



## CITY COUNCIL WORK SESSION

Tuesday, May 26, 2026 | 4:00 PM  
2nd Floor Training Room - City Hall  
900 Church Street  
Lynchburg, VA 24504

### AGENDA

- I. **Welcome** *Larry Taylor, Mayor*
- II. **Closed Session**
  - II.1. Consideration of a closed meeting to discuss a previously reviewed City investment opportunity and related financial documents and information involving Liberty University pursuant to Section 2.2-3711(A)(6) of the Code of Virginia, 1950, as amended.
  - II.2. Consideration of a closed meeting to discuss the settlement of a monetary claim(s) involving the City's Water Resources Department pursuant to Section 2.2-3711(A)(7) and -(A)(8) of the Code of Virginia, 1950, as amended.
- III. **Business Item Briefing(s)**
  - III.3. 1410 University Boulevard - FLUM Amendment & Rezoning - Liberty University Dorms
  - III.4. 2026 Bond Anticipation Note
- IV. **Work Session Agenda Items**
  - IV.5. Water Resources - Water and Stormwater Budget Adjustments
  - IV.6. Blackwater CSO Tunnel Update
  - IV.7. 12th Street Corridor Complete Neighborhoods Project
  - IV.8. Councilmember Timmer: Discussion and consideration of a resolution directing corrective self-disclosure and remedial actions concerning inaccurate enrollment and population-growth projections communicated to credit-rating agencies in connection with the City's Series 2026 General Obligation Bonds.
  - IV.9. Councilmember Timmer: Responsible Fathers Month
- V. **Roll Call**
  - V.10. Vice Mayor Diemer: LU Enrollment Resolution



## AGENDA ITEM SUMMARY

### MEETING DATE

May 26, 2026

### PRESENTED BY

Rachel Frischeisen, City Planner

### AGENDA ITEM # III.3

1410 University Boulevard - FLUM Amendment & Rezoning - Liberty University Dorms

### RECOMMENDATION

*This item will appear for City Council vote on the June 9, 2026, Public Hearing agenda. Approval of the Future Land Use Map (FLUM) amendment and rezoning petitions.*

### SUMMARY

Liberty University, Inc. is petitioning to amend the FLUM from Community Commercial to Institution and to rezone approximately two and seventy-five hundredths (2.75) acres located at 1410 University Boulevard from B-3C, Community Business District (Conditional) to IN-2, Institutional District 2 to allow the reuse of a hotel structure as dormitory housing.

The City's Comprehensive Plan 2013-2030 FLUM recommends Community Commercial uses for the property. The petition proposes to amend this to Institution. The proposed FLUM amendment to Institution aligns with the requested IN-2, Institutional District 2 zoning. Colleges and universities are a by-right use in the IN-2, Institutional District 2. The reuse of the hotel structure as dormitory housing should have limited impact on the surrounding area, which is generally comprised of the Liberty University campus.

### PRIOR ACTION(S)

May 13, 2026: The Planning Commission recommended approval (6-0, with 1 absent: Gammon) of the FLUM amendment and rezoning petitions.

May 13, 2026: The Planning Division recommended approval of the FLUM amendment and rezoning petitions.

### FISCAL IMPACT

N/A

### CONTACT(S)

Rachel Frischeisen, City Planner

### ATTACHMENT(S)

1. Presentation

2. Planning Commission Minutes, Report, and Attachments

REVIEWED BY



\_\_\_\_\_  
William Martin, Community Development Director

Date: May 17, 2026



\_\_\_\_\_  
Kent White, Assistant City Manager

Date: May 18, 2026



\_\_\_\_\_  
Alicia Finney-Andrews, Clerk of Council

Date: May 21, 2026

# 1410 UNIVERSITY BOULEVARD FLUM AMENDMENT & REZONING

Tuesday, May 26, 2026



# PURPOSE & ACTION

## **Purpose:**

Petition of Liberty University, Inc., to amend the Future Land Use Map (FLUM) from Community Commercial to Institution and to rezone from B-3C, Community Business District (Conditional) to IN-2, Institutional District to allow the reuse of a hotel structure as dormitory housing.

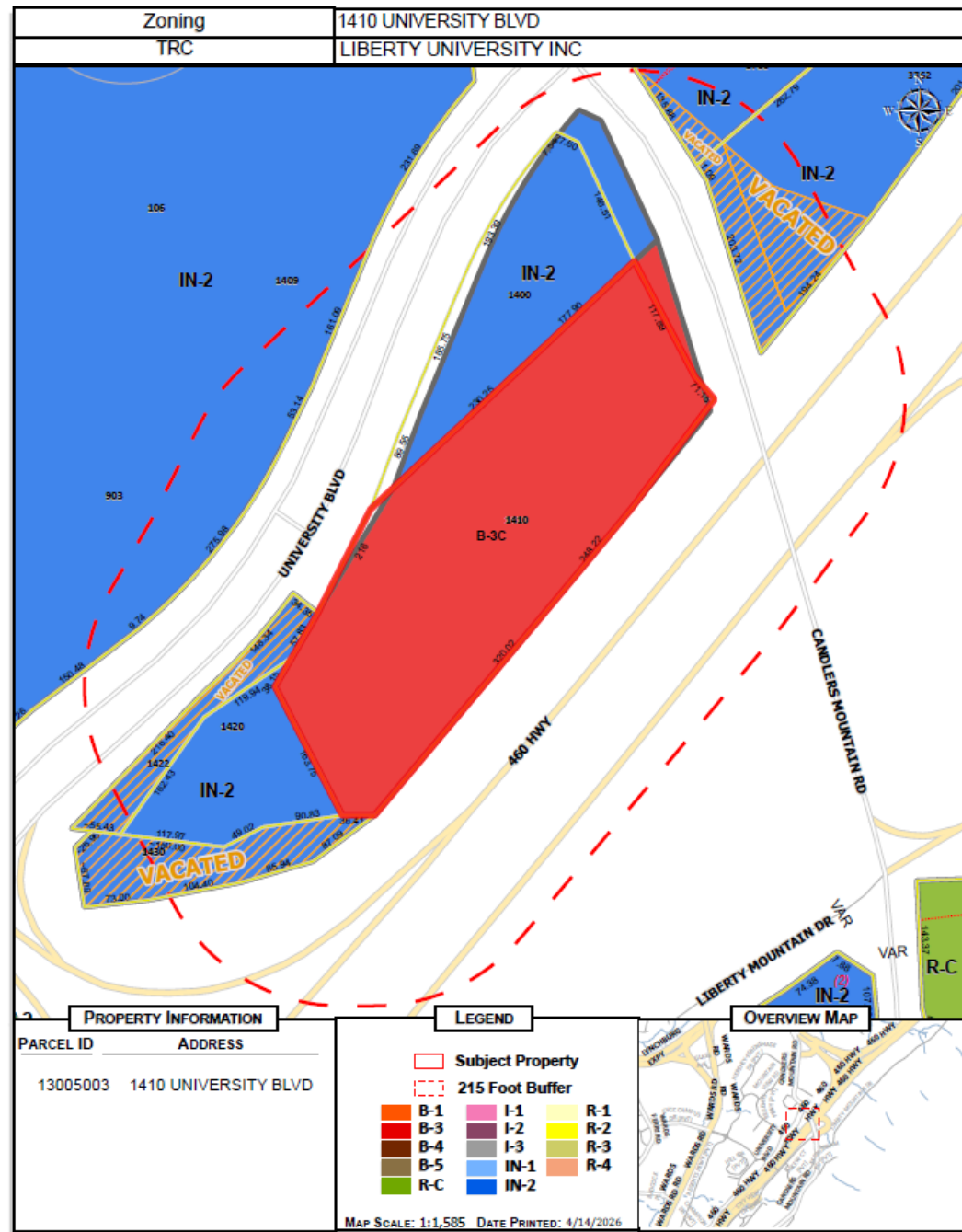
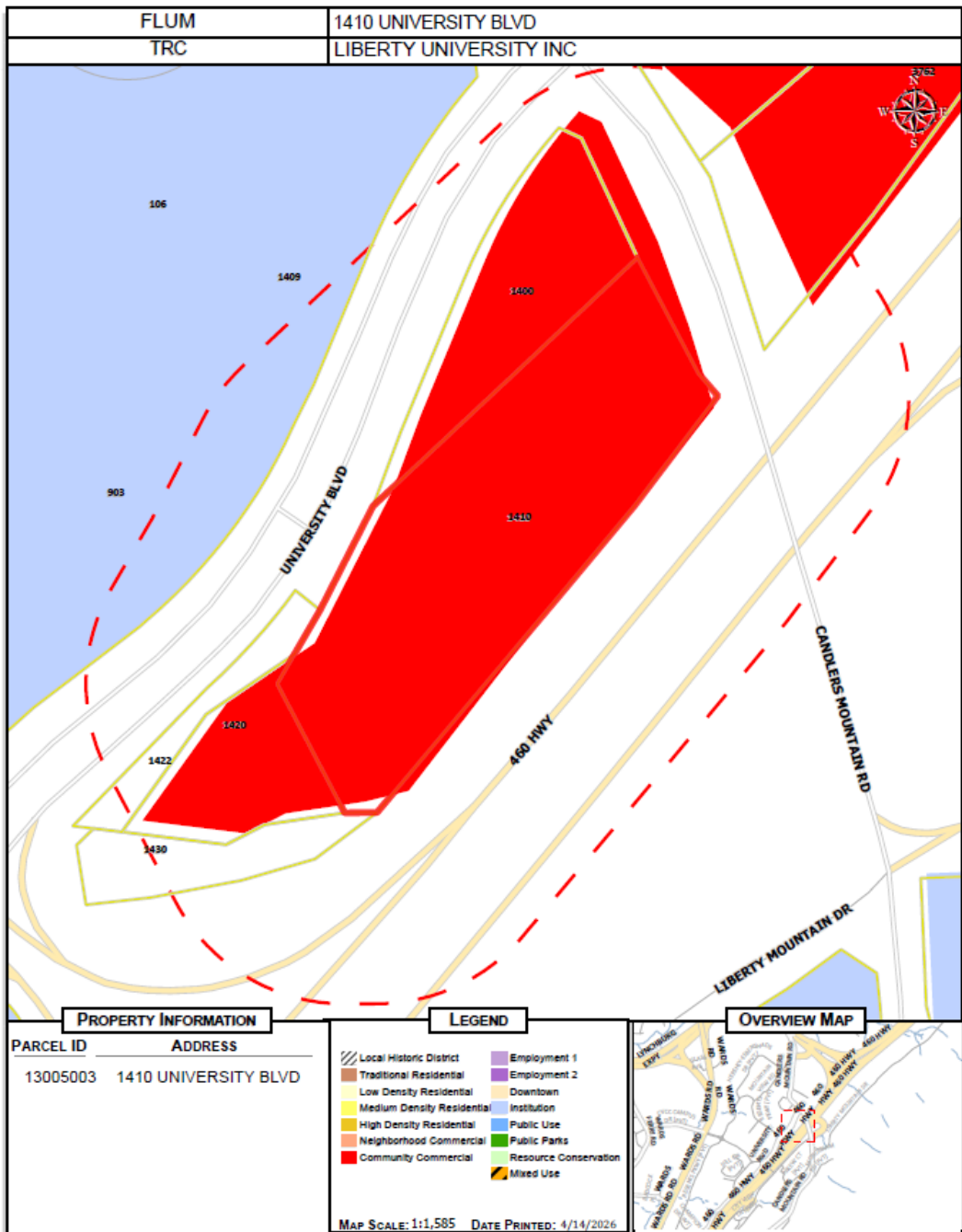
## **Recommendation:**

The Planning Commission recommended approval (6-0, with 1 absent) of the FLUM amendment and rezoning petitions.

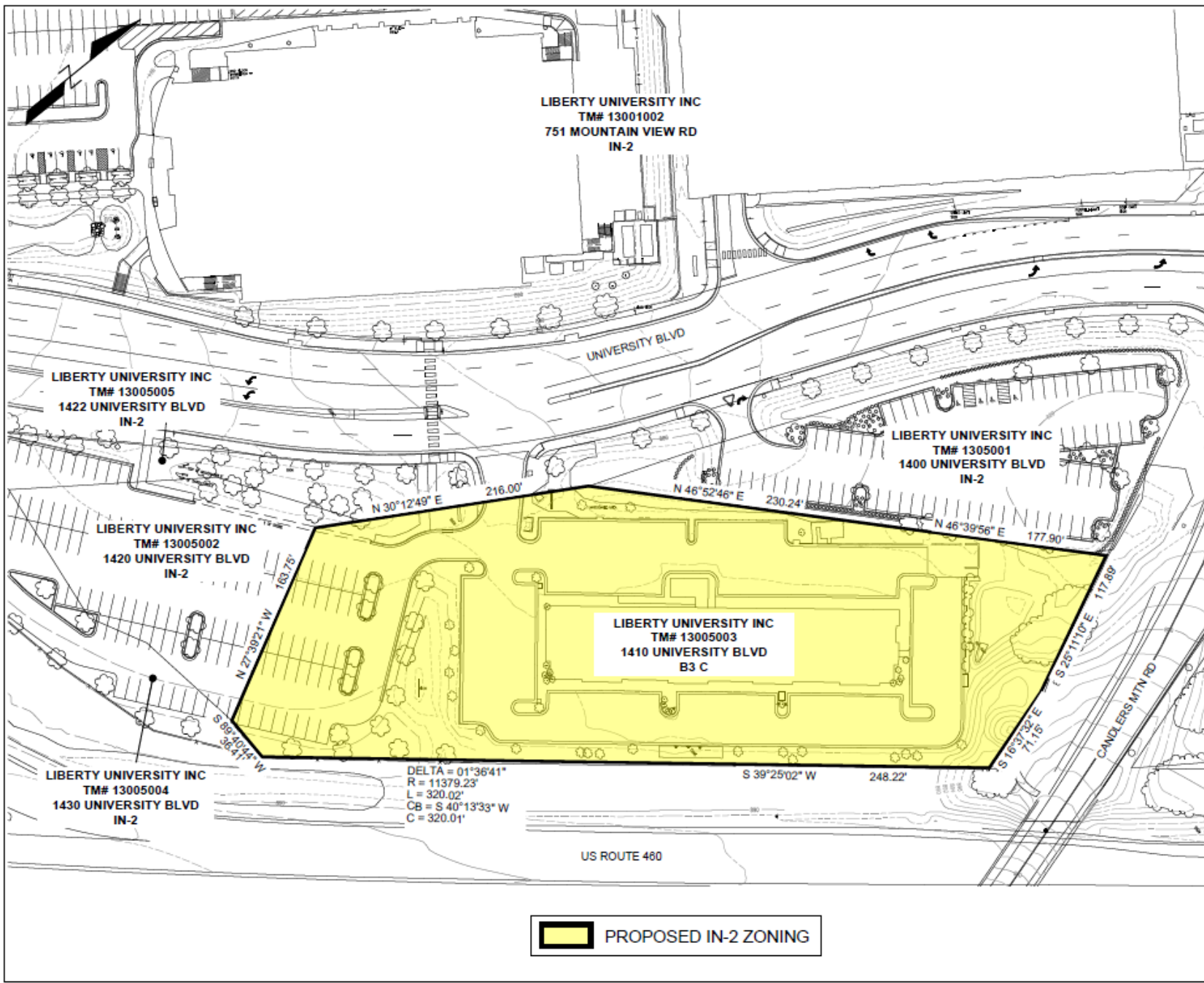
## **Action:**

A City Council public hearing will be held on June 9, 2026.





**IN-2 REZONING**



PHYSICAL ADDRESS:

1410 UNIVERSITY BLVD  
LYNCHBURG, VA 24502

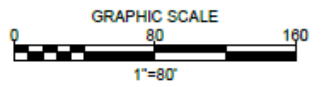
OWNER:



FACILITIES MANAGEMENT  
1971 UNIVERSITY BLVD  
LYNCHBURG, VA 24515

CONTACT:

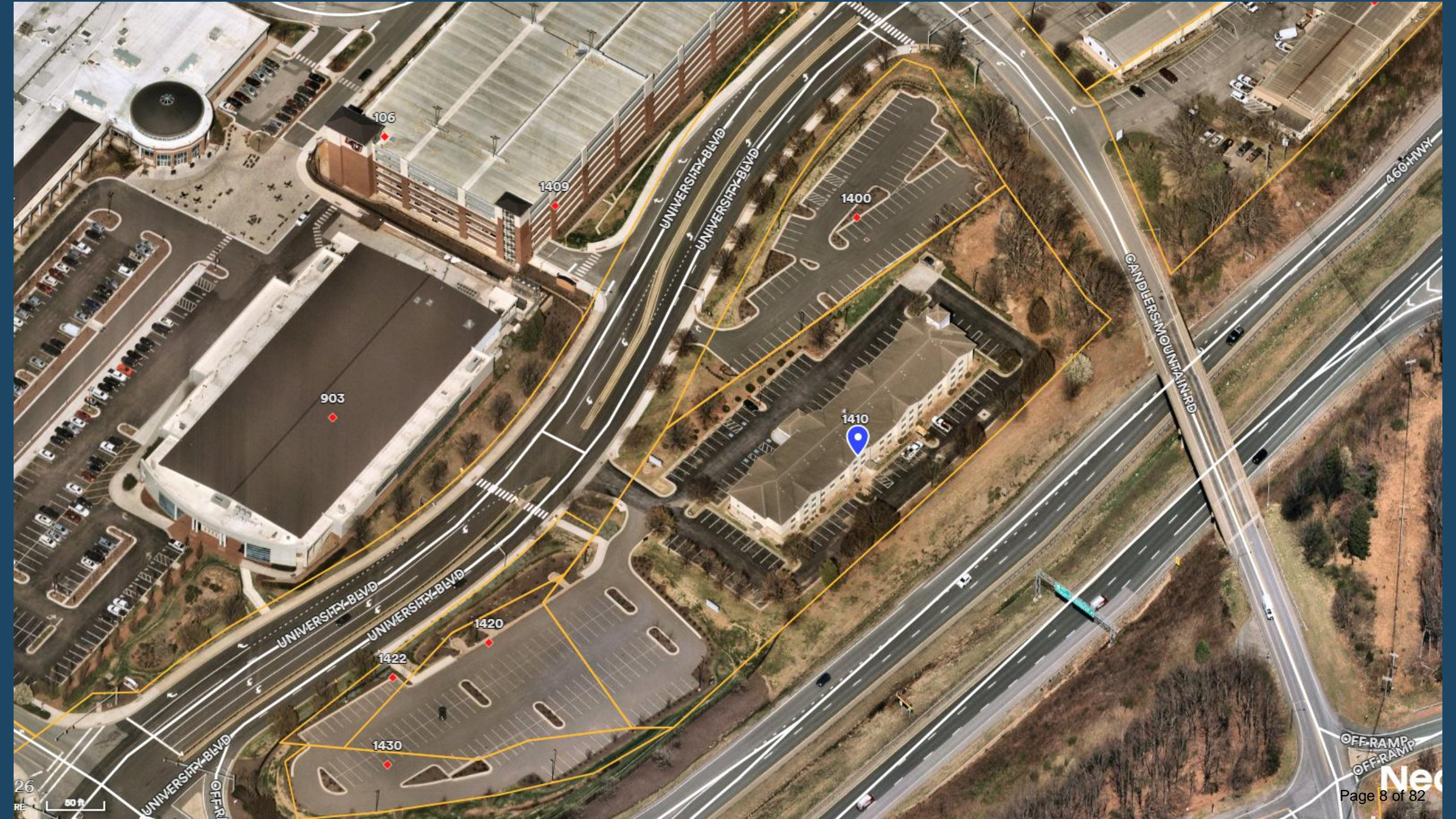
STACY DAWSON 434-592-4233



REVISIONS:

03/26/2026  
BLDG: 099  
DRAFT:SSD  
XXXX

SHEET NUMBER:  
**C1.1**



106

1409

1400

903

1410

1420

1422

1430

UNIVERSITY BLVD

UNIVERSITY BLVD

CANDLERS MOUNTAIN RD

460 HWY

OFF-RAMP

OFF-RAMP

Ne

**MINUTES OF THE MAY 12, 2026 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):**

**Petition of Liberty University, Inc. to amend the Future Land Use Map from Community Commercial to Institution and to rezone approximately two and seventy-five hundredths (2.75) acres located at 1410 University Boulevard from B-3C, Community Business District (Conditional) to IN-2, Institutional District 2 to allow dormitory housing.**

Ms. Rachel Frischeisen, City Planner, provided the following summary to the Commission. The purpose of this petition is to allow for the reuse of a hotel structure as dormitory housing for Liberty University. The Future Land Use Map (FLUM) recommends Community Commercial for the subject property. These areas contain retail, personal service, entertainment, and restaurant uses that draw customers from at least several neighborhoods, the entire City or the region. The petition proposes to amend the FLUM from Community Commercial to Institution. The City's institutions include the religious, educational, and other nonprofit entities in the City. Examples include churches, schools, universities, and other nonprofit institutions. The subject property was annexed into the City in 1958. The existing B-3C, Community Business District (Conditional) zoning was established in 1997. The subject property consists of approximately two and seventy-five hundredths (2.75) acres and contains a three-story hotel structure with one hundred two (102) guest rooms. The building was constructed in 2002. The property is surrounded by the Liberty University campus, an institutional use. There are some commercial uses nearby along Candler's Mountain Road, and U.S. 460 runs adjacent to the property. If the petition is approved, the existing hotel structure would be used as dormitory housing and incorporated into the campus. The existing one hundred two (102) rooms would be used for an anticipated maximum capacity of two hundred four (204) beds. There is existing parking on site, and no new buildings, additions, or parking areas are currently proposed. In summary, universities and dormitory housing are permitted by right in the IN-2, Institutional District 2. The proposed FLUM amendment to Institution aligns with the requested zoning. The use of the existing hotel structure as dormitory housing should have limited impact on the surrounding area. The Technical Review Committee (TRC) reviewed the petitions on April 21, 2026. Comments were minor in nature. The Planning Division recommends approval of the petition.

Chair Rogers asked if there was anyone present to speak on behalf of the petition.

Mr. Daniel Deter, Senior Vice President of Facilities, Planning and Management for Liberty University was present to represent the petition. He explained that Liberty University has had an increase in demand for more on-campus housing due to rent prices in the city. Recently the University lost sixty-four (64) rooms because of the closing of the NorthPoint facility on Albert Lankford Drive. This property will help to replace those rooms and provide another housing option for students close to campus.

Chair Rogers asked if there was anyone present to speak in favor of the petition.

Chair Rogers asked if there was anyone present to speak in opposition to the petition.

With there being no members of the public who wished to speak on the petition, Chair Rogers closed the public hearing.

Commissioner Amy asked what the economic impact of those students would be on tax revenue, as potentially the city could lose up to one hundred twenty thousand (120,000) dollars in lodging tax revenue.

Mr. Deter replied that he was unable to answer that question. He explained that the University's financial analysis expects it to take ten (10) to twelve (12) years for the University to break even on this acquisition. The cost for construction of new dorms has risen, with the recently built Residential Commons costing the University up to one hundred ten (110,000) dollars per bed. Purchasing this hotel was a more cost-effective approach.

Commissioner Amy asked if Liberty University had plans to renovate or sell the vacant hotel building at the corner of Odd Fellows Road and Albert Lankford Drive to offset potential loss in city tax revenue.

Mr. Deter replied that the University is currently evaluating what they plan to do with the building. The building is a bit further from campus than they would like for long-term usage.

Commissioner Perault asked what would be done to accommodate for the increase in demand for parking.

Mr. Deter replied that parking at the University depends on a student's class and whether they are a commuter student. Just because a student lives at a dorm does not mean they would be guaranteed a parking space at that dorm. There are other parking lots and a parking deck close to this building. Liberty does plan to add a bus stop at this facility.

Commissioner Rogers asked if Liberty planned to address the potential increase in student pedestrians going to and from the parking deck.

Mr. Deter replied that the University was considering putting in fencing along the front entrance to stop people from trying to cross the street directly from the parking deck. They are currently working with the city's Engineering Division to provide additional lighting to the existing crosswalk on University Boulevard.

Commissioner Cox asked if the parking deck would be able to accommodate the potential influx of parking demands.

Mr. Deter replied that that parking deck contains roughly one thousand five hundred (1,500) parking spaces, while the surface lots located closer to the hotel building have roughly one hundred fifty (150) each. On-campus residential traffic does not typically follow employee traffic patterns, and they do not anticipate an increase in traffic from this change.

Chair Rogers asked if buying and converting hotels into dorms would be a continuing trend for Liberty University, given the cost of construction.

Mr. Deter replied yes, most likely. He said the amount of feasible inventory is limited, as there are only two other hotels that would be close enough to Liberty's campus. Based on their analysis, converting this hotel into a dorm made sense both for time and construction cost.

Commissioner Henderson asked how long the hotel had been vacant.

Mr. Deter replied that the University had closed on the property on April 21, 2026.

Commissioner Woodson commented that this would align with Liberty University's long-term plans of increasing enrollment to approximately thirty thousand (30,000) on-campus students, which would roughly double the current enrollment.

Mr. Deter replied "fingers crossed."

Commissioner Amy asked how many students Liberty currently had on campus.

Mr. Deter replied the University had seventeen thousand (17,000) on-campus students, with 60% of those being residential students.

Commissioner Cox asked if Liberty University planned to add on to the existing building.

Mr. Deter replied no, they would just be renovating.

Commissioner Cox made the following motion, seconded by Commissioner Amy. The motion to approve passed by the following vote:

**“Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Liberty University, Inc., to:**

- **Amend the Future Land Use Map (FLUM) from Community Commercial to Institution;**
- **Rezone approximately two and seventy-five hundredths (2.75) acres located at 1410 University Boulevard from B-3C, Community Business District (Conditional) to IN-2, Institutional District 2.”**

AYES: Amy, Cox, Henderson, Perault, Rogers, Woodson	6
NOES:	0
ABSTENTIONS:	0
ABSENT: Gammon	1

**The Department of Community Development**  
**City Hall, Lynchburg, VA 24504** **434-455-3900**

---

**To:** Planning Commission  
**From:** Planning Division  
**Date:** May 13, 2026  
**Re:** **Future Land Use Map (FLUM) Amendment: Community Commercial to Institution**  
**Rezoning: B-3C, Community Business District (Conditional) to IN-2, Institutional District 2 – 1410 University Boulevard**

---

**I. PETITIONER**

Liberty University, Inc., 1971 University Boulevard, Lynchburg, VA 24502  
**Property Owner:** Same as petitioner.  
**Representative:** Dan Deter & Stacy Dawson, Liberty University, Inc., 1971 University Boulevard, Lynchburg, VA 24502

**II. LOCATION**

The subject property consists of approximately two and seventy-five hundredths (2.75) acres located at 1410 University Boulevard.

**II. PURPOSE**

The purpose of the petition is to allow for the reuse of a hotel structure as dormitory housing for Liberty University.

**IV. SUMMARY**

- Colleges and universities are a by-right use in the IN-2, Institutional District 2.
- The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends Community Commercial uses for the property. The petition proposes to amend this to Institution.
- The reuse of the hotel structure as dormitory housing should have limited impact on the surrounding area.

**The Planning Division recommends approval of the FLUM Amendment and Rezoning petitions.**

---

**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends Community Commercial for the subject property. Community Commercial areas contain retail, personal service, entertainment, and restaurant uses that draw customers from at least several neighborhoods, the entire City or the region. Community Commercial areas contain clusters of businesses, often at major intersections, and shopping centers. Office, research and development, and technology development uses may be permitted in Community Commercial areas as long as traffic and other impacts to the community are mitigated. Residential uses may be established on the upper floors of commercial structures or as transitional structures between residential and commercial buildings. (p. 75-76)

The petition proposes to amend the FLUM from Community Commercial to Institution. The City's institutions include the religious, educational, and other nonprofit entities in the City. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations, and other nonprofit institutions. (p. 76)

2. **Zoning.** The subject property was annexed into the City in 1958. The existing B-3C, Community Business District (Conditional) zoning was established in 1997.
3. **Proffers.** The petitioner is not proposing proffers as part of the petition.
4. **Board of Zoning Appeals (BZA).** The Zoning Administrator has determined that no variances are needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - On January 11, 1983, Council approved the petition of Old Time Gospel Hour to rezone property located on the eastside of U.S. Route 460 (103, 104 East Campus Drive, 100 Towns Court, 2200 Liberty Mountain Drive & 5001 Candler's Mountain Road) from R-C, Conservation District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional).
  - On October 14, 1986, Council approved the petition of Thomas L. Phillips to rezone the 3700 Block of Candler's Mountain Road from I-3, Heavy Industrial District & I-2, Light Industrial District to B-5C, General Business District (Conditional), B-3C, Community Business District (Conditional) & R-4C, Medium-High Density, Multi-Family Residential District (Conditional).
  - On March 10, 1987, Council approved the petition of Old Time Gospel Hour to rezone property located on the eastside of U.S. Route 460 from R-4C, Multi-Family Residential District (Conditional) to B-3C, Community Business District (Conditional).
  - On February 24, 1988, Council approved the petition of Old Time Gospel Hour to rezone 3765 Candler's Mountain Road (now 135, 143 & 301 South Campus Drive from I-2, Light Industrial District to B-5C, General Business District (Conditional).
  - On April 14, 1988, Council approved the petition of Liberty University for a conditional use permit at 1971 University Boulevard to allow the construction of dormitories, visitors center, additions to the Demoss Building and parking.
  - On November 8, 1988, Council approved the petition of Old Time Gospel Hour and Village Management, Inc. to rezone an area bounded by the serve road adjacent to U.S. Route 460, Candler's Mountain Road, and the South corporate limits from R-4C, Medium-High Density Multi-Family Residential District (Conditional) to B-3C, Community Business District (Conditional) and for a CUP to allow a nursing home, apartment buildings with some commercial usage, and a health care facility.
  - On March 14, 1989, Council approved the petition of Old Time Gospel Hour & Liberty University for a conditional use permit at 3765 Candler's Mountain Road to allow the construction of a football stadium and basketball arena.
  - On July 11, 1989, Council approved the petition of NW Development Inc., to rezone the 3600 & 3700 Blocks of Candler's Mountain Road from I-2, Light Industrial District, B-3C, Community Business District (Conditional), B-5C, General Business District (Conditional) & R-4, Medium-High Density, Multi-Family Residential District to B-3C, Community Business District (Conditional).

- On October 9, 1990, Council approved the petition of Candler's Station Limited Partnership to rezone 3764 Candler's Mountain Road from I-2, Light Industrial District to B-3C, Community Business District (Conditional).
- On April 13, 1993, Council approved the petition of Brian Kurbjeweit & Trust to rezone a portion of the 3700 block of Candler's Mountain Road from I-2, Light Industrial District to B-3C, Community Business District (Conditional) to allow for the construction of a motel with parking and other permitted uses.
- On September 13, 1994, Council approved the petition of Candler's Mountain Development Company, L.C., to rezone property on the eastside of Candler's Mountain Road (3786, 3788, 3794, 3802, 4000, 4300, 4520, 4530 Candler's Mountain Road & 218, 230 Top Ridge Road) from R-C, Conservation District to R-2C, Low-Medium Density, Single-Family Residential District & B-3C, Community Business District and a conditional use permit to allow a planned unit development (PUD) and cluster commercial development (CCD).
- On April 9, 1996, Council approved the petition of T&I Properties, Inc., to rezone 3765 Candler's Mountain Road from R-C, Conservation District to R-1, Low-Density, Single-Family Residential District.
- On September 9, 1997, Council approved the petition of the Inn Group to rezone 1410 University Boulevard from R-C, Conservation District & I-2, Light Industrial District to B-3C, Community Business District.
- On October 12, 1999, Council approved the petition of Lynchburg Lodging, Inc. to rezone 3736 Candler's Mountain Road from I-2, Light Industrial District to B-3C, Community Business District (Conditional) to allow a motel.
- On November 13, 2001, Council approved the petition of Liberty University for a CUP at 1971 University Boulevard to allow the construction of two student centers and parking.
- On October 14, 2003, Council approved the petition of Thomas Road Baptist Church, Liberty University Inc., and GDT, CGI, LLC for a CUP at 100 Mountain View Road to allow a community recreational facility.
- On December 16, 2003, Council approved the petition of Thomas Road Baptist Church, Liberty University Inc., Lynchburg Christian Academy, Freedom Liberty Partners, Jerry Falwell Ministries, GDT, CGI, LLC and Bostic Development at Lynchburg, LLC to rezone 100 Mountain View Road, 1971 University Boulevard & Liberty Mountain Drive to rezone from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional), from I-2, Light Industrial District to B-5C, General Business District (Conditional) and a conditional use permit to allow university and K-12 uses.
- On November 9, 2004, Council approved the recommendation of city staff to amend conditions of the December 16, 2003 conditional use permit for Jerry Falwell Ministries to allow an additional access point at 100 Mountain View Road.
- On June 10, 2008, Council approved the petition of Liberty University at 3794, 3778, 3786, 3802 & 4000, 4250, 4300, 5000 & 5001 Candler's Mountain Road, 100 Mountain View Road, 100, 112, 200, 212, 300 Liberty Mountain Drive, 1971 1973, 1975, 1977 University Boulevard & 4013 Wards Road to amend future land use from Low Density Residential to Institutional, to rezone from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional) and for a conditional use permit to allow an increase of up to fifteen thousand (15,000) students and a consolidated sign plan.
- On October 14, 2014, Council approved Liberty University's petition for a CUP to allow fill within the floodplain in a B-5C, General Business District (Conditional) at 1971 University Boulevard.

- On January 12, 2016, Council approved the petition of Liberty University to rezone forty-one (41) tracts from R-C, Conservation District; R-2C, Low-Medium Density, Single-Family Residential District (Conditional); R-5, High Density Multi-Family Residential District; B-3C, Community Commercial District (Conditional); B-5, General Business District; B-5C, General Business District (Conditional); I-2, Light Industrial District; I-2C, Light Industrial District (Conditional); and I-3, Heavy Industrial District to IN-2, Institutional 2 District.
- On October 10, 2017, Council approved Liberty University’s petition for a CUP to allow the expansion of the existing football stadium in an IN-2, Institutional District 2 at 1971 University Boulevard.

6. **Site Description.** The subject property at 1410 University Boulevard consists of approximately two and seventy-five hundredths (2.75) acres. The property contains an approximately forty-three thousand, five hundred thirty-three (43,533) square foot three-story, fire-resistant hotel structure with one hundred two (102) rooms constructed in 2002. The property also contains a commercial canopy and associated parking areas.

The property is bound on all sides by the Liberty University campus, an institutional use. There are some commercial uses nearby along Candler’s Mountain Road, and U.S. 460 runs adjacent to the property to the east and south.

7. **Proposed Use of Property.** If the petition is approved, the existing hotel structure would be used as dormitory housing and incorporated into campus. The structure currently contains one hundred two (102) rooms and would be used for an anticipated maximum capacity of two hundred four (204) beds. There is existing parking on site, and no new buildings, additions, or parking areas are currently proposed.

8. **Traffic, Parking and Public Transit.** The petitioner was not required to conduct a traffic analysis as part of this petition.

The Zoning Ordinance provides that the parking need for Colleges & Universities exceeding one hundred (100) on campus and commuting students shall be estimated by the petitioner and approved through the site plan approval process in the IN-2, Institutional District 2. The subject property contains one hundred six (106) existing parking spaces and access to campus parking facilities.

The site is served by the Greater Lynchburg Transit Company (GLTC) bus route 4. There are stops located along University Boulevard and Regents Parkway, within approximately a quarter mile of the subject property.

9. **Stormwater Management.** The petitioner is not currently proposing any new buildings, additions, or parking areas. An Erosion & Sediment Control Plan would be required if any land disturbance on the site exceeds one thousand (1,000) square feet. Stormwater Management would be required if land development exceeds five thousand (5,000) square feet of disturbance.
10. **Emergency Services:** The City’s Fire Marshal and Police Department had no comments of concern regarding the petition.
11. **Impact.** Universities and dormitory housing are permitted by right in the IN-2, Institutional District 2. The proposed FLUM amendment to Institution aligns with the requested zoning. The use of the existing hotel structure as dormitory housing should have limited impact on the surrounding area and address an increased need for student housing. The existing structure currently contains one hundred two (102) rooms and one hundred six (106) on-site parking

spaces. No new construction, additions, or parking areas are proposed at this time. The subject property is surrounded by Liberty University and will be incorporated into campus facilities.

12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the petitions on April 21, 2026. Comments were minor in nature.

**VI. PLANNING DIVISION RECOMMENDATION**

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Liberty University, Inc., to:**

- **Amend the Future Land Use Map (FLUM) from Community Commercial to Institution;**
- **Rezone approximately two and seventy-five hundredths (2.75) acres located at 1410 University Boulevard from B-3C, Community Business District (Conditional) to IN-2, Institutional District 2.**

This matter is respectfully offered for your consideration.



Rachel Frischeisen  
City Planner

- pc: Wynter Benda, City Manager  
 Greg Patrick, Deputy City Manager  
 Kent White, Assistant City Manager  
 Tom Martin, Director of Community Development  
 Matthew Freedman, City Attorney  
 J. Lee Newland, City Engineer  
 Cynthia Kozerow, Lynchburg Police Department  
 Candace Brown, Fire Marshal  
 Doug Saunders, Building Official  
 Kevin Henry, Zoning Administrator  
 Dan Deter, Liberty University, Inc.  
 Stacy Dawson, Liberty University, Inc.

**VII. ATTACHMENTS**

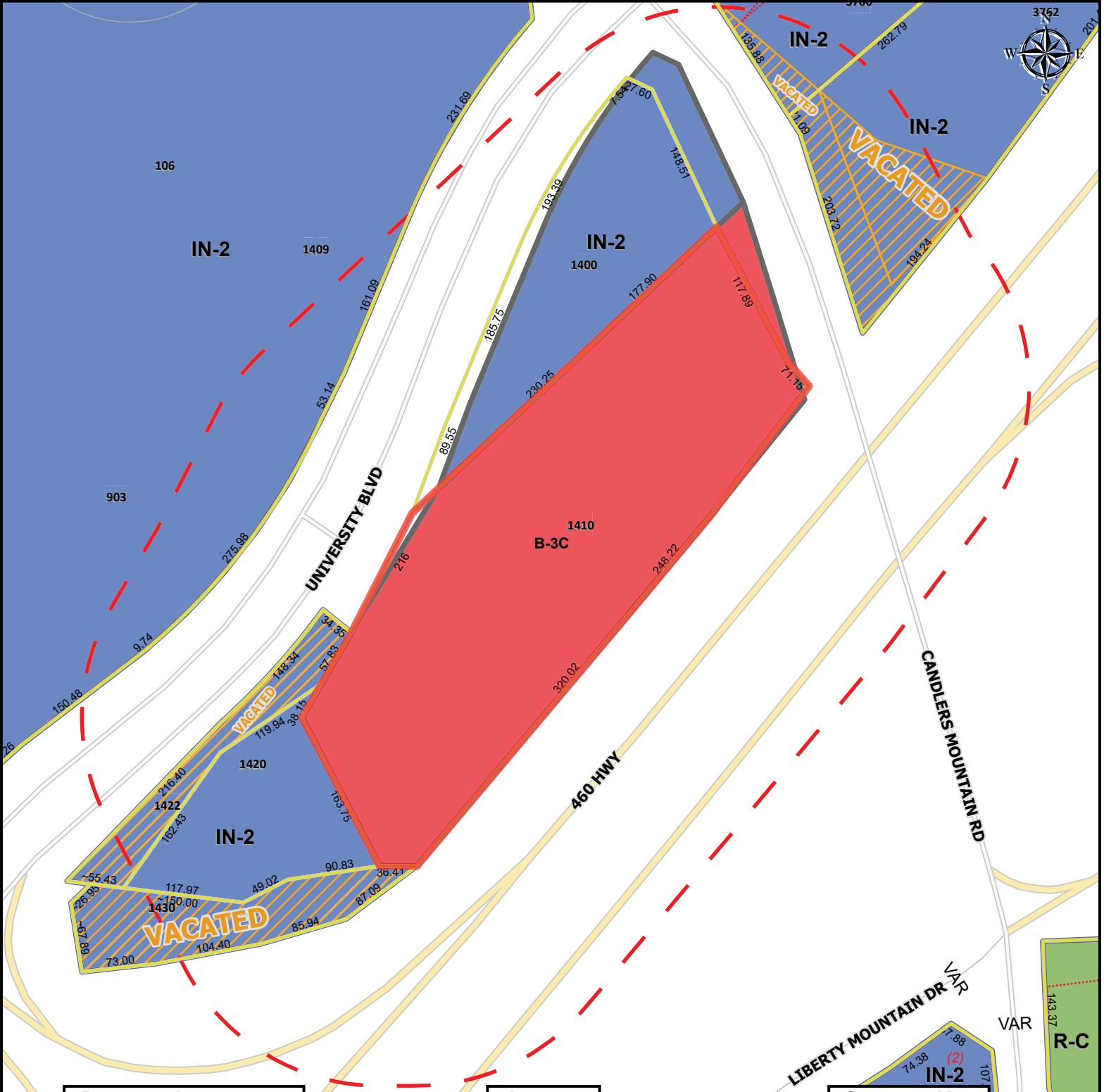
1. **Zoning Map with Adjoining Property Owners**
2. **Future Land Use Map**
3. **Watershed Map**
4. **Planimetric and Topographic Map**
5. **Narrative**
6. **Concept Plan**
7. **Property Photograph**

Zoning

1410 UNIVERSITY BLVD

TRC

LIBERTY UNIVERSITY INC



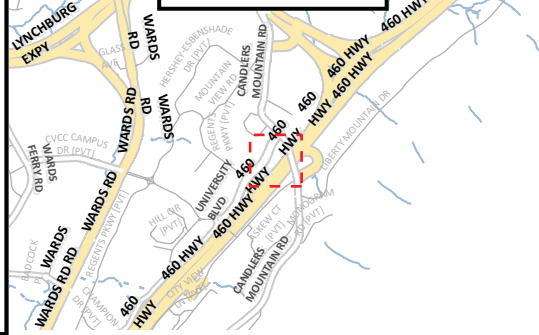
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
13005003	1410 UNIVERSITY BLVD

**LEGEND**

- Subject Property**
  - 215 Foot Buffer**
- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff4500; margin-right: 5px;"></span> <b>B-1</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; margin-right: 5px;"></span> <b>B-3</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; margin-right: 5px;"></span> <b>B-4</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #654321; margin-right: 5px;"></span> <b>B-5</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #32cd32; margin-right: 5px;"></span> <b>R-C</b></li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff69b4; margin-right: 5px;"></span> <b>I-1</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; margin-right: 5px;"></span> <b>I-2</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a9a9a9; margin-right: 5px;"></span> <b>I-3</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #6495ed; margin-right: 5px;"></span> <b>IN-1</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4169e1; margin-right: 5px;"></span> <b>IN-2</b></li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; margin-right: 5px;"></span> <b>R-1</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; margin-right: 5px;"></span> <b>R-2</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9acd32; margin-right: 5px;"></span> <b>R-3</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa07a; margin-right: 5px;"></span> <b>R-4</b></li> </ul> |
|--|--|--|

**OVERVIEW MAP**



MAP SCALE: 1:1,585 DATE PRINTED: 4/14/2026

**1410 University Boulevard**

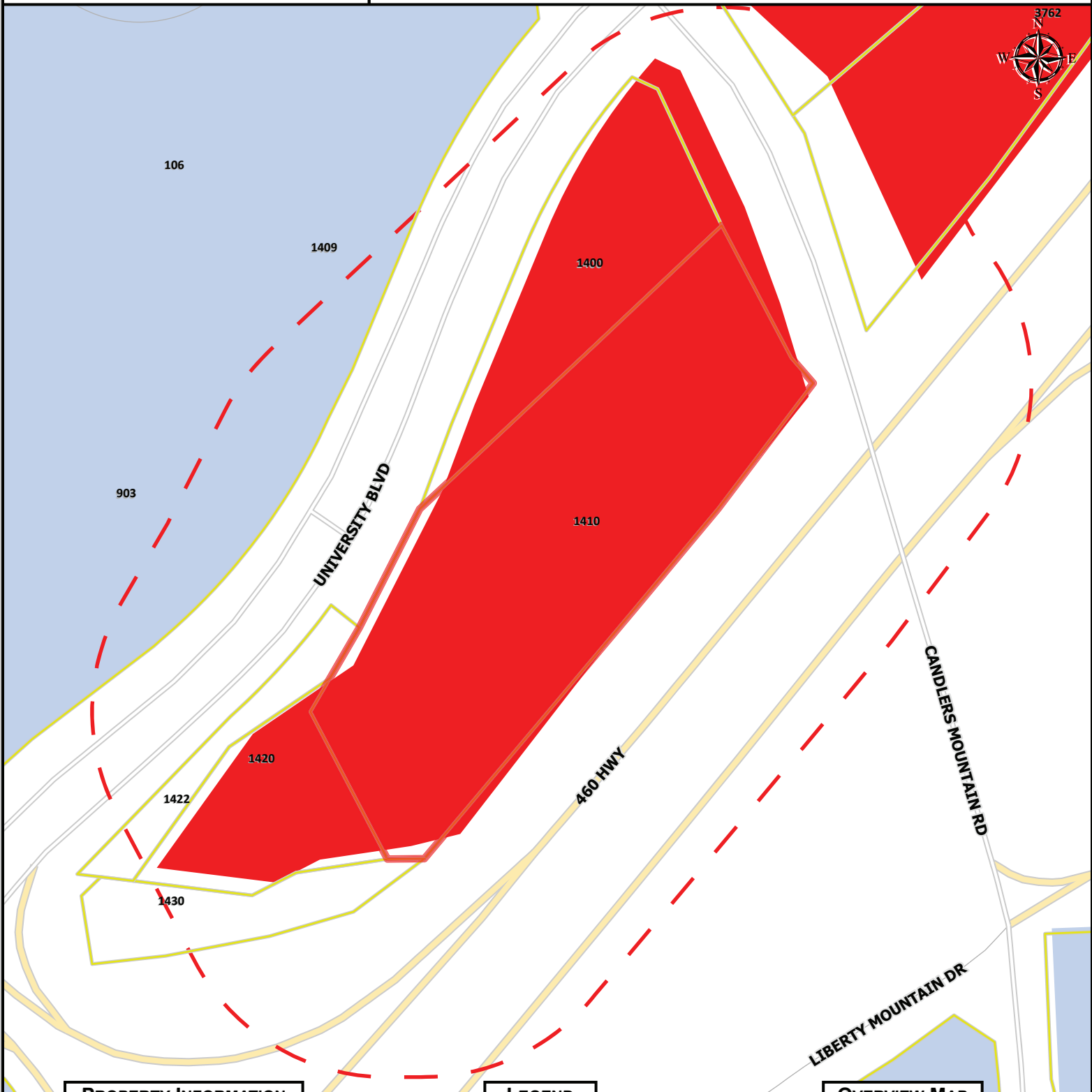
<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>
13005002	1420 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC ATTN: ACCOUNTS PAYABLE
13005003	1410 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
13005001	1400 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC ATTN: ACCOUNTS PAYABLE
13005004	1430 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC ATTN: ACCOUNTS PAYABLE
13005005	1422 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC ATTN: ACCOUNTS PAYABLE
13002014	3760 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
13002001	3762 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
13001002	751 MOUNTAIN VIEW RD	LIBERTY UNIVERSITY INC ATTN: ACCOUNTS PAYABLE

FLUM

1410 UNIVERSITY BLVD

TRC

LIBERTY UNIVERSITY INC



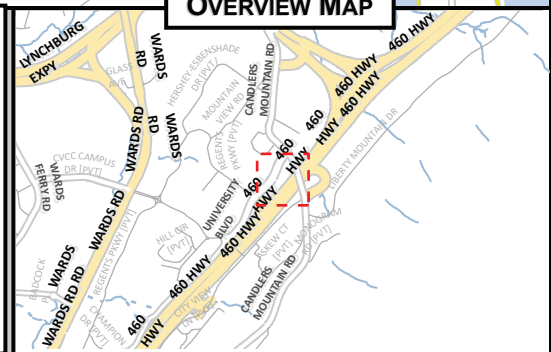
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
13005003	1410 UNIVERSITY BLVD

**LEGEND**

- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

**OVERVIEW MAP**



MAP SCALE: 1:1,585 DATE PRINTED: 4/14/2026

Watershed

1410 UNIVERSITY BLVD

TRC

LIBERTY UNIVERSITY INC



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
13005003	1410 UNIVERSITY BLVD

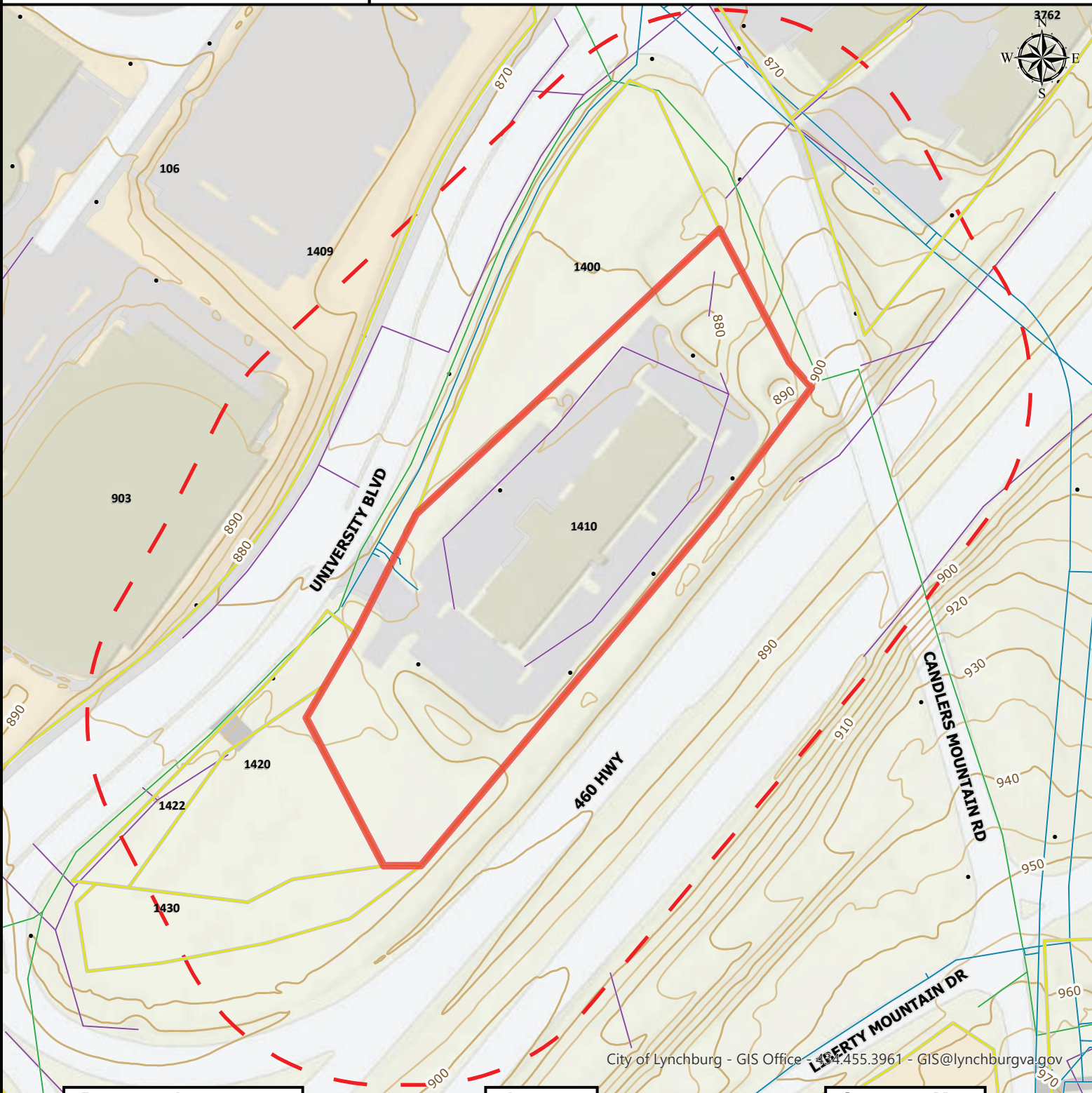
**LEGEND**

- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

**OVERVIEW MAP**



MAP SCALE: 1:1,585 DATE PRINTED: 4/14/2026



City of Lynchburg - GIS Office - 434.455.3961 - GIS@lynchburgva.gov

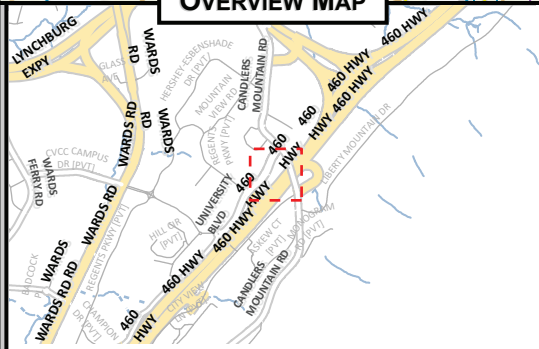
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
13005003	1410 UNIVERSITY BLVD

**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Planimetrics	Paved	Unpaved	Other
	Structure	-	-
	Roadway	-	-
	Parking	-	-
Topography	Contour	100' - 20'	50' - 10'
		5' - 1'	

**OVERVIEW MAP**



MAP SCALE: 1:1,585 DATE PRINTED: 4/14/2026

**Liberty University North Suites  
IN-2 Rezoning Request  
1410 University Blvd  
Lynchburg, VA 24502  
Current Zoning: B-3**

Liberty University respectfully submits this request for both a rezoning and a Future Land Use Map (FLUM) amendment for the property located at 1410 University Boulevard, Lynchburg, Virginia. Liberty University has recently acquired this property and intends to incorporate it into its campus facilities.

The subject property is currently zoned B-3 (Community Business District), with a corresponding FLUM designation that reflects commercial use. In keeping with the existing zoning pattern and land uses associated with Liberty University's campus, the University requests that the property be rezoned to IN-2 (Institutional District 2) and that the FLUM be amended to Institution instead of Community Commercial.

Upon approval, the property will be utilized for campus residential housing consisting of 102 rooms, with an anticipated maximum capacity of 204 students. This proposed use aligns with surrounding institutional and residential campus development and is intended to support the ongoing educational and housing needs of the Liberty University student population.

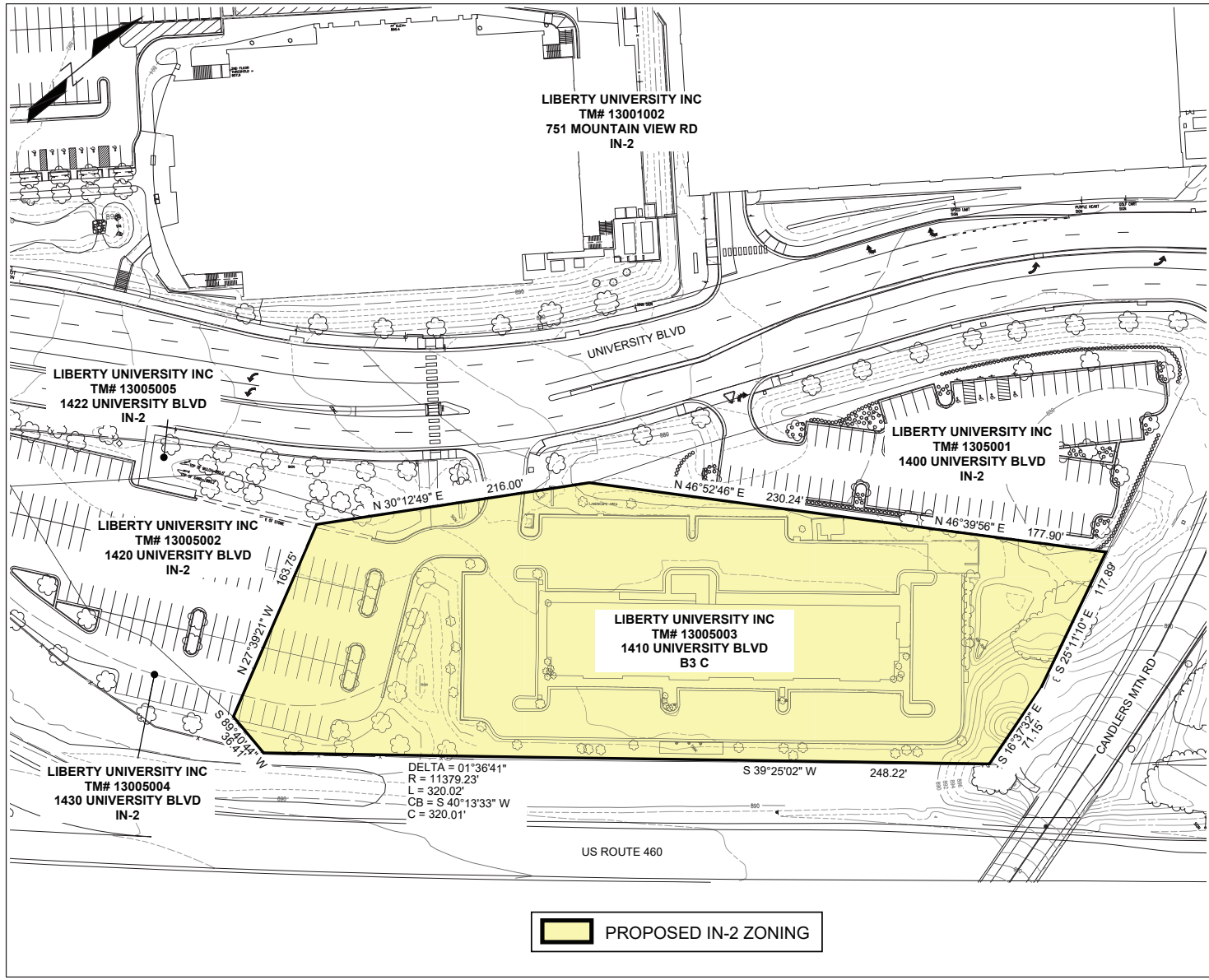
The requested rezoning is submitted pursuant to Section 35.2-50.6 of the City of Lynchburg Code and is intended to promote orderly development while ensuring that land use remains compatible with adjacent institutional properties. The proposed institutional residential use will not adversely impact surrounding properties and is compatible with existing infrastructure, traffic patterns, and adjacent institutional zoning.

Enclosed with this rezoning and FLUM petition is a property location map indicating:

- The boundary of the parcel proposed for rezoning
- The applicable tax map identification number
- The street address of the property
- The current zoning classification

Liberty University respectfully requests favorable consideration of this rezoning application by the Planning Commission and City Council.

# IN-2 REZONING



PROPOSED IN-2 ZONING

PHYSICAL ADDRESS:

1410 UNIVERSITY BLVD  
LYNCHBURG, VA 24502

OWNER:

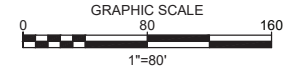


**LIBERTY UNIVERSITY**

FACILITIES MANAGEMENT  
1971 UNIVERSITY BLVD  
LYNCHBURG, VA 24515

CONTACT:

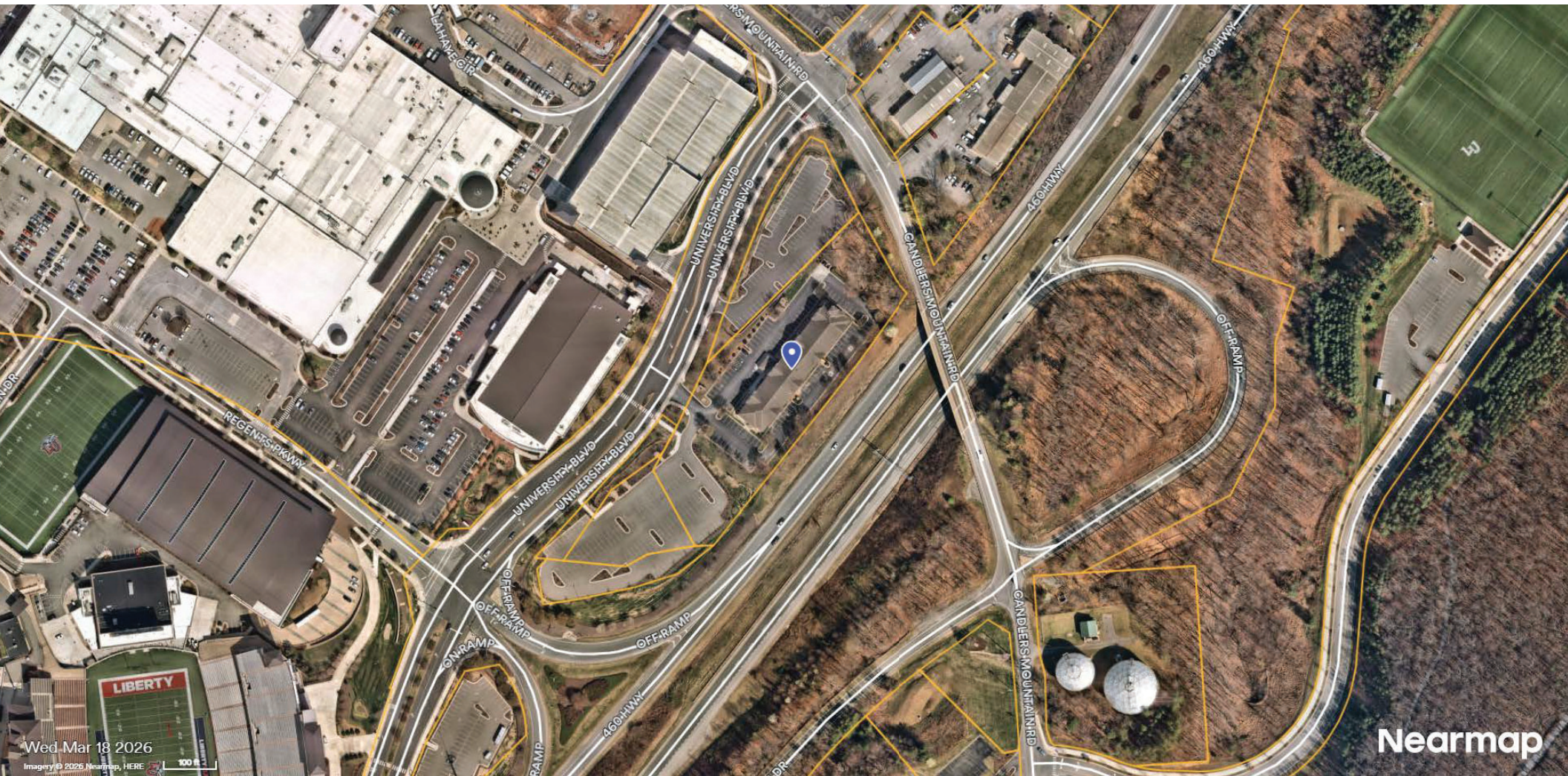
STACY DAWSON 434-592-4233



REVISIONS:

03/26/2026  
BLDG: 099  
DRAFT:SSD  
XXXX

SHEET NUMBER:  
**C1.1**



Wed, Mar 18 2026

Imagery © 2026 Nearmap, HERE

Nearmap





## AGENDA ITEM SUMMARY

### MEETING DATE

May 26, 2026

### PRESENTED BY

Donna Witt, Chief Financial Officer

### AGENDA ITEM # III.4

2026 Bond Anticipation Note

### RECOMMENDATION

*This item will appear for City Council vote on the June 9, 2026 Public Hearing agenda.*

1) Consideration of adopting Resolution #R-26-\_\_\_ authorizing the City Manager, Deputy City Manager, or Chief Financial Officer to establish a bond anticipation note (BAN) to fund current and upcoming capital projects.

2) Consideration of introducing Resolution #R-26-\_\_\_ amending the FY 2026 General, Water, Sewer, Stormwater, Airport, and Fleet Funds' Operating Budgets for costs associated with the issuance of the BAN; issuance costs to be determined after proposals are received.

### SUMMARY

It has been City practice to finance capital projects through a bond anticipation note (BAN) or line of credit to avoid interest charges until the funds are needed on a monthly draw basis. In May 2026, City staff closed on a General Obligation Bond Issue to permanently finance the 2023 BAN. A request for proposals (RFP) was issued May 7, 2026 to local, regional, and national lending institutions for bids to establish the next BAN; responses are due May 28, 2026. This BAN will fund current and future projects in the City, Schools, Water, Sewer, Stormwater, Airport, and Fleet Capital Projects Funds. Depending on the responses, a two- or three-year line of credit will be established with a not-to-exceed line of \$90.5 million. The not-to-exceed total may change based on the RFP responses as well as the cost of issuance.

### PRIOR ACTION(S)

### FISCAL IMPACT

To be determined based on request for proposal responses

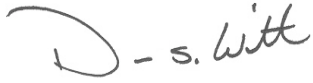
### CONTACT(S)

Donna Witt, Chief Financial Officer

### ATTACHMENT(S)

1. 2026 GO BAN AND BOND AUTHORIZATION JUNE 9, 2026 COUNCIL

REVIEWED BY



---

Donna Witt, Chief Financial Officer

Date: May 18, 2026



---

Gregory Patrick, Deputy City Manager

Date: May 21, 2026



---

Alicia Finney-Andrews, Clerk of Council

Date: May 21, 2026

**A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED NINETY MILLION FIVE HUNDRED THOUSAND DOLLARS (\$90,500,000) AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF THE CITY OF LYNCHBURG, VIRGINIA, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, EXTENSION, ENLARGEMENT, AND EQUIPPING, OF VARIOUS PUBLIC IMPROVEMENT PROJECTS OF AND FOR THE CITY; AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A LIKE PRINCIPAL AMOUNT OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE AND SALE OF SUCH BONDS**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG, VIRGINIA, AS FOLLOWS:

SECTION 1. The Council of the City of Lynchburg, Virginia (the "City"), hereby finds and determines as follows:

(a) The Council desires to authorize the issuance and sale of (i) General Obligation Public Improvement Bonds to provide funds to pay the costs of the acquisition, construction, reconstruction, improvement, extension, enlargement, and equipping of various public improvement projects of and for the City as set forth in Section 8 hereof (hereinafter defined as the "Projects"), and (ii) a like principal amount of General Obligation Public Improvement Bond Anticipation Notes in anticipation of the issuance of such Bonds.

(b) In the judgment of this Council, it is necessary and expedient to authorize the issuance and sale of not to exceed Ninety Million Five Hundred Thousand Dollars (\$90,500,000) aggregate principal amount of General Obligation Public Improvement Bonds of the City (the "Bonds") and to authorize the issuance and sale of a like principal amount of General Obligation Public Improvement Bond Anticipation Notes of the City (the "Notes") in anticipation of the issuance of such Bonds, in each case for the purpose of providing funds to finance and refinance the costs of the Projects and to pay costs of issuance of such Bonds and such Notes.

SECTION 2. (a) Pursuant to the Public Finance Act of 1991, there are authorized to be issued not to exceed Ninety Million Five Hundred Thousand Dollars (\$90,500,000) aggregate principal amount of the Bonds of the City for the purpose of providing funds to finance and refinance the costs of the Projects as described in Section 8 hereof and to pay certain costs related to the issuance of such Bonds.

(b) The Bonds shall be issued and sold in their entirety at one time in one or more series, or from time to time in part in series, as shall be determined by the Chief Financial Officer, the City Manager or the Deputy City Manager. The Bonds may be sold at the same time as other general obligation bonds are sold by the City. The Bonds shall be issued in fully registered form and shall be in the denomination of \$5,000 or any integral multiple thereof, except as otherwise provided pursuant to Section 13 hereof. The Bonds of each series shall be numbered from R-1 upwards in order of issuance and shall have such other series designation as

shall be determined by the Chief Financial Officer, the City Manager or the Deputy City Manager; shall mature annually, commencing in such year and on such date in each year and in such amount in each year as shall be determined by the Chief Financial Officer, the City Manager or the Deputy City Manager; and shall bear interest at such rate or rates per annum as shall be determined by the Chief Financial Officer, the City Manager or the Deputy City Manager pursuant to the provisions of Section 9 hereof, such interest being payable on the day which is not more than one (1) year from the date of the Bonds of such series and semiannually thereafter (except as otherwise provided pursuant to Section 13 hereof) and, unless otherwise provided herein or in the proceedings authorizing the issuance of the Bonds of any such series, such interest shall be computed on the basis of a three hundred and sixty (360) day year comprised of twelve (12) thirty (30) day months. The Chief Financial Officer, the City Manager or the Deputy City Manager is authorized to determine, in accordance with and subject to the provisions of this Resolution: the date or dates of the Bonds; the interest payment dates thereof; the maturity dates thereof (*provided* that the final maturity of the Bonds of any series shall be not later than forty (40) years from the date of issuance of such Bonds); the amount of principal maturing on each maturity date; the place or places of payment thereof and the paying agent or paying agents therefor; the place or places of registration, exchange or transfer thereof and the registrar therefor; and whether or not the Bonds shall be subject to redemption prior to their stated maturity or maturities and if subject to such redemption, the premiums, if any, payable upon such redemption and the respective periods in which such premiums are payable.

(c) In the event the Bonds of any series shall be dated as of a date other than the first day of a calendar month or the dates on which interest is payable on such series are other than the first days of calendar months, the provisions of Section 3 hereof with regard to the authentication of such Bonds and of Section 11 with regard to the forms of such Bonds shall be modified as the Chief Financial Officer, the City Manager or the Deputy City Manager shall determine to be necessary or appropriate.

(d) (i) If the Bonds of a given series are subject to redemption and if any Bonds of such series (or portions thereof in installments of \$5,000 or any integral multiple thereof) are to be redeemed, notice of such redemption specifying the date, numbers and maturity or maturities of the Bond or Bonds to be redeemed, the date and place or places fixed for their redemption, and if less than the entire principal amount of a Bond called for redemption is to be redeemed, that such Bond must be surrendered in exchange for payment of the principal amount thereof to be redeemed and the issuance of a new Bond or Bonds equalling in principal amount that portion of the principal amount of such Bond not to be redeemed, shall, except as otherwise provided pursuant to Section 13 hereof, be mailed not less than thirty (30) days prior to the date fixed for redemption, by first class mail, postage prepaid, to the registered owner of each such Bond at the address of such registered owner as it appears on the books of registry kept by Chief Financial Officer of the City, who is hereby appointed as the initial Registrar and Paying Agent for the Bonds (the "Registrar and Paying Agent" or the "Registrar" or the "Paying Agent"), as of the close of business on the forty-fifth (45th) day next preceding the date fixed for redemption. If any Bonds shall have been called for redemption and notice thereof shall have been given as hereinabove set forth, and payment of the principal amount of such Bonds (or of the principal amount thereof to be redeemed) and of the accrued interest payable upon such redemption shall

have been duly made or provided for, interest on such Bonds shall cease to accrue from and after the date so specified for their redemption.

(ii) Any notice of the optional redemption of the Bonds may state that it is conditioned upon there being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, on the date fixed for the redemption thereof an amount of money sufficient to pay the redemption price of such Bonds, together with the interest accrued thereon to the date fixed for the redemption thereof, and any conditional notice so given may be rescinded at any time before the payment of the redemption price of such Bonds, together with the interest accrued thereon, is due and payable if any such condition so specified is not satisfied. If a redemption of any Bonds does not occur after a conditional notice is given due to there not being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, a sufficient amount of money to pay the redemption price of such Bonds, together with the interest accrued thereon to the date fixed for the redemption thereof, the corresponding notice of redemption shall be deemed to be revoked.

(iii) So long as the Bonds are in book-entry only form, any notice of redemption shall be given only to The Depository Trust Company, New York, New York (“DTC”), or to its nominee, Cede & Co., or to such other nominee of DTC as may be requested by an authorized representative of DTC, and any notice of redemption otherwise required by this resolution to be given by first class mail, postage prepaid, may be given electronically in lieu of being given by first class mail, postage prepaid, if and to the extent delivery of notices of redemption electronically is acceptable to DTC. The City shall not be responsible for providing any beneficial owner of the Bonds registered to DTC or its nominee any notice of redemption.

(e) (i) The Bonds of each series shall be issued only in book-entry only form. One Bond representing each maturity of the Bonds of each series will be issued to and registered in the name of Cede & Co., as nominee of DTC, or in the name of such other nominee of DTC as may be requested by an authorized representative of DTC, as registered owner of the Bonds, and each such Bond shall be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds, except as otherwise provided pursuant to Section 13 hereof. Individual purchases will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof. Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased.

(ii) Except as otherwise provided pursuant to Section 13 hereof, principal and interest payments on the Bonds will be made by the Registrar and Paying Agent for the Bonds to DTC or its nominee, Cede & Co., or to such other nominee of DTC as may be requested by an authorized representative of DTC, as registered owner of the Bonds, which will in turn remit such payments to the DTC participants for subsequent disbursement to the beneficial owners of the Bonds. Transfers of principal and interest payments to DTC participants will be the responsibility of DTC. Transfers of such payments to beneficial owners of the Bonds by DTC participants will be the responsibility of such participants and other nominees of such beneficial owners. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and, in turn, by the DTC participants who act on behalf of the indirect participants of DTC and the beneficial owners of the Bonds.

(iii) The City will not be responsible or liable for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC, its participants or persons acting through such participants or for transmitting payments to, communicating with, notifying or otherwise dealing with any beneficial owner of the Bonds. So long as the Bonds are in book-entry only form, the Chief Financial Officer will initially serve as Registrar and Paying Agent for the Bonds. The City reserves the right to designate a successor Registrar and Paying Agent for the Bonds and any such successor Registrar and Paying Agent shall be appointed by the City Manager, the Deputy City Manager or the Chief Financial Officer.

SECTION 3. (a) The Bonds shall be executed, for and on behalf of the City, by the manual or facsimile signature of the Mayor of the City and shall have an impression of the corporate seal of the City or a facsimile thereof embossed or imprinted thereon, attested by the manual or facsimile signature of the Clerk of Council of the City.

(b) The Chief Financial Officer, the City Manager or the Deputy City Manager shall direct the Registrar and Paying Agent for the Bonds of a given series to authenticate such Bonds and no such Bond shall be valid or obligatory for any purpose unless and until the certificate of authentication endorsed on each Bond shall have been manually executed by an authorized signator of the Registrar and Paying Agent. Upon the authentication of any Bonds, the Registrar and Paying Agent shall insert in the certificate of authentication the date as of which such Bonds are authenticated as follows: (i) if the Bond is authenticated prior to the first interest payment date, the certificate shall be dated as of the date of the initial issuance and delivery of the Bonds of the issue of which such Bond is one, (ii) if the Bond is authenticated upon an interest payment date, the certificate shall be dated as of such interest payment date, (iii) if the Bond is authenticated after the fifteenth (15th) day of the calendar month next preceding an interest payment date and prior to such following interest payment date, the certificate shall be dated as of such following interest payment date, and (iv) in all other instances the certificate shall be dated as of the actual date upon which the Bond is authenticated by the Registrar and Paying Agent.

(c) The execution of the Bonds in the manner above set forth is adopted as a due and sufficient authentication of the Bonds.

SECTION 4. (a) The principal of and interest on the Bonds shall be payable in such coin or currency of the United States of America as at the respective dates of payment thereof is legal tender for public and private debts.

(b) Principal of the Bonds of a given series shall be payable upon presentation and surrender thereof at the office of the Registrar and Paying Agent.

(c) Except as otherwise provided pursuant to Section 13 hereof, interest on the Bonds shall be payable by check mailed by the Registrar and Paying Agent to the registered owners of such Bonds at their respective addresses as such addresses appear on the books of registry kept pursuant to the provisions of this Section 4; provided, however, that so long as the Bonds are in book-entry form and registered in the name of Cede & Co., as nominee of DTC, or in the name of such other nominee of DTC as may be requested by an authorized representative

of DTC, interest on the Bonds shall be paid directly to Cede & Co. or such other nominee of DTC by wire transfer.

(d) At all times during which any Bond of any series remains outstanding and unpaid, the Registrar and Paying Agent shall keep or cause to be kept, at its office, books of registry for the registration, exchange and transfer of Bonds of such series. Upon presentation of a Bond or Bonds at the office of the Registrar and Paying Agent, the Registrar and Paying Agent, under such reasonable regulations as the Registrar and Paying Agent may prescribe, shall register, exchange or transfer, or cause to be registered, exchanged or transferred, such Bond or Bonds on the books of registry as hereinbefore set forth.

(e) The books of registry shall at all times be open for inspection by the City or any duly authorized officer thereof.

(f) Any Bond may be exchanged at the office of the Registrar and Paying Agent for a like aggregate principal amount of such Bonds in other authorized principal sums and of the same series, interest rate and maturity.

(g) Any Bond of any series may, in accordance with its terms, be transferred upon the books of registry by the registered owner in whose name it is registered, in person or by the duly authorized agent of such registered owner, upon surrender of such Bond to the Registrar and Paying Agent for cancellation, accompanied by a written instrument of transfer duly executed by the registered owner or the duly authorized agent of such registered owner, in form satisfactory to the Registrar and Paying Agent.

(h) All transfers or exchanges pursuant to this Section 4 shall be made without expense to the registered owner of such Bond or Bonds, except as otherwise herein provided, and except that the Registrar and Paying Agent shall require the payment by the registered owner of such Bond or Bonds requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange. All Bonds surrendered for transfer or exchange pursuant to this Section 4 shall be cancelled.

SECTION 5. The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the Bonds as the same become due. In each year while the Bonds, or any of them, are outstanding and unpaid, the Council shall be authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the City are assessed, levied and collected, a tax upon all taxable property within the City, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and interest on the Bonds to the extent other funds of the City are not lawfully available and appropriated for such purpose.

SECTION 6. CUSIP identification numbers may be printed on the Bonds, but no such number shall constitute a part of the contract evidenced by the particular Bond upon which it is printed and no liability shall attach to the City or any officer or agent thereof (including any paying agent for the Bonds) by reason of such numbers or any use made thereof (including any use thereof made by the City, any such officer or any such agent) or by reason of any inaccuracy, error or omission with respect thereto or in such use. All expenses in relation to the printing of

such numbers on the Bonds shall be paid by the City; *provided, however*, that the CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the purchasers of the Bonds.

SECTION 7. To the extent it shall be contemplated at the time of their issuance that the interest on any Bonds issued hereunder shall be excludable from gross income for purposes of federal income taxation, the City covenants and agrees that it shall comply with the provisions of Sections 103 and 141-150 of the Internal Revenue Code of 1986 (the "1986 Code") and the applicable Treasury Regulations promulgated under such Sections 103 and 141-150 so long as any such Bonds are outstanding.

SECTION 8. The proceeds of the sale of the General Obligation Public Improvement Bonds shall be applied to finance and refinance the cost of public improvement projects of and for the City consisting of, but not limited to, acquisition of fleet vehicles, public safety equipment, capital equipment and information systems technology, transportation projects, airport improvement projects, water system improvement projects, school improvement projects, sewer system improvement projects, construction, renovation and improvements to various City buildings, parks and recreation projects, economic development projects, and stormwater improvement projects, all as set forth in the City's Capital Improvement Plan (collectively, the "Projects") and to pay costs of issuance of the Bonds.

SECTION 9. (a) Except as otherwise provided pursuant to Section 13 hereof, the Bonds shall be sold in one or more series in accordance with the provisions of Section 2 at competitive or negotiated sale at not less than ninety-eight percent (98%) of the principal amount thereof (exclusive of underwriting discount) and on such other terms and conditions as are provided in the Official Notice of Sale thereof or in the Purchase Contract or Bond Purchase Agreement relating thereto.

(b) If the Bonds are sold at competitive sale, they may be sold contemporaneously with other bonds of the City under a combined Official Notice of Sale. If the Bonds are sold at competitive sale, the Chief Financial Officer, the City Manager or the Deputy City Manager are each hereby authorized to cause to be prepared and distributed (via electronic dissemination or otherwise) an Official Notice of Sale of the Bonds in such form and containing such terms and conditions as the may deem advisable, subject to the provisions hereof.

(c) Upon the determination by the Chief Financial Officer, the City Manager or the Deputy City Manager to sell the Bonds at competitive or negotiated sale, the Chief Financial Officer, the City Manager or the Deputy City Manager are each hereby authorized, without further notice to or action by the Council, to determine the rates of interest the Bonds shall bear; *provided* that:

(i) in no event shall the true interest cost for the Bonds exceed six and one-half percent (6.50%);

(ii) in no event shall the premium payable by the City upon the redemption of the Bonds exceed two percent (2%) of the principal amount thereof; *provided, however*, that the Bonds may be issued with a make-whole redemption price which may be

determined pursuant to any make-whole calculation designated at the time of sale by the Chief Financial Officer, the City Manager or the Deputy City Manager; and

(d) If the Bonds are sold at negotiated sale, the Chief Financial Officer, the City Manager or the Deputy City Manager is hereby authorized to, without further notice to or action by the Council, to select the underwriters for the Bonds (the “Underwriters”) and to execute and deliver to the Underwriters a Purchase Contract or Bond Purchase Agreement relating to the Bonds.

(e) The Chief Financial Officer, the City Manager or the Deputy City Manager are each hereby authorized to cause to be prepared and distributed (via electronic dissemination or otherwise) a Preliminary Official Statement and a final Official Statement relating to the Bonds. Any of the City Manager, the Deputy City Manager or the Chief Financial Officer is hereby further authorized to certify that the Preliminary Official Statement for the Bonds of each series authorized hereunder is “deemed final” for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934 (“Rule 15c2-12”). The Mayor, the City Manager, the Deputy City Manager or the Chief Financial Officer are each hereby authorized to execute and deliver the final Official Statement for the Bonds of each series authorized hereunder, and the City Manager, the Deputy City Manager, the Chief Financial Officer and the City Attorney are hereby authorized to execute and deliver to the purchasers of the Bonds of each series certificates in the forms provided for in the Official Statement for the Bonds of such series.

SECTION 10. The City Manager, the Deputy City Manager or the Chief Financial Officer are each hereby authorized to execute and deliver to the purchasers of the Bonds of each series authorized hereunder, as applicable, a Continuing Disclosure Certificate or a Continuing Disclosure Agreement evidencing the City’s undertaking to comply with the continuing disclosure requirements of Paragraph (b)(5) of such Rule 15c2-12 to the extent applicable to the Bonds, such Continuing Disclosure Certificate or Continuing Disclosure Agreement to be in such form as shall be approved by the City Manager, the Deputy City Manager or the Chief Financial Officer upon the advice of counsel (including the City Attorney or Bond Counsel to the City), such approval to be conclusively evidenced by the execution of such Continuing Disclosure Certificate or Continuing Disclosure Agreement by the City Manager, the Deputy City Manager or the Chief Financial Officer.

SECTION 11. The Bonds, the certificate of authentication of the Registrar and Paying Agent and the assignment endorsed on the Bonds, shall be in substantially the form set forth in Exhibit A, together with such changes in format as may be appropriate to conform with the provisions hereof, including the provisions of Section 13 hereof, and with customs and practices applicable to comparable securities.

SECTION 12. Pursuant to the Public Finance Act of 1991, there are hereby authorized to be issued and sold, in anticipation of the Bonds authorized for issuance herein, the Notes. Such Notes shall be sold at competitive or negotiated sale, or by direct purchase as set forth in Section 13 hereof, at such price or prices and on such other terms and conditions as shall be determined by the City Manager, the Deputy City Manager or the Chief Financial Officer. The City Manager, the Deputy City Manager or the Chief Financial Officer (i) are hereby

authorized to determine the dated date of the Notes of each series, the dates the Notes of each series shall mature (not later than 5 years after the date of issuance of such Notes), the dates on which interest on the Notes shall be payable, the aggregate principal amount of the Notes of each series and the principal amount of the Notes of each series maturing in each year and (ii) are hereby further authorized to receive bids for the purchase of the Notes of each series if sold at competitive sale or proposals for the purchase of the Notes of each series if sold at negotiated sale and, without further action of the Council, to accept the bid or proposal offering to purchase the Notes of each series at the lowest true interest cost to the City; provided, however, except as otherwise provided pursuant to Section 13 hereof, in no event shall the true interest cost to the City with respect to the Notes of any series exceed six and one-half percent (6.50%). The City Manager, the Deputy City Manager or the Chief Financial Officer are each further authorized to fix the rates of interest to be borne by the Notes of each maturity of each series as specified in the bid or proposal accepted by them in accordance with the immediately preceding sentence. The City Manager, the Deputy City Manager or the Chief Financial Officer are each hereby authorized to determine the provisions relating to the redemption of the Notes upon the advice of the City's financial advisor; provided, however, except as otherwise provided pursuant to Section 13 hereof, in no event shall any redemption premium payable by the City exceed two percent (2.00%). If such Notes are offered for competitive sale, an Official Notice of Sale of such Notes shall be prepared, published and distributed in accordance with the requirements of Section 9. If such Notes are publicly offered, there may also be prepared and distributed a Preliminary Official Statement and a final Official Statement relating to such Notes in such form as shall be approved by the City Manager, the Deputy City Manager or the Chief Financial Officer. The issuance and details of such Notes shall be governed by the provisions of Section 15.2-2628 of Title 15.2, Chapter 26, Article 2 of the Code of Virginia, 1950, as amended. The provisions of Sections 5 and 7 shall apply to such Notes to the same extent the same apply to the Bonds except, in the case of the provisions of Section 5, only to the extent such Notes are not paid from the proceeds of the Bonds or from any other available funds. Bonds in anticipation of which such Notes are issued pursuant to this Section 12 may be issued and sold in accordance with the provisions of this Resolution at any time within five (5) years of the date of issuance of the first Notes issued in anticipation of such Bonds.

SECTION 13. (a) In addition to the authorization for a competitive or negotiated sale of the Bonds and the Notes as set forth in Sections 9 and 12 hereof, the Council hereby authorizes the issuance and sale of the Bonds and the Notes to one or more lenders to evidence one or more loans made to the City by one or more lenders in accordance with any proposal made by such lender(s) to the City pursuant to any Request for Proposal issued by the City for any such loan (hereinafter any such Request for Proposal of the City and any proposal from any lender(s) submitted in response thereto shall be collectively referred to as a "Financing Proposal"). There is hereby delegated to the City Manager, the Deputy City Manager or the Chief Financial Officer, without further action by the Council, the authority to issue and deliver the Bonds and the Notes pursuant to this Section 13 at such price(s) and rate(s), and on such other terms and conditions, as shall be provided in any Financing Proposal, which Financing Proposal shall be in such form and containing such terms and conditions as the City Manager, the Deputy City Manager or the Chief Financial Officer deem acceptable, acting with the advice of the City's financial advisor and legal counsel (including the City Attorney and the City's Bond Counsel), subject to the provisions and parameters set forth herein. Any such loan

authorized hereby to be evidenced by any Bonds or Notes of the City authorized and issued pursuant to this Resolution may be in the form of a non-revolving drawdown loan in an aggregate principal amount not to exceed \$90,500,000.

(b) Notwithstanding anything in this Resolution to the contrary, Bonds or Notes issued and sold pursuant to a Financing Proposal as provided in this Section 13 may bear interest at such fixed rates or variable rates of interest (which variable rates of interest shall be determined in accordance with any variable rate formula as shall be set forth in any Financing Proposal) as shall be determined by the City Manager, the Deputy City Manager or the Chief Financial Officer, acting with the advice of the City's financial advisor; provided, however, that the true interest cost of any fixed rate(s) shall not exceed 6.50%; and provided further that the fixed rate(s) or variable rate(s) determined for such Bonds or Notes may be further subject to adjustment upon the occurrence of certain events or conditions as may be set forth in any Financing Proposal, including, without limitation, adjustments to the stated interest rate or interest rate formula upon the occurrence of any event of taxability with respect to the Bonds or Notes, any default in payment with respect to the Bonds, and any change in the marginal corporate tax rate of corporations under federal law. Notwithstanding anything in this Resolution to the contrary, any Bonds or Notes issued and sold pursuant to a Financing Proposal as provided in this Section 13 may be prepayable at a prepayment price or redemption price that includes any make-whole amount, yield maintenance fee, penalty fee or break-funding amount calculated in accordance with any formula acceptable to the City Manager, the Deputy City Manager or the Chief Financial Officer, acting with the advice of the City's financial advisor and legal counsel (including the City Attorney and Bond Counsel) as may be set forth in any Financing Proposal or in the Bonds, and in such case, such prepayment price or redemption price may exceed the 2% redemption premium limitation set forth in Sections 9 and 12 above.

(c) Any one of the City Manager, the Deputy City Manager or the Chief Financial Officer is hereby authorized to execute and deliver any Financing Agreement, purchase agreement or any other document, agreement or instrument necessary to provide for the issuance and delivery of the Bonds or the Notes (hereinafter collectively referred to as the "Financing Documents"), which Financing Documents shall be in such form and substance as shall be acceptable to the City Manager, the Deputy City Manager or the Chief Financial Officer, as evidenced by his or her signature thereon, acting with the advice of legal counsel (including the City Attorney and Bond Counsel). Any one of the City Manager, the Deputy City Manager or the Chief Financial Officer is hereby further authorized to determine, or to modify the form of and terms of the Bonds or the Notes with respect to the dated date of the Bonds or the Notes, the authorized denominations of the Bonds or the Notes, the assignment of CUSIP Numbers, if any, to the Bonds or the Notes, and the principal and interest payment dates of the Bonds or the Notes. Notwithstanding anything in this Resolution to the contrary, any of the Bonds or Bond Anticipation Notes may be issued directly to the purchaser thereof, as registered owner or holder thereof.

SECTION 14. The Council hereby authorizes the City to make expenditures for the purpose for which the Bonds and the Notes are to be issued in advance of the issuance and receipt of the proceeds of the Bonds and the Notes and to reimburse such expenditures from the proceeds of the Bonds or the Notes. The adoption of this resolution shall be considered as an

“official intent” within the meaning of Treasury Regulation Section 1.150-2 promulgated under the Internal Revenue Code of 1986.

SECTION 15. All actions and proceedings heretofore taken by this Council, the City Manager, the Deputy City Manager, the Chief Financial Officer and the other officers, employees, agents and attorneys of the City in connection with the authorization, issuance and sale of the Bonds and the Notes, including, without limitation, the preparation and distribution of any Request for Proposals relating to the issuance of the Notes, and the review and negotiation of any Financing Proposals, are hereby ratified, confirmed and approved.

SECTION 16. The City Attorney of the City is directed to file a copy of this Resolution, certified by the Clerk of Council of the City to be a true and correct copy hereof, with the Circuit Court of the City in accordance with Section 15.2-2607 of the Code of Virginia, 1950.

SECTION 17. All ordinances, resolutions and other proceedings in conflict herewith are, to the extent of such conflict, repealed.

SECTION 18. This Resolution shall take effect upon its adoption.

Adopted:

Certified: \_\_\_\_\_  
Clerk of Council

**UNITED STATES OF AMERICA  
COMMONWEALTH OF VIRGINIA  
CITY OF LYNCHBURG  
GENERAL OBLIGATION PUBLIC IMPROVEMENT  
BOND, SERIES \_\_\_\_\_**

**REGISTERED**

**REGISTERED**

**NO. [R-\_\_\_]**

**\$ \_\_\_\_\_**

**INTEREST  
RATE:**

**MATURITY  
DATE:**

**DATE OF BOND:**

**CUSIP NO.:**

**REGISTERED OWNER: CEDE & CO.**

**PRINCIPAL SUM:**

**DOLLARS**

The City of Lynchburg, a municipal corporation of the Commonwealth of Virginia (the "City"), for value received, acknowledges itself indebted and hereby promises to pay to the Registered Owner (named above), or registered assigns, on the Maturity Date (specified above), unless this Bond shall have been duly called for previous redemption and payment of the redemption price duly made or provided for, the Principal Sum (specified above) and to pay interest on such Principal Sum until the payment of such Principal Sum in full, at the Interest Rate (specified above) per annum, on \_\_\_\_\_, \_\_\_\_\_ and semiannually on each \_\_\_\_\_ and \_\_\_\_\_ thereafter (each such date is hereinafter referred to as an "interest payment date"), from the date hereof or from the interest payment date next preceding the date of authentication hereof to which interest shall have been paid, unless such date of authentication is an interest payment date if interest shall have been paid to that date, in which case from such interest payment date, or unless such date of authentication is within the period from the sixteenth (16th) day to the last day of the calendar month next preceding the following interest payment date, in which case from such following interest payment date. *[To be substituted if the interest payment date is the 15th day of the month:* or unless such date of authentication is within the period from the first (1st) day to the fourteenth (14th) day of the calendar month in which the following interest payment date shall occur, in which event from such following interest payment date]. Such interest shall be computed on the basis of a three hundred and sixty (360) day year comprised of twelve (12) thirty (30) day months. Such interest is payable on each interest payment date by check mailed by the Registrar and Paying Agent hereinafter mentioned to the Registered Owner hereof at his address as it appears on such books of registry kept by the Registrar and Paying Agent, as of the close of business on the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding each interest payment date *[To be substituted if the interest payment date is the 15th day of the month:* Such interest is payable on each interest payment date by check mailed by the Registrar and Paying

Agent hereinafter mentioned to the Registered Owner hereof at his address as it appears on the books of registry kept by the Registrar, as of the close of business on the last day (whether or not a business day) of the calendar month next preceding each interest payment date]; *provided, however,* that so long as this Bond is in book-entry only form and registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), or in the name of such other nominee of DTC as may be requested by an authorized representative of DTC, interest on this Bond shall be paid directly to Cede & Co. or such other nominee of DTC by wire transfer.

The principal of this Bond is payable on presentation and surrender hereof at the office of the **Chief Financial Officer of the City**, as Registrar and Paying Agent, in the City of Lynchburg, Virginia. The principal of and interest on this Bond are payable in such coin or currency of the United States of America as at the respective dates of payment thereof is legal tender for public and private debts.

This Bond is one of an issue of Bonds aggregating \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) in principal amount issued for the purpose of providing funds to finance the costs of the acquisition, construction, reconstruction, improvement, extension, enlargement and equipping of various public improvement projects of and for the City and the acquisition of fleet vehicles for the City under and pursuant to and in full compliance with the Constitution and statutes of the Commonwealth of Virginia, including Chapter 15.2 of the Code of Virginia, 1950 (the same being the Public Finance Act of 1991) and resolutions and other proceedings of the Council of the City duly adopted and taken under the Public Finance Act of 1991.

The Bonds of the issue of which this Bond is one (or portions of the principal amount thereof in installments of \$5,000 or any integral multiple thereof) maturing on and after \_\_\_\_\_, \_\_\_\_\_ are subject to redemption at the option of the City prior to their stated maturities, on or after \_\_\_\_\_, \_\_\_\_\_, in whole or in part on any date, in such order as may be determined by the City (except that if at any time less than all of the Bonds of a given maturity are called for redemption, the particular Bonds of such maturity or portions thereof in installments of \$5,000 to be redeemed shall be selected by lot), upon payment of a redemption price equal to 100% of the principal amount of the Bonds to be redeemed, together with the interest accrued thereon to the date fixed for the redemption thereof.

If this Bond is redeemable and this Bond (or any portion of the principal amount hereof) shall be called for redemption, notice of the redemption hereof, specifying the date, number and maturity of this Bond, the date and place or places fixed for its redemption, and if less than the entire principal amount of this Bond is to be redeemed, that this Bond must be surrendered in exchange for the principal amount hereof to be redeemed and a new Bond or Bonds issued equalling in principal amount that portion of the principal amount hereof not to be redeemed, shall be mailed not less than thirty (30) days prior to the date fixed for redemption, by first class mail, postage prepaid, to the Registered Owner hereof at his address as it appears on the books of registry kept by the Registrar and Paying Agent as of the close of business on the forty-fifth (45th) day next preceding the date fixed for redemption. If notice of the redemption of this Bond shall have been given as aforesaid, and payment of the principal amount of this Bond (or of the portion of the principal amount hereof to be redeemed) and of the accrued

interest payable upon such redemption shall have been duly made or provided for, interest hereon shall cease to accrue from and after the date so specified for the redemption hereof.

Any notice of the optional redemption of this Bond may state that it is conditioned upon there being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, on the date fixed for the redemption hereof an amount of money sufficient to pay the redemption price of this Bond, together with the interest accrued thereon to the date fixed for the redemption hereof, and any conditional notice so given may be rescinded at any time before the payment of the redemption price of this Bond, together with the interest accrued thereon, is due and payable if any such condition so specified is not satisfied. If a redemption of this Bond does not occur after a conditional notice is given due to there not being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, a sufficient amount of money to pay the redemption price of this Bond, together with the interest accrued thereon to the date fixed for the redemption hereof, the corresponding notice of redemption shall be deemed to be revoked.

So long as the Bonds of the series of which this Bond is one are in book-entry only form, any notice of redemption of this Bond shall be given only to Cede & Co., as nominee of The Depository Trust Company (“DTC”), and any notice of redemption otherwise required by the resolution pursuant to which this Bond and the Bonds of the series of which this Bond are issued to be given by first class mail, postage prepaid, may be given electronically in lieu of being given by first class mail, postage prepaid, if and to the extent delivery of notices of redemption electronically is acceptable to DTC.

Subject to the limitations and upon payment of the charges, if any, provided in the proceedings authorizing the Bonds of the issue of which this Bond is one, this Bond may be exchanged at the office of the Registrar and Paying Agent for a like aggregate principal amount of Bonds of other authorized principal amounts and of the same issue, interest rate and maturity. This Bond is transferable by the Registered Owner hereof, in person or by his attorney duly authorized in writing, on the books of registry kept by the Registrar and Paying Agent for such purpose at the office of the Registrar and Paying Agent, but only in the manner, subject to the limitations and upon payment of the charges, if any, provided in the proceedings authorizing the Bonds of the issue of which this Bond is one, and upon the surrender hereof for cancellation. Upon such transfer a new Bond or Bonds of authorized denominations and of the same aggregate principal amount, issue, interest rate and maturity as the Bond surrendered will be issued to the transferee in exchange herefor.

The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on this Bond as the same become due. In each year while this Bond is outstanding and unpaid, the Council of the City is authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the City are assessed, levied and collected, a tax upon all taxable property within the City, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and interest on this Bond to the extent other funds of the City are not lawfully available and appropriated for such purpose.

This Bond shall not be valid or obligatory unless the certificate of authentication hereon shall have been manually signed by or on behalf of the Registrar and Paying Agent.

It is certified, recited and declared that all acts, conditions and things required to exist, happen or be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any limitation of indebtedness prescribed by the Constitution or statutes of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the City has caused this Bond to be executed by the manual or facsimile signature of its Mayor; a facsimile of the corporate seal of the City to be imprinted hereon, attested by the manual or facsimile signature of the Clerk of Council of the City, and this Bond to be dated the date first above written.

CITY OF LYNCHBURG, VIRGINIA

[SEAL]

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk of Council

**CERTIFICATE OF AUTHENTICATION**

This Bond is one of the Bonds delivered pursuant to the within-mentioned proceedings.

By: \_\_\_\_\_  
Chief Financial Officer,  
as Registrar and Paying Agent

Date of Authentication: \_\_\_\_\_

**ASSIGNMENT**

FOR VALUE RECEIVED, the undersigned hereby sell(s), assign(s) and transfer(s) unto \_\_\_\_\_

\_\_\_\_\_  
(Please print or typewrite name and address, including zip code, of Assignee)

PLEASE INSERT SOCIAL SECURITY OR  
OTHER TAX IDENTIFYING NUMBER OF ASSIGNEE

the within-mentioned Bond and hereby irrevocably constitutes and appoints \_\_\_\_\_, agent, to transfer the same on the books of registry in the office of registrar with full power of substitution in the premises.

Dated: \_\_\_\_\_

Signature Guaranteed:

\_\_\_\_\_  
NOTICE: Signature(s) must be guaranteed by a member firm of The New York Stock Exchange Inc. or a commercial bank or trust company.

\_\_\_\_\_  
(Signature of Registered Owner)  
NOTICE: The signature to this assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration, enlargement or any change whatsoever.



## AGENDA ITEM SUMMARY

### MEETING DATE

May 26, 2026

### PRESENTED BY

Timothy Mitchell, Director of Water Resources

### AGENDA ITEM # IV.5

Water Resources - Water and Stormwater Budget Adjustments

### RECOMMENDATION

For information only in advance of additional budget votes and discussion.

### SUMMARY

Staff will provide a summary of adjustments to the Water and Stormwater Operating and Capital budgets based on no Water and Stormwater rate increase. Additionally, staff will review a recent funding offer from the Virginia Department of Health.

### PRIOR ACTION(S)

May 12, 2026, City Council Regular Meeting

### FISCAL IMPACT

To be determined.

### CONTACT(S)

Timothy Mitchell, Director of Water Resources

### ATTACHMENT(S)

1. LWR Budget Cuts Presentation - final
2. 5-13-26 VDH Award letter - Hess
3. Anthony Hess 4-16-26 BIL Information Update

### REVIEWED BY

\_\_\_\_\_  
Timothy Mitchell, Director of Water Resources

Date: May 21, 2026



---

Gregory Patrick, Deputy City Manager

Date: May 21, 2026



---

Alicia Finney-Andrews, Clerk of Council

Date: May 21, 2026

# WATER RESOURCES STORMWATER & WATER FY 2027 BUDGET ADJUSTMENTS

May 26, 2026





# PRESENTATION OVERVIEW

- Stormwater Operating and Capital Budget Adjustments
- Water Operating and Capital Budget Adjustments
- VDH Funding Offer

# STORMWATER FUND – OPERATING BUDGET ADJUSTMENTS

## **\$196,100 reduction from Proposed FY 2027 Operating Budget including:**

- **\$85,400 Contractual Services** – stormwater maintenance and repair, engineering services
- **\$20,700 Other Charges** – training, stormwater maintenance materials, supplies
- **\$30,000 Non-Departmental - Managed Vacancy** – defer filling vacant positions – potential impacts to service delivery and regulatory compliance
- **\$60,000 Debt Service** – adjust scheduling of capital projects

# STORMWATER FUND – CAPITAL BUDGET ADJUSTMENTS

The design and/or construction of 15 Stormwater projects will be deferred for at least one year.

## Stormwater Infrastructure Renewal - Deferred

- Chesterfield Dr Stormwater Improvements
- Heath Ave (1109) Stormwater Improvements
- Fenwick Dr Stormwater
- 17th St Outfall Replacement
- 12th St & Campbell Ave Utility Improvements
- Wards Road Storm Culverts (HFH Lakeside Culvert)
- Pine Dr. (520) Stormwater Improvements
- Seabury, Atherholt, Tate Springs Outfalls
- Moseley, Landover Outfalls
- Miller Park Area
- Roberts/Durham Small Main
- Daniels Hill
- Fort Hill Water Line
- Storm Pipe & Manhole Rehabilitation
- Hydro St and Old Trents Ferry Road

# WATER FUND – OPERATING BUDGET ADJUSTMENTS

## \$441,800 reduction from Proposed FY 2027

### Operating Budget including:

- **\$49,000 Contractual Services** – on-call contractors, engineering services
- **\$52,800 Supplies and Materials** – supplies for water system maintenance and equipment repairs
- **\$10,000 Utilities** – water treatment
- **\$2,000 Other Charges**
- **\$80,000 Non-Departmental - Managed Vacancy** – defer filling vacant positions – potential impacts to service delivery and response
- **\$248,000 Debt Service** – adjust scheduling of capital projects



# WATER FUND – CAPITAL BUDGET ADJUSTMENTS

The design and/or construction of the following projects will be deferred at least one year:

## Abert Water Treatment Plant and Pump Station Improvements

- FY 2027 specific projects include James River Raw Water Pump Station and Chemical Feed Systems Improvements

## Water Tank Rehabilitation

- College Hill 4.5 MG Tank Painting – part of comprehensive City-wide tank maintenance plan

## Water Facility Improvements

- Carroll Ave. Pump Station Improvements – serves Wards Road, Liberty University, Campbell County (BWXT)



# WATER FUND – CAPITAL BUDGET ADJUSTMENTS

The design and/or construction of 19 Waterline replacement projects will be deferred for at least one year. The Proposed Budget replaces 4.5 miles (1.0%) of Waterline; the Amended Proposed Budget replaces 1.8 miles (0.4%). Projects include:

## Distribution System Improvements - Deferred

- Golf Park CSO
- 12th St & Campbell Ave Utility Improvements
- 13th St CSO Separation P1
- 13th St Water Improvements P2
- Glenn & High St. Small Mains
- Loraine & Dudley St. Small Mains
- Greenway Pl & Crenshaw Ct Small Mains
- Court Street Utility Improvements, Downtown Phase V
- Oak Lane Water Line Replacement
- 11th & Taylor Sewer Replacement
- Wadsworth Street
- Killarney & Regent Small Mains
- CSO 14 Water improvements
- Haden Small Main
- Roberts/Durham Small Main
- Sandusky Area Small Mains
- Fort Avenue Water Line
- Breezewood Drive Water Line (Betterments)
- Pedlar Raw Water Line Lining

# WATER FUND – CAPITAL BUDGET ADJUSTMENTS

The design and construction of one Waterline Project will be eliminated from the 5-year CIP.

## Distribution System Improvements

- Maple Hills Water and Sewer Improvements
  - 12,000 feet of waterline replacement is deferred beyond the 5-year CIP
  - The Unsewered Areas project in Sewer Capital is funded and is moving forward



# VDH – FUNDING OFFER

- The City of Lynchburg received \$15 million; \$7.5 million is principal forgiveness
  - Notification of funding offer received on May 13, 2026
  - Funding source: Bipartisan Infrastructure Law (BIL) Initial Funding Offer – for Lead Service Line Investigation and Replacement (\$56 million available state-wide)
- Saves individual homeowners thousands of dollars by funding the private side of service line replacement
- Offer “requires a commitment to evaluate revenues and adjust rates as necessary to ensure revenue growth that factors in increases (e.g., operational costs, inflation, etc.), other costs...” including capital improvements, future regulations, etc.
- Will include review of financial health indicators
- Must accept funding offer by June 13, 2026



COMMONWEALTH of VIRGINIA

B. Cameron Webb, MD, JD  
State Health Commissioner

Department of Health  
P O BOX 2448  
RICHMOND, VA 23218

TTY 7-1-1 OR  
1-800-828-1120

May 13, 2026

Subject: City of Lynchburg  
Water – City of Lynchburg  
Lead Service Line Replacements &  
Investigations – Phase 2  
BIL-012L-24

Mr. Timothy Mitchell, Director  
City of Lynchburg  
525 Taylor Street  
Lynchburg, VA 24501

Re: Virginia Drinking Water State Revolving Fund  
FY 2024 Bipartisan Infrastructure Law (BIL)/Financial Assistance  
BIL Initial Offer

Dear Mr. Mitchell:

The Virginia Department of Health (VDH) has completed a preliminary review of your application for drinking water construction funds. The determination of the funding package is shown below; however, this determination and your inclusion in VDH's Intended Use Plan is contingent on the availability of federal and state funding as well as the conditions below.

Based on the information provided, VDH determined the total DWSRF funding package for your project is estimated to be \$15,000,000. The funding package consists of \$7,500,000 as principal forgiveness and \$7,500,000 as a loan with your choice of terms – either 20 years or 30 years (or the design life of the project, whichever is less). The interest rate on the 20-year loan will be set 1.0% below the 20-year market rate in the month before loan closing, and the interest rate shall not be less than 1.0%. Recently, the 20-year market rate less 1.0% program subsidy has varied between 2.85% and 3.15%. The interest rate on the 30-year loan will be set 0.50% below the 30-year market rate in the month before loan closing, and the interest rate shall not be less than 1.5%. Recently, the 30-year market rate less 0.5% program subsidy has varied between 3.90% and 4.05%.

Your project may be eligible for an additional interest rate reduction of 0.25% under our Expedited Closing Program (not to drop below a 1.0% interest rate). To qualify for the Expedited Closing Program VDH requires your loan closing to be completed within 12 months of our original award letter. If this funding offer is accepted, then you will receive an award letter after this. If you will participate in this special program, please indicate your plans for complying in your response letter.

This offer requires a commitment to evaluate revenues and adjust rates as necessary to ensure revenue growth that factors in increases (e.g., operational costs, inflation, etc.), other costs (e.g.,



## COMMONWEALTH of VIRGINIA

B. Cameron Webb, MD, JD  
State Health Commissioner

Department of Health  
P O BOX 2448  
RICHMOND, VA 23218

TTY 7-1-1 OR  
1-800-828-1120

May 13, 2026

Subject: City of Lynchburg  
Water – City of Lynchburg  
Lead Service Line Replacements &  
Investigations – Phase 2  
BIL-012L-24

Mr. Timothy Mitchell, Director  
City of Lynchburg  
525 Taylor Street  
Lynchburg, VA 24501

Re: Virginia Drinking Water State Revolving Fund  
FY 2024 Bipartisan Infrastructure Law (BIL)/Financial Assistance  
BIL Initial Offer

Dear Mr. Mitchell:

The Virginia Department of Health (VDH) has completed a preliminary review of your application for drinking water construction funds. The determination of the funding package is shown below; however, this determination and your inclusion in VDH's Intended Use Plan is contingent on the availability of federal and state funding as well as the conditions below.

Based on the information provided, VDH determined the total DWSRF funding package for your project is estimated to be **\$15,000,000**. The funding package consists of **\$7,500,000 as principal forgiveness and \$7,500,000 as a loan with your choice of terms – either 20 years or 30 years (or the design life of the project, whichever is less)**. **The interest rate on the 20-year loan will be set 1.0% below the 20-year market rate in the month before loan closing, and the interest rate shall not be less than 1.0%. Recently, the 20-year market rate less 1.0% program subsidy has varied between 2.85% and 3.15%. The interest rate on the 30-year loan will be set 0.50% below the 30-year market rate in the month before loan closing, and the interest rate shall not be less than 1.5%. Recently, the 30-year market rate less 0.5% program subsidy has varied between 3.90% and 4.05%.**

Your project may be eligible for an additional interest rate reduction of **0.25%** under our Expedited Closing Program (not to drop below a 1.0% interest rate). To qualify for the Expedited Closing Program VDH requires your loan closing to be completed within 12 months of our original award letter. If this funding offer is accepted, then you will receive an award letter after this. If you will participate in this special program, please indicate your plans for complying in your response letter.

This offer requires a commitment to evaluate revenues and adjust rates as necessary to ensure revenue growth that factors in increases (e.g., operational costs, inflation, etc.), other costs (e.g.,

Mr. Timothy Mitchell, Director

May 13, 2026

Page 2

asset/equipment replacements, technology upgrades, capital improvements, etc.), and takes into account other potential revenue reductions (e.g., future regulations, reductions from water conservation, etc.). VDH urges waterworks owners to establish and fund a capital reserve fund that adequately supports capital improvements and asset replacements.

Furthermore, VDH recommends waterworks owners implement a revenue growth model that includes automatic annual rate adjustments that exceed inflation. VDH recommends waterworks self-evaluate their financial position using the attached ***Building Financial Sustainability/Financial Health Indicators*** to ensure they are able to provide for financial sustainability. **You should begin to prepare your latest audited financial statement (fiscal year 2025) to avoid any delays in credit review and loan closing.**

VDH recommends all waterworks maintain updated Waterworks Business Operation Plans (WBOP), Asset Management Plans (AMP), and/or Capital Improvement Plans. Please coordinate with Capacity Development if you would like additional information regarding these plans. These questions can be directed to Sarah Rowe, Capacity Development Supervisor, by phone at (804) 965-4385 or by email at Sarah.Rowe@vdh.virginia.gov.

Currently, the federal Drinking Water State Revolving Fund (DWSRF) appropriation and final requirements have not yet been finalized. However, all recipients should expect to comply with American Iron and Steel (AIS) requirements or Build America/Buy America Act (which includes AIS requirements), Davis Bacon Prevailing Wage, and other provisions as required.

The funding package and loan closing are conditioned on and are subject to change based on (but not limited to) the following:

- (1) The availability of federal and state match funds to support the DWSRF Program,
- (2) New restrictions/conditions that the EPA or VDH may require in the use of the SRF funds or for participation in the Program,
- (3) Changes to the purpose, benefit, or scope of the project from the Preliminary Engineering Report (PER) or the DWSRF Application; or if the VDH-ODW Field Office does not concur with the project purpose, benefit, or scope,
- (4) Owner complying with the DWSRF Program requirements, and owner's progress to a timely closing according to a pre-negotiated schedule, or delays/changes in project readiness to proceed,
- (5) Owner's history of activities with the ODW/DWSRF Program (i.e., late or non-payments or non-compliance),
- (6) Owner obtaining user agreements from future water users in the project area, (if applicable)
- (7) The financial estimates provided in your loan application changing,
- (8) Owner's ability to secure the loan. All loan offers will require an acceptable credit review by the Virginia Resources Authority,
- (9) Owner soliciting other lenders for parity on this new debt,
- (10) Owner being debarred or suspended from applying for state or federal funds,
- (11) Waterworks maintaining compliance with the Virginia *Waterworks Regulations* and other applicable state/federal laws, regulations, policies, and procedures, and
- (12) EPA mandates that all program assistance recipients demonstrate full technical, financial, and managerial capacity in order to receive funds. VDH may place special requirements on recipients in order to ensure capacity requirements are met prior to loan closing.

An acceptance of this funding offer reflects a commitment on your part to these requirements. VDH reserves the right to by-pass any project that has not executed financial agreements within 12 months from the date of VDH's original award letter.

Mr. Timothy Mitchell, Director  
May 13, 2026  
Page 3

**Please notify me in writing as soon as possible but no later than June 13, 2026, at the email address [Anthony.Hess@vdh.virginia.gov](mailto:Anthony.Hess@vdh.virginia.gov) of your acceptance of this initial funding package offer or any concerns and additional factors that should be considered.** Failure to notify me can be deemed as your withdrawal from this program. Please use the above referenced project number and name on all correspondence. If necessary, I can be contacted by phone at (804) 584-0413 or by email at [Anthony.Hess@vdh.virginia.gov](mailto:Anthony.Hess@vdh.virginia.gov) .

Sincerely,



box SIGN 17Y936R3-46YLLR78  
Anthony Hess, Director

Division of Financial & Construction Assistance Programs

cc: Sarah Rowe, Capacity Development Supervisor – Training, Capacity Development and Outreach  
Keith Kornegay, P.E., FCAP Project Team Leader, Lexington Field Office  
Ray Weiland, P.E., ODW Field Director, Danville Field Office  
Joe Bergeron, VRA, Director of Financial Services and Investments

**VDH OFFICE OF DRINKING WATER**  
**FINANCIAL AND CONSTRUCTION ASSISTANCE PROGRAMS (FCAP)**

**Building Financial Sustainability/Financial Health Indicators**

Having adequate financial capacity and an acceptable credit review is a Program requirement for revolving fund loan projects. Listed below are some financial indicators that may be evaluated during a review by VDH or by the Virginia Resources Authority (VRA). Reviews are not limited to the factors listed below and may include other factors.

**Revenue Pledge Factors:** *(User fees pledged for loan repayment)*

1. **Debt Service Coverage Ratio:** Net Revenue (revenue – O&M) available for debt service divided by applicable debt service. Evaluated using the first two fiscal years after project completion.
  - Poor                      Less than 1.15x
  - Adequate                From 1.15x to 1.5x
  - Strong                    Greater than 1.5x
  
2. **Days Cash on Hand:** Amount of total available unrestricted liquid reserves divided by daily operating expenditure requirements.
  - Poor                      Less than 60 days
  - Adequate                From 60 to 120 days
  - Strong                    Greater than 120 days
  
3. **Operating Ratio:** Total operating income plus operating reserves divided by total operating costs (not including debt)
  - Poor                      Less than 1.1
  - Adequate                From 1.1 to 3.0,    Small systems (1.25 to 3.0), Medium and large (1.1 to 2.0)
  - Strong                    Greater than 3.0    Small systems (3.0), Medium and large (2.0)

**General Obligation Factors:**<sup>1</sup> *(Locality pledges its full faith and credit, backed by taxing power)*

4. **State Aid (if applicable):** Available state aid divided by applicable debt service.
  - Poor                      Less than 1.0x
  - Adequate                From 1.0x to 1.5x
  - Strong                    Greater than 1.5x
  
5. **Debt Service vs. Expenditures:** Debt service compared to the total operating budget.
  - Poor                      Greater than 15%
  - Adequate                From 10% to 15%
  - Strong                    Less than 10%

6. **Unassigned Fund Balance:** Unassigned fund balance vs. total revenue.

---

<sup>1</sup> Evaluate the debt, revenues, and expenses of the entire entity and not just the waterworks enterprise fund

- Poor Less than 5%
- Adequate From 5% to 10%
- Strong Greater than 10%

7. **Debt Payout Ratio:** Measurement of how much debt is paid off in ten years.

- Poor Less than 50%
- Adequate From 50% to 60%
- Strong Greater than 60%

8. **Total Debt vs. Total Valuation:**

- Poor Greater than 6%
- Adequate From 2% to 6%
- Strong Less than 2%

### **Other Factors:**

9. **Affordability Index Target:** Annual residential bill divided by Annual Median Household Income (MHI).

- 1% for average gallons per month\*
- 2% for 5,000 gallons per month

\* Use the rate structure (in-town, if applicable) for residential customers and apply it to the average monthly residential water usage to derive the average monthly user rate for evaluation under the DWSRF Program. The average monthly residential water usage is to be based on residential water meter data. Waterworks are expected to meet or exceed the target rate criteria at the time of project completion.

### **Other considerations:**

Experience has shown that fairly structured utility rates that implement gradual rate increases annually have been the most acceptable to the ratepayers and most effective in keeping revenue at pace with costs.

VDH recommends waterworks implement a revenue growth model that factors in increases (e.g., operational costs, inflation, etc.), other costs (e.g., asset/equipment replacements, technology upgrades, capital improvements, etc.), and takes into account other potential revenue reductions (e.g., future regulations, reductions from water conservation, etc.).

VDH recommends waterworks establish and fund a capital reserve fund that adequately supports capital improvements and asset replacements.

VDH reserves the right to require an implementation schedule acceptable to VDH for those waterworks that may need additional time for implementation of significant rate increases.



April 16, 2026

Mr. Anthony Hess  
Director of Financial & Construction Assistance Programs  
Virginia Department of Health Office of Drinking Water  
P.O. Box 2448  
Richmond, Virginia 23218

**Re: FY 2024 & FY 2025 Bipartisan Infrastructure Law (BIL) Application Information Update Request**

Mr. Hess:

The City of Lynchburg appreciates the opportunity to provide an update to its Bipartisan Infrastructure Law (BIL) Lead Service Line (LSL) application in response to your February 23, 2026 correspondence. This letter summarizes service line inventory updates completed since the City's original application submittal on April 1, 2025, confirms that proposed work is not duplicative of the existing awarded project, and provides justification for both the original FY 2024/2025 funding request and anticipated additional funding needs. Based on the information summarized herein, the City of Lynchburg is requesting an increase to the FY2024/FY2025 funding request from \$10.5 million to \$15 million.

**Updates Since Original Application Submittal**

Since submission of the original application, the City and its consultant have completed additional analyses and initiated field investigations that affect anticipated service line identification and replacement needs.

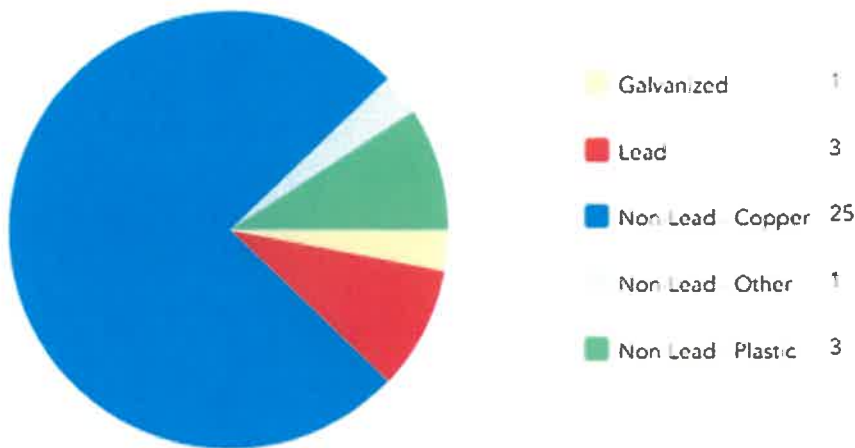
A master meter analysis was completed to better account for properties served by multiple or branched service lines. This effort increased the City's total service line inventory from 25,886 to 29,630 service lines and resulted in approximately 1,200 additional unknown Customer-Side service lines requiring identification. The City's updated inventory counts are summarized in **Table 1**.

**Table 1. Updated Inventory Counts**

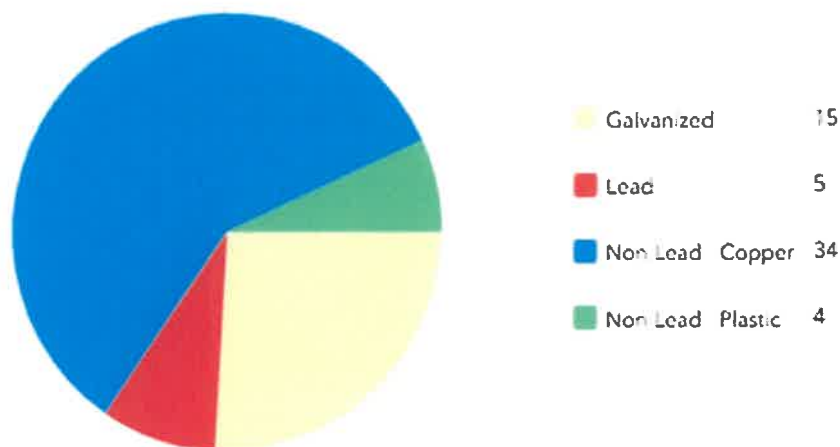
Material Designation	City Side	Customer Side
Lead	52	9
Galvanized Requiring Replacement (GRR) <sup>1</sup>	NA	109
Potentially GRR <sup>2</sup>	NA	96
Non-Lead	27,184	11,293
Unknown	2,394	18,123
<b>Total Count</b>	<b>29,630</b>	<b>29,630</b>

1. Customer side galvanized service lines that are currently or were previously downstream of a known lead service line.
2. Customer side galvanized service lines where the material of the original upstream city side material is unknown.

The city initiated its latest round of service line identifications in March 2026. At this stage, investigations are occurring in areas where customers have provided access agreements, resulting in a semi-randomized selection of investigation locations rather than targeting areas with a higher presumed likelihood of lead. Early test hole results indicate that approximately 9.1 percent of City-Side service lines (**Figure 1**) and 8.6 percent of Customer-Side service lines (**Figure 2**) investigated to date have been identified as lead. These observed rates exceed the 5 percent assumption used in the original application and indicate that a greater number of service line replacements will likely be required than initially anticipated.



**Figure 1. City-Side Testhole Results**



**Figure 2. Customer-Side Testhole Results**

Based on the current inventory, the City has 2,394 unknown City-Side service lines and 18,123 unknown Customer-Side service lines remaining to be investigated. Applying the observed lead identification rates to the remaining unknown service lines results in an estimated 1,907 lead service line replacements (Table 2). This count only includes known and anticipated lead service lines based on initial identification results. Known and anticipated GRR service lines have been excluded.

**Table 2. Updated LSL Replacement Counts**

Material Designation	City Side	Customer Side
Known Lead	52	9
Anticipated Additional Service Line Replacements Required (9% of unknowns)	215	1,631
<b>Total Count</b>	<b>267</b>	<b>1,640</b>

**Use of Existing BIL Award (BIL-66L-23) and Anticipated Additional Funding Needs**

The City confirms that the work proposed under the current application is not duplicative of the scope of work associated with the existing awarded project, **BIL-66L-23** (\$10,025,194). Under the approved FY 2023 spending implementation plan, approximately \$4 million was allocated for identifications and approximately \$3 million was allocated for replacements. The remaining \$3 million was allocated to inventory updates, engineering services, and inspection services. Based on these allocations, the city anticipates completing the following:

- Up to 9,675 identifications (7,175 individual test holes and 2,500 plumber identifications)
- Up to 500 single-side replacements or 250 full-service line replacements

The City’s FY 2024/2025 application requested an additional \$10.5 million to further support investigations and replacements. Approximately \$5 million of the funding request was allocated for service line replacements and \$2 million for identifications. The remaining \$3.5 million was allocated for inventory updates, engineering services, and inspection services. Based on these allocations, the city anticipates funding would be used to complete the following:

- Up to 3,636 identifications
- Up to 833 single-side replacements

Based on inventory updates and early identification results summarized above, the city confirms that the full FY 2024/2025 funding request remains necessary.

After accounting for the original FY2024/2025 funding request, updated inventory data indicates a remaining need for approximately 7,206 additional single-side service line identifications and 57 additional single-side service line replacements. While the City anticipates that ongoing predictive modeling efforts will reduce the overall number of unknown service lines, additional funding for field investigation activities will still be required. Further, funding will be needed to complete the remaining anticipated service line replacements.

As a result, the City of Lynchburg is requesting an increase to the total funding request from \$10.5 million to \$15 million to adequately support identification and replacement efforts. The additional \$4.5 million will allow the City to expand necessary service line replacement efforts and is expected to include up to 375 full service line replacements.

**Table 3** summarizes the breakdown of identification and replacement efforts across the FY 2023 award, the FY 2024/2025 application, and anticipated remaining needs.

**Table 3. Breakdown of Identifications and Replacements**

Funding Item	Total Quantity	FY 23	FY 24/25 (Requested)	Remaining
Identification of Unknowns	20,517	9,675	3,636	<b>7,206</b>
Replacement of Lead Service Lines	1,907	500	833	<b>574</b>

**Galvanized Requiring Replacement Service Lines**

The replacement efforts summarized in the previous sections focus on lead service line identification and replacement activities and do not include galvanized requiring replacement (GRR) service lines. The City has records of previously installed utility-side lead service lines. This information was used to confirm the presence of “known” galvanized requiring replacement (galvanized lines confirmed to have had a lead service line directly upstream). Based on ongoing test hole investigations, the city anticipates that approximately 26 percent of currently unknown Customer-Side service lines may be identified as galvanized. Of those galvanized service lines, it is further anticipated that approximately 53 percent will be classified as “known” galvanized requiring replacement (GRR) in the City’s inventory. As shown in

Table 1, this classification indicates that the galvanized service line is currently or was previously downstream of a known lead service line.

Applying these observed ratios to the remaining unknown service lines results in an estimated **2,492 known GRR service lines**, in addition to the 109 known GRR service lines currently identified in the City's inventory. These GRR service lines are expected to require replacement to achieve compliance with the Lead and Copper Rule Improvements (LCRI).

Under the LCRI, there may be additional galvanized service lines that ultimately require classification as GRR if the City is unable to demonstrate that a galvanized service line was never downstream of a lead service line. At this time, such service lines are excluded from GRR funding estimates. The City understands that a protocol for GRR classification is forthcoming from the VDH Danville Field Office and anticipates refining GRR counts accordingly once that guidance is available.

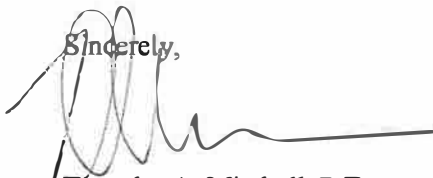
Assuming an average unit cost of \$6,000 per single-side replacement, the city anticipates that an additional \$15.6 million in funding may ultimately be required to address known GRR service line replacements beyond the current FY 2025/2026 funding request. This estimated cost reflects replacement needs associated with GRR service lines only and is separate from funding required for lead service line identification and replacement activities described elsewhere in this letter.

### Conclusion

The City of Lynchburg remains fully committed to eliminating lead service lines, completing its Lead Service Line Inventory, and complying with all applicable state and federal requirements. The City appreciates VDH's consideration of these updated conditions and funding needs and looks forward to continuing to work collaboratively with VDH and FCAP staff.

Please do not hesitate to contact me if additional information or clarification is needed.

Sincerely,



Timothy A. Mitchell, P.E.  
Director

## AGENDA ITEM SUMMARY

### MEETING DATE

May 26, 2026

### PRESENTED BY

Timothy Mitchell, Director of Water Resources

### AGENDA ITEM # IV.6

Blackwater CSO Tunnel Update

### RECOMMENDATION

This item is for information only.

### SUMMARY

Staff will provide an update of the Blackwater CSO Tunnel Project.

### PRIOR ACTION(S)

N/A

### FISCAL IMPACT

N/A

### CONTACT(S)

Timothy Mitchell, Director of Water Resources

### ATTACHMENT(S)

1. Blackwater CSO Tunnel Council Update2

### REVIEWED BY



\_\_\_\_\_  
Timothy Mitchell, Director of Water Resources

Date: May 20, 2026



\_\_\_\_\_  
Gregory Patrick, Deputy City Manager

Date: May 21, 2026

*Alicia Finney-Andrews*

Date: May 21, 2026

---

Alicia Finney-Andrews, Clerk of Council

# BLACKWATER CSO TUNNEL PROJECT UPDATE

May 26, 2026



# OVERVIEW

- Tunnel excavation is ongoing to be complete summer 2026
- Diversion structures and tunnel concrete placement to follow excavation – largest concrete pour in Lynchburg Ready Mix history
- On budget
- On track to meet ARPA spending requirements in October 2026
- On schedule, completion Summer, 2027





# TUNNEL EXCAVATION PROGRESS

- Currently 4,100 feet complete of 4,744 total
- Tunnel excavation on track for completion this summer
- After excavation complete, construction of interior of tunnel will get underway

# CONSTRUCTION AT 7<sup>TH</sup> STREET SITE

- Electrical building nearly complete
- CSO 134 – Diversion Structure
- New CSO overflow point to Blackwater Creek
- Pump station and shaft flushing/cleaning equipment
- Residual area to be paved parking area returned to US pipe upon project completion





# DIVERSION STRUCTURE AT CSO 52

- New CSO 52 floatable screening overflow structure with vortex drop shaft
- Vent shaft
- After construction, realignment of Point of Honor Trail

# SUMMARY

On track to complete capstone project in Summer 2027, leaving just a few remaining CSO projects to conclude 45-year CSO Program.

Looking forward to showcasing this important project with Tunnel Tours on May 29.



## AGENDA ITEM SUMMARY

### MEETING DATE

May 26, 2026

### PRESENTED BY

Rachel Frischeisen, City Planner

### AGENDA ITEM # IV.7

12th Street Corridor Complete Neighborhoods Project

### RECOMMENDATION

Receive an update regarding the 12th Street Corridor Complete Neighborhoods project

### SUMMARY

The Central Virginia Planning District Commission (CVPDC), in partnership with Lynchburg City and GLTC, was awarded a US Department of Transportation (DOT) Thriving Communities Program (TCP) award, which provides technical assistance in the form of professional consultant services to advance transformative community projects. The TCP technical assistance services are provided through the end of 2026 and funding has been provided by the United States Department of Transportation (USDOT), the CVPDC, the CVTPO, VDRPT, and VDOT.

This project is focused on advancing 12th Street corridor improvements, developing a transit-oriented development (TOD) policy, and identifying funding options. It also includes a subaward of up to \$50,000 in direct funding to advance a key element of the project goals. The \$50,000 subaward will be used to develop the 12<sup>th</sup> Street Pedestrian Safety Facilities Engineering Plan, which includes engineering design of pedestrian safety features, such as curb ramps, pedestrian refuges, pavement markings, and other traffic calming elements along 12<sup>th</sup> Street from Polk Street to Kemper Street.

The emphasis on 12<sup>th</sup> Street ties in with other local and regional planning efforts. 12th Street was identified as a key component of the Diamond Hill Neighborhood Plan, adopted by City Council on December 10, 2024. It is also a priority corridor from the Lynchburg Multimodal Plan, which is currently under development, and a segment of safety focus, advancing safety around schools, from the Central Virginia Safety Action Plan, adopted by Council on February 10, 2026.

### PRIOR ACTION(S)

March 10, 2026: Physical Development Committee presentation by Kelly Hitchcock, CVPDC.

### FISCAL IMPACT

N/A

### CONTACT(S)

Rachel Frischeisen, City Planner

**ATTACHMENT(S)**

1. Presentation

**REVIEWED BY**



\_\_\_\_\_  
William Martin, Community Development Director

Date: May 15, 2026



\_\_\_\_\_  
Kent White, Assistant City Manager

Date: May 18, 2026



\_\_\_\_\_  
Alicia Finney-Andrews, Clerk of Council

Date: May 21, 2026

# 12TH STREET CORRIDOR

Tuesday, May 26, 2026



# 12<sup>TH</sup> STREET

Lynchburg was selected for the USDOT Thriving Communities Program as part of the Complete Neighborhoods cohort in April 2025.

- Program accelerates local infrastructure projects by providing technical assistance, planning and capacity building support by providing consultants.
- Focus for 12<sup>th</sup> Street has been on redevelopment and transit-oriented development.





# DELIVERABLE

## 12TH STREET REVITALIZATION ROADMAP

- Study community needs and development opportunities
- Develop vision and goals for Twelfth Street
- Develop implementation framework
- Identify funding resources
- Subaward: Twelfth Street Pedestrian Facilities Design (Timmons Group)



# DELIVERABLE

## TRANSIT-ORIENTED DEVELOPMENT VISION & GOALS

- Analyze area needs at Twelfth & Kemper site
- Develop Transit-Oriented Development Vision and Goals (within ½ mile radius of Kemper Street Station)
- Examine existing policy and infrastructure
- Continue conversations with FTA and Lynchburg
- Guidance on RFEI Development for 12<sup>th</sup> & Kemper site



# DELIVERABLE

## SUBAWARD FROM US DOT

Twelfth Street Pedestrian Facilities  
Engineering/Design

- Consultants: Timmons Group
- Area: Twelfth Street from Polk to Kemper
- Value: \$50,000
- Task 1: Traffic calming & engineering design  
*Includes opinion of probable implementation cost*
- Task 2: Support & coordination with VDOT

# NEXT STEPS

- Remove FTA Interest in Kemper Street Property
- Move forward with zoning enforcement & demolition of condemned property at 1704 12<sup>th</sup> Street
- Project Deliverables September – December 2026
  - Twelfth Street Revitalization Roadmap
  - Transit-Oriented Development Vision & Goals
  - 12<sup>th</sup> Street Pedestrian Facilities Engineering & Design
  - Funding Resources



**CITY OF LYNCHBURG, VIRGINIA  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AFFIRMING THE CITY’S COMMITMENT TO  
TRUTH, TRANSPARENCY, AND ACCURATE PUBLIC DISCLOSURE  
REGARDING INFORMATION COMMUNICATED IN CONNECTION  
WITH THE CITY’S SERIES 2026 GENERAL OBLIGATION BONDS**

**WHEREAS**, the City of Lynchburg recognizes the importance of maintaining public confidence through accurate, transparent, and responsible governmental communications, particularly in matters involving public finance and the municipal bond process; and

**WHEREAS**, during presentations and communications associated with the City’s Series 2026 General Obligation Bond process, certain projections and related information concerning anticipated population and growth trends were communicated to credit rating agencies and later referenced in public reporting connected to the bond process; and

**WHEREAS**, subsequent concerns were raised regarding the sourcing, verification, and accuracy of portions of that information; and

**WHEREAS**, maintaining the public trust requires the City to respond directly and responsibly whenever inaccurate, unsupported, or insufficiently verified information may have been communicated to taxpayers, investors, financial stakeholders, or the public; and

**WHEREAS**, the Lynchburg City Council believes the principles of truth, transparency, accountability, and integrity must guide all public communications and financial disclosure practices of the City;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Lynchburg, Virginia, that the City Manager and appropriate staff are hereby directed to review all relevant public communications, presentations, reports, and materials associated with the Series 2026 bond process for accuracy and completeness; and

**BE IT FURTHER RESOLVED** that the City Manager shall ensure that any necessary factual corrections, clarifications, or updated information are communicated in an appropriate manner to parties who may have reasonably relied upon the information, including Lynchburg citizens,

taxpayers, credit rating agencies, bond purchasers, financial institutions, investors, regulatory entities, news agencies, and other affected stakeholders; and

**BE IT FURTHER RESOLVED** that the City shall take reasonable and appropriate steps to strengthen internal review and verification procedures related to future public disclosures, financial presentations, and external communications; and

**BE IT FINALLY RESOLVED** that the Lynchburg City Council reaffirms its commitment to honest government, accurate public disclosure, fiscal integrity, and the preservation of public confidence in the City's communications and decision-making processes.

Introduced by:

Curt Diemer  
Vice Mayor  
City of Lynchburg