virginia vacated a portion of its alleyway off of Catalpa Avenue, between 31st and 32nd Street, transferring fee simple interest in the alley to Horizon Properties and Development, LLC (“Horizon”); and

WHEREAS, as part of this abandonment of the 15 foot alley, Horizon agreed to convey a new 24 foot easement for ingress and egress to two properties, one owned by Smith, the second by Coleman, for access from their property to Catalpa Avenue.

NOW THEREFORE and in consideration of the request for the abandonment by the City of Buena Vista of an alleyway and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties, the GRANTOR does hereby, grant and convey the following easement to the properties currently owned by Smith and Coleman.

Horizon hereby grants a perpetual non-exclusive easement for ingress and egress over a new roadway 24’ in width, the center line of which is the alley being abandoned in the Ordinance by the City to the end of their property to a public alley, (and as further shown on Exhibit “B” to the Ordinance) so as to provide access to the property currently owned by Smith, having a street

address of 171 E. 31st Street, Tax Map # 19-1-6-21-19 and to the property owned by Coleman, Tax Map #18-1-6-21-1.

The GRANTOR, its successors or assigns, shall be responsible in perpetuity for the maintenance of this new roadway.

This easement shall be subject to the terms and conditions of the Ordinance and the GRANTEES their successors or assigns, shall have the benefit of all such terms and conditions and therefore be able to enforce the same.

GRANTOR shall have the right to build and use the surface of the easement for drainage ditches and private streets, roads, driveways and other similar uses.

GRANTOR further reserves the right to dedicate all or any part of the property affected by this easement to the City for use as a public street, road or alley, if the dedication can be accomplished without extinguishing or otherwise interfering with the rights of the GRANTEES in the easement.

While GRANTOR maintains the duty to maintain a well-kept roadway for the GRANTEES access, GRANTEES agree to share in the preservation of the easement property by causing no excessive damage, beyond that of typical wear and tear due to normal use, to the easement property. It shall be the duty of the GRANTEES to repair any excessive damage caused by the GRANTEES. GRANTEES successors or assigns and guests to their property, including, but not limited to, damage caused by excessive speed and aggressive acceleration.

This agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement, whether oral or written, concerning the subject matter of this agreement.

This agreement shall be construed in accordance with the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the above Limited Liability Company, GRANTOR, has caused this instrument to be executed in the appropriate company name by the duly authorized member(s) or manager(s).

Horizon Properties and Development, LLC

By: [Signature] (SEAL)
Joseph Whetstone
Its: Member/Manager

STATE/Commonwealth of Virginia)
CITY/COUNTY OF Buena Vista) to-wit:

The foregoing Deed of Easement bearing the date of the 8th day of January 2025 was acknowledged before me in the jurisdiction aforesaid by Joseph Whetstone, member/manager of Horizon Properties and Development, LLC

Given under my hand this 8th day of January 2025.

[Signature]
NOTARY PUBLIC

My commission expires: 10/31/2025
Notary Registration Number 7970380



City of Buena Vista, Virginia

[Signature]
Jason Tyree
City Manager for Buena Vista, Virginia

STATE/Commonwealth of Virginia)
CITY/COUNTY OF Buena Vista) to-wit:

The foregoing Deed of Easement bearing the date of the 18th day of November 2024 was acknowledged before me in the jurisdiction aforesaid by Jason Tyree the city Manager for the City of Buena Vista, Virginia.

Given under my hand this 8th day of January 2025.

[Signature]
NOTARY PUBLIC

My commission expires: 10/31/2025
Notary Registration Number 7970380



Accepted as to form:

[Signature]
Brian J. Kearney
City Attorney, City of Buena Vista, Virginia

INSTRUMENT 202500031
RECORDED IN THE CLERK'S OFFICE OF
BUENA VISTA CIRCUIT COURT ON
JANUARY 21, 2025 AT 02:57 PM
CHRISTOPHER W. COLEMAN, CLERK
RECORDED BY: TTG



CITY OF BUENA VISTA
ORDINANCE ESTABLISHING THE TAX RATES FOR
THE CITY OF BUENA VISTA FOR FISCAL YEAR 2026-2027

BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF BUENA VISTA, VIRGINIA, that in accordance with Section 26-1 of the Code of the City of Buena Vista, there is hereby levied upon taxable real estate an effective tax rate of Ninety-Eight Cents (\$0.98) per One Hundred Dollars (\$100.00) assessed valuation for the Fiscal Year 2026-2027, said levy to be based upon the value of such property as of July 1, 2026.

BE IT FURTHER ORDAINED, that there is hereby levied upon personal property a tax rate of Five Dollars and Eighty-Five Cents (\$5.85) per One Hundred Dollars (\$100.00) assessed valuation for the Calendar Year 2026, said levy to be based upon the value of such property as of January 1, 2026.

BE IT FURTHER ORDAINED, that there is hereby levied upon all public service corporation real estate the sum of Ninety-Eight Cents (\$0.98) per One Hundred Dollars (\$100.00) assessed valuation for the Fiscal Year 2026-2027, said levy to be based upon the value of such property as of July 1, 2026.

BE IT STILL FURTHER ORDAINED, that all other tax rates not expressly defined above shall remain the same until further action by Council.

Jesse D. Lineberry, Mayor

ATTEST:

Sarah M. Burch, Clerk of Council

Date of Adoption



CITY OF BUENA VISTA, VIRGINIA

ORDINANCE APPROVING THE FISCAL YEAR 2026-2027 MUNICIPAL BUDGET

WHEREAS the City Council, on May 7, 2026, held a public hearing on the proposed budget for the Fiscal Year 2026-2027; and

WHEREAS the City Council, through a series of publicly held Budget & Finance Committee meetings, has developed a balanced budget for Fiscal Year 2026-2027.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BUENA VISTA, that the following budget be and the same is hereby adopted for fiscal planning purposes:

CITY OF BUENA VISTA, VIRGINIA FY 2026-2027 PROPOSED MUNICIPAL BUDGET

GENERAL FUND (FUND 10) REVENUES

<u>Description</u>	<u>Proposed</u>
General Property Tax	\$7,905,281
Other Local Taxes	\$2,358,545
Permits, Privilege Fees	\$68,920
Fines and Forfeitures	\$50,850
Earnings from Investments	\$3,000
Charge for Services	\$891,427
Miscellaneous Revenue	\$155,960
Non-Categorical Aid from Virginia	\$672,319
Shared Expenses	\$1,382,185
Categorical Aid - Virginia	\$3,846,350
Categorical Aid - Federal	\$308,685
Non-Revenue Receipts	\$23,800
Transfers - Other Funds	\$71,336
Total General Fund Revenues	\$17,738,659

GENERAL FUND (FUND 10) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
City Council	\$53,775
City Manager	\$157,583
Information Technology	\$220,920
City Attorney	\$74,000
Human Resources	\$35,353
Finance Department	\$215,241
Commissioner of the Revenue	\$263,169
Reassessment	\$44,050
City Treasurer	\$191,281

Insurance	\$86,226
Electoral Board	\$230,052
Circuit Court	\$5,855
General District Court	\$4,580
Juvenile & Domestic Relations Court	\$4,580
Clerk of the Circuit Court	\$312,971
City Sheriff	\$532,684
Commonwealth's Attorney	\$442,402
Criminal Justice Services	\$85,274
Police Department	\$2,232,851
BVPD SRO No. 2	\$0
BVPD SRO 402 Grant	\$127,788
BVPD SRO No. 1	\$89,443
BVPD SRO 275 Grant	\$87,490
BVPD V-STOP Grant	\$107,424
BVPD Community Resource Program	\$124,031
Fire Services	\$244,633
Rescue Services	\$195,694
Probation Office	\$900
Magistrate Office	\$190
Regional Jail	\$780,236
Juvenile Detention Center	\$15,000
Public Safety Communication Center	\$724,794
Inspections	\$109,625
Medical Examiner	\$90
Administration & Engineering	\$112,287
Street Maintenance	\$1,023,589
Streetlights	\$71,000
Refuse Collection Department	\$844,939
Building & Grounds	\$465,456
Green Hill Cemetery	\$42,365
Fleet Services	\$221,083
General Tax Relief	\$114,055
Social Services	\$2,443,830
Economic Development	\$235,256
Community Development	\$159,743
Transfer to School Fund	\$2,559,791
Transfers to Other Funds	\$544,530
Debt Service	\$230,222
Non-Profit Agencies	\$824,874
Retiree Medical Plan	\$43,655
Miscellaneous Expenditures	\$1,800
Total General Fund Expenditures	\$17,738,659

PARKS & RECREATION FUND (FUND 12) REVENUES

<u>Description</u>	<u>Proposed</u>
Charge for Services	\$534,605
Miscellaneous Revenues	\$5,025
Gift Shop Sales	\$3,250
Transfer from General Fund	\$489,606
Total Park & Rec Fund Revenues	\$1,032,486

PARKS & RECREATION FUND (FUND 12) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Administration	\$359,716
Recreation	\$18,900
Parks and Campgrounds	\$443,862
Activities	\$49,250
Swimming Pool	\$160,758
Total Parks & Rec Fund Expenditures	\$1,032,486

WATER FUND (FUND 13) REVENUES

<u>Description</u>	<u>Proposed</u>
Charge for Services	\$1,370,975
Total Water Fund Revenues	\$1,370,975

WATER FUND (FUND 13) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Water Administration	\$358,646
Water Maintenance	\$312,757
Water Production	\$475,663
Debt Service	\$223,908
Total Water Fund Expenditures	\$1,370,975

SEWER FUND (FUND 33) REVENUES

Charge for Services	\$1,434,515
Total Sewer Fund Revenues	\$1,434,515

SEWER FUND (FUND 33) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Sewer Administration	\$324,738
Sewer Maintenance	\$266,143
Wastewater Treatment Plant	\$843,634

Total Sewer Fund Expenditures **\$1,434,515**

SCHOOL FUND (FUND 19) REVENUES

<u>Description</u>	<u>Proposed</u>
Local Funds	\$18,500
State Funds	\$11,500,452
Federal Funds	\$606,474
Transfer from General Fund	\$2,559,791
Total School Fund Revenues	\$14,685,217

SCHOOL FUND (FUND 19) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
School Expenses	\$14,685,217
Total School Fund Expenditures	\$14,685,217

SCHOOL CONSTRUCTION FUND (FUND 25) REVENUES

<u>Description</u>	<u>Proposed</u>
Interest Recovery	\$18,467
Transfer from General Fund	\$24,297
Total School Construction Fund Revenues	\$42,764

SCHOOL CONSTRUCTION FUND (FUND 25) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Bond Payment - Principal	\$23,181
Bond Payment - Interest	\$19,583
Total School Construction Fund Expenditures	\$42,764

SCHOOL NUTRITION FUND (FUND 26) REVENUES

<u>Description</u>	<u>Proposed</u>
Charges for Services	\$71,326
Categorical Aid - State	\$28,667
Categorical Aid - Federal	\$761,631
Total School Nutrition Fund Revenues	\$861,624

SCHOOL NUTRITION FUND (FUND 26) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Nutrition Expenses	\$861,624
Total School Nutrition Fund Expenditures	\$861,624

SENIOR CENTER FUND (FUND 27) REVENUES

<u>Description</u>	<u>Proposed</u>
VPAS	\$8,500
Total Senior Center Fund Revenues	\$8,500

SENIOR CENTER FUND (FUND 27) EXPENDITURES

<u>Description</u>	<u>Proposed</u>
Utilities	\$8,500
Total Senior Center Fund Expenditures	\$8,500

Jesse D. Lineberry, Mayor

ATTEST:

Sarah M. Burch, Clerk of Council

Date of Adoption



CITY OF BUENA VISTA
ORDINANCE APPROPRIATING FUNDS FOR
THE CITY OF BUENA VISTA FOR FISCAL YEAR 2026-2027

BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF BUENA VISTA, VIRGINIA, that in accordance with Section 4-1, Budgets and Appropriations, of the Charter of Buena Vista, funds to support the operations of the City for the Fiscal Year 2026-2027 are hereby appropriated effective July 1, 2026 in the amount of \$37,174,739 and in accordance with the following provisions:

General Fund	\$17,738,658
Parks & Recreation Fund	\$1,032,486
Water Fund	\$1,370,975
Sewer Fund	\$1,434,515
School Fund	\$14,685,217
School Construction Fund	\$42,764
School Nutrition Fund	\$861,624
Senior Center Fund	\$8,500
TOTAL FY 2026-2027 BUDGET	\$37,174,739

Jesse D. Lineberry, Mayor

ATTEST:

Sarah M. Burch, Clerk of Council

Date of Adoption

NB #1



ORDINANCE

**Conditional Use Permit for Campground
Rockbridge Creative Institute, 801 Meridian Pkwy, Tax Map 8-1---1
5/15/2026**

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, pursuant to Section 617.03-3 of the Land Development Regulations, a Conditional Use Permit shall be issued for the operation of a campground with 20 spaces at the Rockbridge Creative Institute, 801 Meridian Pkwy, Tax Map 8-1---1, in accordance with the staff report and site plant attached hereto as Exhibit A.

This ordinance shall be effective 30 days following adoption by City Council.

Jesse Lineberry, Mayor

ATTEST:

Sarah Burch, Clerk of Council

Date



STAFF REPORT

TYPE: Conditional Use Permit
PROJECT: Campground at Rockbridge Creative Institute, 801 Meridian Parkway
DATE: 5/14/2026

SITE INFORMATION

Address/Tax Map:	801 Meridian Parkway, Tax Map 8-1---1
Zoning:	INST Institutional
Existing land use:	This portion of site is vacant/forested
Proposed land use:	Campground on portion of site
Size:	Approx. 15-20 acre portion of Rockbridge Creative Institute property
Staff Recommendation:	Approve

Overview

Austin Rehl/Rockbridge Creative Institute (RCI) proposes a 20 campsites to be used by students, faculty, and visitors to the RCI and to Meridian Farmstead, the associated event venue.

Approval Required

In the INST zone, campgrounds require a conditional use permit (CUP). Staff will also review the site plan. In Virginia, any campground with more than two campsites must follow an extensive set of regulations from the Virginia Department of Health, and it must be inspected. The applicant has gone over this project with VDH and the design of this campground meets VDH regulations.

Site Plan

1. Layout
 - a. The campsites will be arranged on either side of an existing (private) access road that runs between Meridian Parkway and the water tower and cell phone tower at 3405 Woodbine Ave (City-owned). The water supply for the entire property runs along this access road and connects to the water tower.
 - b. Campsites will be rustic and the majority will be elevated wooden platforms for canvas tents. Three spots will be designed for recreational vehicles (RVs) or campers. Sites will be built in phases, and construction of the sites and the platforms will be done by student apprentices.
 - c. A bathroom and shower structure will be located centrally on the west side of the access road. This will be designed to meet VDH standards, which include a maximum distance of 500' to any campsite. It will be built at the beginning of the project.
2. Vehicular Circulation and Parking
 - a. Campsites will be accessed from Meridian Parkway, the new private street on the property whose entrance is at the east end of 32nd Street. This was designed as the primary entrance to the property and is a much better road than the old access from Longhollow Rd.
 - b. The campsite road will have a gravel surface. The campsite road is approximately XXX wide. Parking for most sites will be parallel or perpendicular spots at the edge of the road. At the end of the campground access road there will be a cul de sac turnaround that can accommodate emergency vehicles turning around.

- c. The road will not connect through to the water tower/cell tower access road down 34th Street; the only access to the site will be via Meridian Pkwy. This will be for safety and access control.
3. Trash Collection will be provided at a dumpster on 32nd Street, which will be enclosed in wooden fencing to screen view from the nearby homes.
4. Utilities
 - a. Water will be tapped off existing line running in the campsite road to serve the bathroom building.
 - b. The bathroom facility will include lavatories, toilets, showers, and a slop sink. The toilets will be a pre-packaged composting design, and the other facilities will drain to a holding tank that will be pumped as needed, in accordance with VDH regulations of holding tanks. Although there is public sewer to the large house on the property, running sewer to the location of the campground would be prohibitively expensive for the nature of the development, and is not required per VDH. Because there will be few if any campers/RVs, a dump station will not be provided on site, but if needed the Glen Maury Park dump station can be used with a fee of \$10 fee for non-residents.
 - c. Electric service will be added to select sites but not all. A new private electric line will be trenched along the campsite road.
5. Storm Water Management – the new land disturbance for this project will be minimal because the access road is existing and the sites will have small footprints.

Analysis and Recommendation

Purpose and Use

The campground is intended to provide short-term on-site accommodations for students and faculty at RCI workshops or events—not accommodations to casual visitors to the area. The sites may occasionally be used by guests renting out the house as an event venue. There is no plan at all to market the campground to the general public, and it serves a different purpose than the GMP campground. Since campsite accommodations will be provided in conjunction with other activities on the site, this activity is not in competition with GMP. Additionally, most of the sites will be raised platforms for tents, some of which will be seasonal canvas tents, a different type of accommodation than GMP offers. Only three of the sites will accommodate RVs.

Construction of the campground, platforms, and bathroom buildings is part of the RCI's program and mission. In addition to the three full-time staff RCI already employs, they have enrolled 3 paid interns for this summer design and build structures on the campus, assisted by a state workforce development grant. The campsites will then in turn provide housing options for future students and interns. 2026 courses and workshops will include timber framing, stone wall construction, CAD/Sketchup, and blacksmithing. On-site housing is a logical and cost-effective means to house visiting students and faculty.

Planning Commission & Public Hearing Discussion

- Completion of Erosion & Sediment Control (ESC) measures – Construction of Meridian Parkway and associated grading and ESC was substantially completed in fall 2025, but there remain a few elements to finish. Chiefly these are repaving the end of 32nd Street and completing the drainage ditch down to Chalk Mine Run. Staff have inspected these measures and neither is creating noticeable erosion issues. The ESC measures are not directly tied to the campground use, but are related to overall site condition and accessibility. Mr. Rehl has communicated with his contractor and these will be done by July 1. The City still hold a bond on this project so can ensure completion.

- Condition of Meridian Parkway – Meridian Pkwy is a private street on the property and was completed last year as the primary entrance for the property. Some Planning Commission members questioned whether the roadway was safe or appropriate for the Institute as a whole and/or the campground use, especially the potential for heavy vehicles and trailers such as campers or RVs. Staff believe the road is well-designed and more than adequate. As required for private streets, Meridian Pkwy was designed to VDOT GS-4 Mountainous Terrain geometric standards for 400 vehicles per day average daily traffic (ADT). These standards govern the width, allowable slope, and curvature for paved or unpaved roads to ensure adequate visibility (both vertical and horizontal), design speed, stopping distance, etc. The maximum slope of this road is 12%. The roadway is designed and graded to ultimately be 24' wide travelway, but currently only 12' – 14' of that is surfaced. The surfacing is currently gravel, so vehicles need to keep a low speed. Mr. Rehl will place 10 MPH speed limit signs on the road.

The campsite use will contribute only negligibly to vehicular traffic to the site, as there will be at the most 20 sites, and use will be sporadic and based on particular courses or programs. Only 3 campers/RVs spots are planned, and accommodating them is not the focus on the camping.

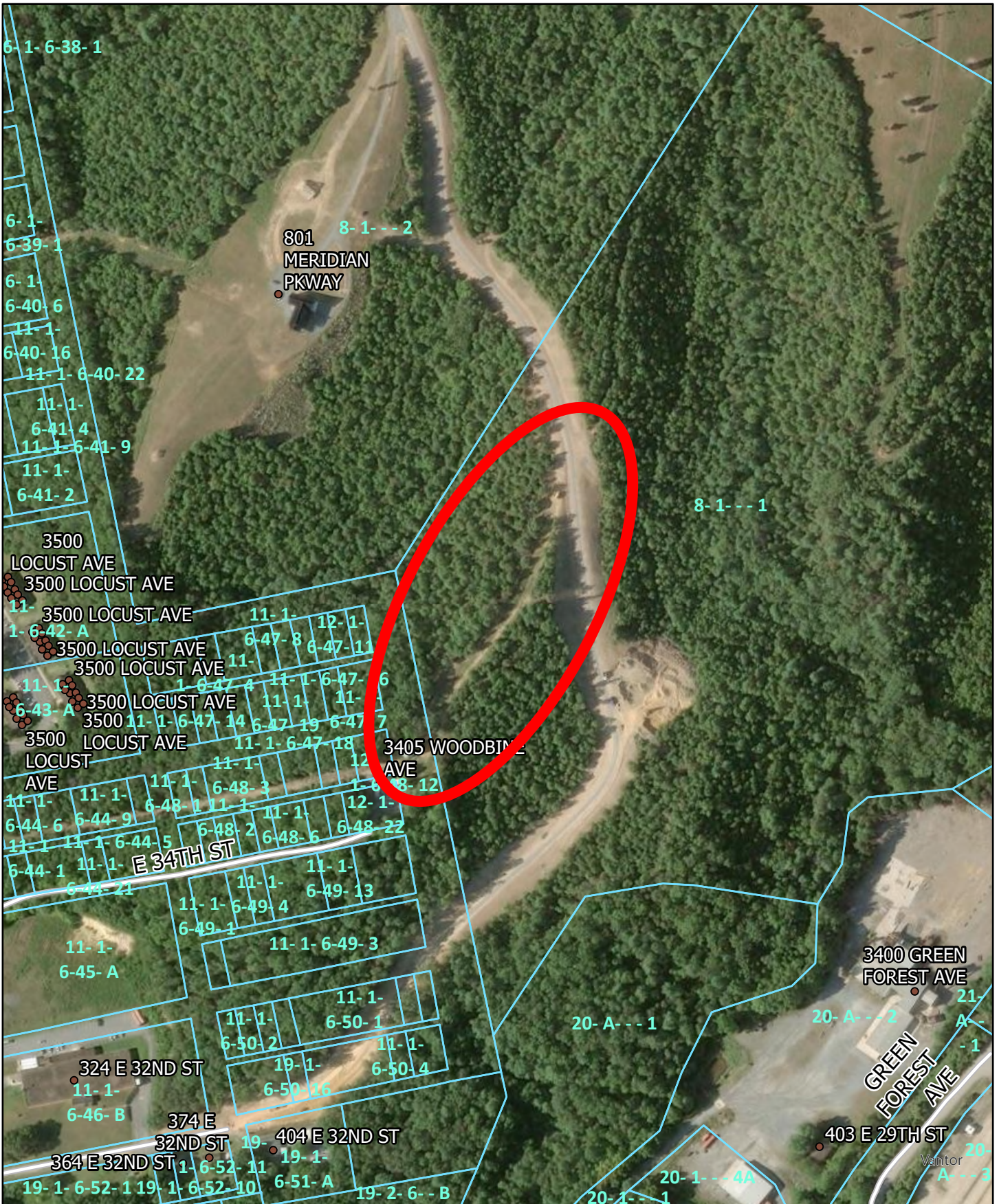
Neighbors raised the issue of dust from the gravel road. Mr. Rehl acknowledged this and is working on surface treatments for the road to reduce gravel dust. Additionally, he is working on planting a row of evergreen trees near the end of the road between him and Mr. Truslow. In time these will help block and catch dust from the road.

- Condition of 32nd Street – The pavement on 32nd St is in poor condition in some locations. Some of this will be repaved by Mr. Rehl. Additionally, the travel way is very narrow in the last block of 32nd St when residents park parallel on the street. This narrow travel way makes the road less safe for students and visitors to RCI as well as residents. Staff are working with Public Works and Mr. Rehl to develop a plan to create a wider travel way and repave the worst portions of 32nd.
- The site will be private and well screened. It is about 700 feet from the nearest residence, Treemont Apartments, and that distance is spanned by a hill and thick woods. Impact on surrounding properties will be very minimal. Staff believe that this use will not be disruptive to other properties, will not create safety or environmental hazards, and will facilitate the use and growth of the RCI.

Recommendation

Staff recommend approval of campground as presented. The new use will have very minimal impact on surrounding properties or traffic volumes, and will meaningfully advance the RCI's progress toward a residential educational campus.

Planning Commission voted at its May 12th 2026 meeting to recommend approval with the condition that vehicles with campers and RVs do not drive up Meridian Parkway. Staff disagrees with this condition and believe that the road is more than adequate to accommodate heavy vehicles and vehicles with trailers, and that enforcing such a prohibition would be difficult. Staff also believe that the other concerns raised in the public hearings related to the ESC measures and 32nd St condition will be addressed by other mechanisms in the future.



801
MERIDIAN
PKWAY

8-1---1

6-1-6-38-1

6-1-6-39-1

6-1-6-40-6

6-40-16

11-1-6-40-22

11-1-6-41-4

11-1-6-41-9

11-1-6-41-2

3500
LOCUST AVE
3500 LOCUST AVE

11-3500 LOCUST AVE

1-6-42-A

3500 LOCUST AVE

3500 LOCUST AVE

11-1-3500 LOCUST AVE

6-43-A

3500 LOCUST AVE

3500 LOCUST AVE

11-1-3500 LOCUST AVE

11-1-6-48-3

11-1-6-48-1

11-1-6-48-2

11-1-6-48-6

11-1-6-48-5

11-1-6-48-4

11-1-6-49-1

11-1-6-49-3

11-1-6-45-A

11-1-6-50-1

11-1-6-50-2

19-1-6-50-16

11-1-6-50-4

11-1-6-46-B

374 E 32ND ST

32ND ST

364 E 32ND ST

19-1-6-52-11

19-1-6-52-10

404 E 32ND ST

19-1-6-51-A

19-2-6-B

3405 WOODBINE AVE

11-1-6-47-18

11-1-6-47-14

11-1-6-47-19

11-1-6-47-7

11-1-6-47-11

11-1-6-47-8

11-1-6-47-6

11-1-6-47-4

11-1-6-47-1

11-1-6-47-3

11-1-6-47-5

11-1-6-47-2

11-1-6-47-10

11-1-6-47-12

11-1-6-47-13

11-1-6-47-15

11-1-6-47-16

11-1-6-47-17

11-1-6-47-19

11-1-6-47-20

11-1-6-47-21

11-1-6-47-22

11-1-6-47-23

11-1-6-47-24

11-1-6-47-25

11-1-6-47-26

11-1-6-47-27

11-1-6-47-28

11-1-6-47-29

11-1-6-47-30

11-1-6-47-31

11-1-6-47-32

11-1-6-47-33

11-1-6-47-34

11-1-6-47-35

11-1-6-47-36

11-1-6-47-37

11-1-6-47-38

11-1-6-47-39

11-1-6-47-40

11-1-6-47-41

11-1-6-47-42

11-1-6-47-43

11-1-6-47-44

11-1-6-47-45

11-1-6-47-46

11-1-6-47-47

11-1-6-47-48

11-1-6-47-49

11-1-6-47-50

11-1-6-47-51

11-1-6-47-52

11-1-6-47-53

11-1-6-47-54

11-1-6-47-55

11-1-6-47-56

11-1-6-47-57

11-1-6-47-58

11-1-6-47-59

11-1-6-47-60

11-1-6-47-61

11-1-6-47-62

11-1-6-47-63

11-1-6-47-64

11-1-6-47-65

11-1-6-47-66

11-1-6-47-67

11-1-6-47-68

11-1-6-47-69

11-1-6-47-70

11-1-6-47-71

11-1-6-47-72

11-1-6-47-73

11-1-6-47-74

11-1-6-47-75

11-1-6-47-76

11-1-6-47-77

11-1-6-47-78

11-1-6-47-79

11-1-6-47-80

11-1-6-47-81

11-1-6-47-82

11-1-6-47-83

11-1-6-47-84

11-1-6-47-85

11-1-6-47-86

11-1-6-47-87

11-1-6-47-88

11-1-6-47-89

11-1-6-47-90

11-1-6-47-91

11-1-6-47-92

11-1-6-47-93

11-1-6-47-94

11-1-6-47-95

11-1-6-47-96

11-1-6-47-97

11-1-6-47-98

11-1-6-47-99

11-1-6-47-100

11-1-6-47-101

11-1-6-47-102

11-1-6-47-103

11-1-6-47-104

11-1-6-47-105

11-1-6-47-106

11-1-6-47-107

11-1-6-47-108

11-1-6-47-109

11-1-6-47-110

11-1-6-47-111

11-1-6-47-112

11-1-6-47-113

11-1-6-47-114

11-1-6-47-115

11-1-6-47-116

11-1-6-47-117

11-1-6-47-118

11-1-6-47-119

11-1-6-47-120

11-1-6-47-121

11-1-6-47-122

11-1-6-47-123

11-1-6-47-124

11-1-6-47-125

11-1-6-47-126

11-1-6-47-127

11-1-6-47-128

11-1-6-47-129

11-1-6-47-130

11-1-6-47-131

11-1-6-47-132

11-1-6-47-133

11-1-6-47-134

11-1-6-47-135

11-1-6-47-136

11-1-6-47-137

11-1-6-47-138

11-1-6-47-139

11-1-6-47-140

11-1-6-47-141

11-1-6-47-142

11-1-6-47-143

11-1-6-47-144

11-1-6-47-145

11-1-6-47-146

11-1-6-47-147

11-1-6-47-148

11-1-6-47-149

11-1-6-47-150

11-1-6-47-151

11-1-6-47-152

11-1-6-47-153

11-1-6-47-154

11-1-6-47-155

11-1-6-47-156

11-1-6-47-157

11-1-6-47-158

11-1-6-47-159

11-1-6-47-160

11-1-6-47-161

11-1-6-47-162

11-1-6-47-163

11-1-6-47-164

11-1-6-47-165

11-1-6-47-166

11-1-6-47-167

11-1-6-47-168

11-1-6-47-169

11-1-6-47-170

11-1-6-47-171

11-1-6-47-172

11-1-6-47-173

11-1-6-47-174

11-1-6-47-175

11-1-6-47-176

11-1-6-47-177

11-1-6-47-178

11-1-6-47-179

11-1-6-47-180

11-1-6-47-181

11-1-6-47-182

11-1-6-47-183

11-1-6-47-184

11-1-6-47-185

11-1-6-47-186

11-1-6-47-187

11-1-6-47-188

11-1-6-47-189

11-1-6-47-190

11-1-6-47-191

11-1-6-47-192

11-1-6-47-193

11-1-6-47-194

11-1-6-47-195

11-1-6-47-196

11-1-6-47-197

11-1-6-47-198

11-1-6-47-199

11-1-6-47-200



Future campsite road and camp area center, to the right of Meridian Pkwy



Campsite area



Looking north from campsite area, toward Meridian Pkwy



East end of 32nd St with Meridian Pkwy at left, showing pavement and on-street parking



Storm drain ditch on south side of 32nd St; 32nd St at left outside image, termination at silt fence at right



Silt fence where drainage ditch currently terminates; Chalk Mine Run just past trees



32nd St pavement cut for drain pipe



Meridian Pkway looking southeast, heading out of property toward 32nd St



Meridian Pkway looking south, heading out of property toward 32nd St



STAFF REPORT

STEVE BOLSTER, DIRECTOR OF FINANCE

May 21, 2026

Agenda Item: Review and Approval of an Appropriation Resolution

Overview: 1. In April 2026, the Virginia Department of Education’s Office of School Improvement awarded the BVCPS a Targeted School Improvement grant totaling \$124,269.61 to support instructional improvements at Kling Elementary School, Enderly Heights Elementary School, and Parry McCluer Middle School. As stated in the attached BVCPS memo, “This grant will provide professional development opportunities for staff and support staff in their capacity to implement evidence-based interventions in reading and math to support academic outcomes for Students with Disabilities.” The School Board approved the BVCPS appropriation request at their April meeting. The approval process for the School Fund appropriation resolution supports City staff updating the FY 2026 budget information in our financial management software with a goal that both agencies are in alignment with each other.

2. The adopted state caboose budget for the 2024–2026 biennium provides funding for a one-time \$1,500 bonus payment for SOQ-funded instructional and support positions, subject to certification by School Divisions that an average bonus or equivalent compensation action will be implemented. School Divisions have flexibility in allocating these funds to maximize staff retention. The BVCPS distribution is \$144,922. The School Board approved the BVCPS appropriation request at their April meeting. If approved by Council, their action provides the BVCPS with the authority to receive state funding authorized by this legislation. Secondly, the approval process for the School Fund appropriation resolution supports City staff updating the FY 2026 budget information in our financial management software with a goal that both agencies are in alignment with each other.

This information will be discussed with the Budget & Finance Committee at their May 18th meeting.

Recommendation: Receive staff report. Pose any questions you may have and discuss as desired. If in agreement, vote to approve the attached appropriation resolution.

Attachments: 1. FY 2026 Appropriation Resolution dated May 21, 2026.
2. Two BVCPS Letters of Request to City Council: Change to Appropriations – dated April 23, 2026.



BUENA VISTA CITY COUNCIL

APPROPRIATION RESOLUTION

May 21, 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 **SCHOOL FUND** and expended as follows:

School Fund – New Grant Award (Targeted School Improvement Grant) & State Funded One-Time Bonus Payments for Funded SOQ Instructional and Support Positions

19.6600.69130	School Expenses	<u>\$269,192.00</u>
Sub-total 1		\$269,192.00
Total School Fund Appropriation		\$269,192.00

Approved: This 21st day of May 2026.

Jesse D. Lineberry, Mayor

Attest:

Sarah M. Burch, Clerk of Council

Buena Vista City Public Schools



HEATHER AULT, ED.D
Division Superintendent

BRENDA WALTON, ED.D
Assistant Superintendent

TERESA ELLISON
School Board Chairman

SANDRA MOHLER
Clerk of the School Board

April 23, 2026

TO: Buena Vista City Council
FROM: Ms. Teresa Ellison, Buena Vista City Public Schools Chair

RE: Change to appropriations

BE IT RESOLVED, by the School Board of Buena Vista City, in a vote of the City Council of Buena Vista, the following appropriation change:

Appropriation of Funds:

Appropriate \$124,269.61 to federal revenue and to federal expenditures.

In an email notification on April 13, 2026, the Office of School Improvement through the Virginia Department of Education notified Buena Vista City Public Schools that they were awarded a Targeted School Improvement (TSI) grant supporting instructional improvement at F.W. Kling Elementary Schools, Enderly Heights Elementary School, and Parry McCluer Middle School. This grant will provide professional development opportunities for staff and support staff in their capacity to implement evidence based interventions in reading and math to support academic outcomes for Students with Disabilities.

Respectfully Submitted:

Teresa R. Ellison

Ms. Teresa Ellison, Buena Vista City Public Schools Chair

Heather Ault

Heather Ault, ED.D., Division Superintendent

Buena Vista City Public Schools

HEATHER AULT, ED.D
Division Superintendent

BRENDA WALTON, ED.D
Assistant Superintendent



TERESA ELLISON
School Board Chairman

SANDRA MOHLER
Clerk of the School Board

April 23, 2026

TO: Buena Vista City Council
FROM: Ms. Teresa Ellison, Buena Vista City Public Schools Chair

RE: Change to appropriations

BE IT RESOLVED, by the School Board of Buena Vista City, in a vote of the City Council of Buena Vista, the following appropriation change:

Appropriation of Funds:

Appropriate \$144,922 to state revenue and to state expenditures.

The adopted caboose budget for Virginia's 24-26 biennium includes the following language: b.1. Out of this appropriation, \$116,286,229 the second year from the general fund is provided for the state share of a one-time bonus payment of \$1,500 per employee on June 1, 2026, for funded SOQ instructional and support positions. Sufficient funds are appropriated in this act to finance, on a statewide basis, the state share of this bonus for school divisions that certify to the Department of Education that a bonus of a minimum average of \$1,500 per employee or equivalent action will be provided during the second year or Fiscal Year 2027. School divisions shall have the discretion to determine the amount of bonuses per employee to maximize the use of these funds to promote retention among instructional and support positions in this act. This appropriation is requested to allow BVCPS to accept the state allocation for this legislation action. We are requesting an appropriation to ensure that the increased expenditure within our budget is offset by increased revenue provided by this allocation.

Respectfully Submitted:

Handwritten signature of Teresa R. Ellison in blue ink.

Ms. Teresa Ellison, Buena Vista City Public Schools Chair

Handwritten signature of Heather Ault in blue ink.

Heather Ault, ED.D., Division Superintendent



CITY OF BUENA VISTA PROCLAMATION

NATIONAL POLICE WEEK & PEACE OFFICERS MEMORIAL DAY

May 2026

WHEREAS the safety and well-being of all citizens of Buena Vista are essential to the prosperity and quality of life of our families and community; and

WHEREAS the men and women of the Buena Vista Police Department and Buena Vista Sheriff’s Office work tirelessly to protect and serve out citizens, enforce our laws, and safeguard our neighborhoods, schools, and families; and

WHEREAS law enforcement officers report or duty each day with full awareness of the risks and dangers they may face, while demonstrating unwavering dedication to public service and the rule of law; and

WHEREAS since the first recorded line-of-duty death in 1786, more than 24,000 law enforcement officers in the United States have made the ultimate sacrifice, including four members of the Buena Vista Police Department, whose names are permanently memorialized on the National Law Enforcement Officers Memorial in Washington, DC; and

WHEREAS it is both fitting and necessary to honor the memory of those officers who have given their lives in the line of duty, and to recognize the profound sacrifice and enduring loss borne by their families; and

WHEREAS in 1962, President John F. Kennedy signed the initial proclamation designating May 15 as Peace Officers Memorial Day and the week in which it falls as National Police Week, to honor the fallen officers and express appreciation for those who continue to serve; and

WHEREAS National Police Week and Peace Officers Memorial Day provide an important opportunity to recognize the courage, service, and sacrifice of law enforcement officers, as well as the support and resilience of their families; and

NOW, THEREFORE, BE IT PROCLAIMED that the City Council of the City of Buena Vista hereby recognizes the recent observance of **National Police Week** and **Peace Officers Memorial Day** and honors the memory of those officers who have made the ultimate sacrifice, as well as the service and dedication of those who continue to protect and serve our community.

Jesse D. Lineberry, Mayor

ATTEST:

Sarah M. Burch, Clerk of Council

Date of Adoption

STAFF REPORT

TYPE: Conditional Use Permit Renewal

PROJECT: 2056/2068 Chestnut Avenue Bed & Breakfast

DATE: 5/14/2026

SYNOPSIS

Renew Conditional Use Permit (CUP) for events at Blue Ridge Abbey Bed & Breakfast

ANALYSIS

Overview

In January 2025, City Council approved a CUP for operation of a Bed & Breakfast Inn at 2056/2068 Chestnut Avenue. More precisely, there was a CUP for operation of the B&B itself, and a separate CUP for special events on premises. This was pursuant to Section 714.08-1.3 of the Land Development Regulations. The special event CUP was made subject to annual renewal to allow ongoing review of the impact of these special events outdoors on the surrounding neighborhood.

The following criteria were specified in the CUP ordinance for special events:

1. Events will only be held outdoors
2. Maximum of 50 event attendees
3. Two bathrooms are available inside buildings for event attendees. Additional portable toilets will be brought in if required by Health Department based on number of attendees, food service, etc.
4. Events will not be held between the hours of 10:00 PM and 8:00 AM.
5. Amplified sound, if any, shall not be plainly audible to a reasonable person within a closed residence any closer than two hundred fifty (250) feet to the event
6. If more parking than adjacent street and site parking is needed, shuttle(s) will be provided to nearby parking lot(s).

City staff are aware of very few events being held at the B&B, and have heard no complaints or issues raised regarding these events. Moreover, special events did not come up as a discussion item in the recent public hearings regarding the rezoning application.

Although technically this CUP should have been renewed in January, staff held it back while the rezoning application worked through Planning Commission and City Council. Since that rezoning was not approved, the bed & breakfast will continue operating under the same conditional use permits as it has been. Because there seem to have been no issues with special events at the property, staff recommend approval of the renewal of this CUP. This renewal can be accomplished with a voice vote of City Council and does not require a public hearing or ordinance.



Conditional Use Permit
Lots 3 through 8, Block 57, Section 2, 2056 and 2068 Chestnut
Avenue
Ordinance Text
1/9/2025

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, pursuant to Section 604.03-6 and 714.08 of the Land Development Regulations, a Conditional Use Permit shall be issued for the operation of a Bed and Breakfast Inn at 2056 Chestnut Avenue, and a Bed and Breakfast Inn at 2068 Chestnut Avenue.

BE IT FURTHER ORDAINED that, pursuant to Section 714.08-1.3 of the Land Development Regulations, special events shall be permitted on the premises described above with the following requirements:

- a. Events will only be held outdoors
- b. Maximum of 50 event attendees
- c. Two bathrooms are available inside buildings for event attendees. Additional portable toilets will be brought in if required by Health Department based on number of attendees, food service, etc.
- d. Events will not be held between the hours of 10:00 PM and 8:00 AM.
- e. Amplified sound, if any, shall not be plainly audible to a reasonable person within a closed residence any closer than two hundred fifty (250) feet to the event
- f. If more parking than adjacent street and site parking is needed, shuttle(s) will be provided to nearby parking lot(s).

BE IT FURTHER ORDAINED that the conditional use permit to conduct special events on the premises shall be subject to annual renewal by the Council of the City of Buena Vista pursuant to Section 802.03-11 of the Land Development Regulations. The Council shall consider the criteria found in Section 802.03-5 of the Land Development Regulations and impacts, if any, of the event operations on surrounding properties.

This ordinance shall be effective 30 days following adoption by City Council.



Tyson Cooper, Mayor